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1 EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

The **Grant County Comprehensive Plan** establishes a vision for the future of Grant County, Indiana by addressing a variety of topics that affect everyday life in the community. Throughout the plan's community engagement, members of the steering committee and the greater community shared input that directly resulted in the development of a vision statement:

Grant County will maintain its rich heritage, history, and unique rural character while promoting economic development within existing urban areas, supporting a diverse and growing community, and providing amenities to enhance the quality of life for all residents.

The community's input also assisted in the generation of goals, recommendations, and action steps. These items provide the county with a framework that will help it obtain the vision.

The **Grant County Comprehensive Plan** also identifies opportunities, resources, and potential partners that can be leveraged to implement its recommendations, and action steps. These resources, in addition to the Future Land Use Map, Future Transportation Map, and other items provided in the plan, establish a toolbox for Grant County to utilize in future planning decisions.

Note that a comprehensive plan is not a legal document. Instead, it is an advisory document intended to guide local leaders on future planning decisions.

SCOPE OF THE PLAN

Indiana State Code requires comprehensive plans to address, at a minimum, local land use planning, transportation planning, community facilities, and utility infrastructure. As the **Grant County Comprehensive Plan** was funded by the Indiana Office of Community and Rural Affairs (OCRA), it addresses other important topics in addition to Indiana's minimum requirements. The vital issues discussed in the plan include:

1. Land Use
2. Government and Fiscal Capacity
3. Public Facilities and Services
4. Placemaking
5. Economic Development
6. Housing
7. Transportation
8. Agriculture
9. Natural Resources
10. Parks and Recreation
11. Broadband Resources
12. Historic and Archaeological Resources
13. Hazard Mitigation

The **Grant County Comprehensive Plan** considers these thirteen topics only within the geographic boundaries of Grant County, Indiana where the Area Plan Commission has local planning jurisdiction. This includes all areas in the county that are not under the jurisdiction of another plan commission and excludes any community that has a local plan commission. The plan also excludes the Town of Fowlerton and the Town of Swayzee, which, although they do not have a plan commission, are not under the jurisdiction of the Grant County Area Plan Commission. The following breakdown lists the parts of Grant County in which the **Grant County Comprehensive Plan** is applicable.

The plan encompasses:

- Town of Fairmount
- City of Jonesboro
- Town of Matthews
- Town of Sweetser
- Town of Upland
- Town of Van Buren
- All unincorporated areas of Grant County

The plan does not include:

- Town of Fowlerton
- City of Gas City
- City of Marion
- Town of Swayzee

Though the **Grant County Comprehensive Plan** is not applicable in some communities, it still takes their growth planning needs and previous planning initiatives into consideration. Potential growth areas for each community are identified on the Future Land Use Map and previous plans and initiatives are referenced throughout the plan document.

PLAN PROCESS

The development of the **Grant County Comprehensive Plan** was divided into three phases, beginning in July 2024 with an inventory and analysis of existing conditions including demographic, economic, and housing data. A steering committee was established to review these initial findings and provide input for the early stages of the plan. At the first committee meeting, and again at the first public meeting, members of the community identified local assets and challenges to be addressed in the plan.

During the second phase, the existing conditions data and community assets and challenges were utilized to develop a strategic plan. The community's vision took shape in the form of thirteen goals, one for each planning topic. A series of recommendations, with supporting action steps, were also developed, and reviewed by the steering committee, to address each item mentioned at the initial community engagement events. Additionally, the goals and recommendations include plans for future land use, future transportation, community facilities, and utility infrastructure.

In the third and final phase, the goals, recommendations, and action steps were refined into a detailed action plan. The action plan provides a concise process for the implementation of the **Grant County Comprehensive Plan's** goals by prioritizing each of the recommendations and establishing a general timeline for completion. The plan was adopted in October 2025.

EXISTING CONDITIONS

- Demographic analysis
- Economic analysis
- Population trends

- Steering Committee Meeting #1
- Focus Group Meetings
- Public Open House #1
- Online Survey #1
- Identification of strengths, weaknesses and opportunities

STRATEGIC PLANNING

- Vision, goals, and recommendations
- Future land use plan
- Future transportation plan

- Steering Committee Meeting #2

IMPLEMENTATION

- Public Open House #2
- Online Survey #2
- Steering Committee Meeting #3

- Detailed action plan
- Draft comprehensive plan review
- Plan commission hearing
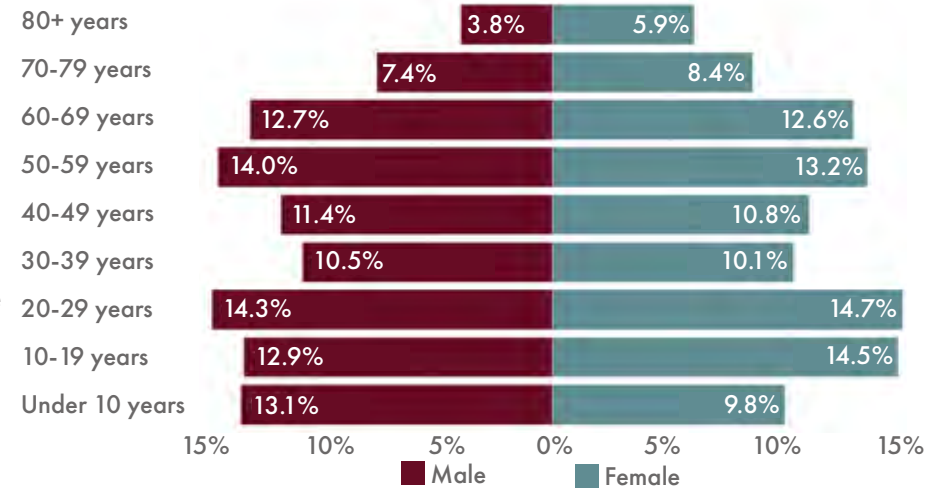- Town council meeting
- Adoption process

PLAN SUMMARY

The **Grant County Comprehensive Plan** is comprised of five parts. The first part, **Executive Summary**, explains the plan's process and organization. It also provides the following summary of the plan. The remaining four sections include **General Background**, **Comprehensive Planning Committee**, **Analysis by Subject Matter**, and the plan **Appendix**.

General Background

This section is composed of a summary of the existing conditions data that was collected in the first phase of the planning process. The data, including a variety of key demographic, economic, housing, and physical characteristics of Grant County provides a snapshot of the community and where it is today. This establishes a basis for where the county wants to be in the future. Highlights from the existing conditions summary and analysis include:

- In 2010, over 70,000 people lived in Grant County, but by 2019, the population had fallen to 66,452. Since then, the population has remained relatively stable between 66,000 and 67,000 people. As of 2022, Grant County has 66,560 residents.

- Grant County's population has, on average, grown older. In 2010, the county's median age was about 39 years old. As of 2022, it is roughly 40 years old.

- The median home value among single family homes in Grant County has increased from $83,100 in 2010 to $109,300 in 2022. The median rent also increased from $571 in 2010 to $624 in 2022.

- Fewer housing units have been constructed in the past 10 years than in any decade since the 1930s. Since 2010, approximately 700 new housing units have been constructed.

Grant County Population Pyramid (2022)

Age	Male	Female
80+ years	3.8%	5.9%
70-79 years	7.4%	8.4%
60-69 years	12.7%	12.6%
50-59 years	14.0%	13.2%
40-49 years	11.4%	10.8%
30-39 years	10.5%	10.1%
20-29 years	14.3%	14.7%
10-19 years	12.9%	14.5%
Under 10 years	13.1%	9.8%

Change in Median Home Value (2010-2022)

Grant County	31.5%
Indiana	49.3%
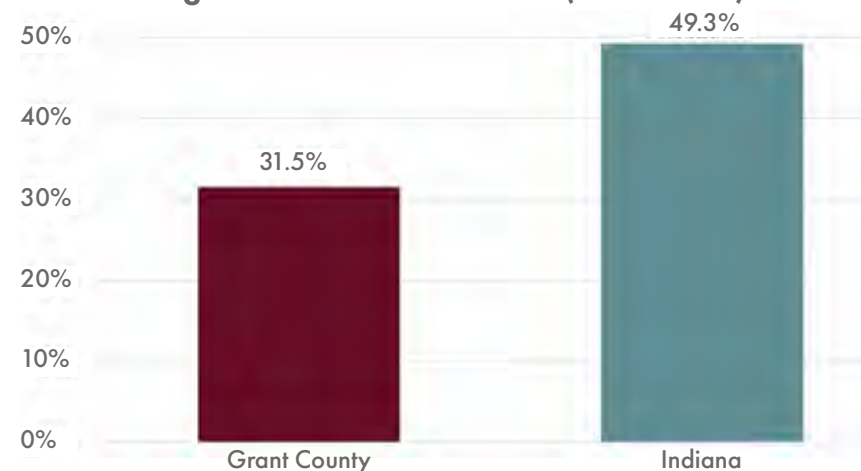
Comprehensive Planning Committee

The third section of the plan lists the members of the steering committee and outlines their roles and responsibilities throughout the development of the comprehensive plan. To ensure the comprehensive plan could meet the needs and desired vision of the entire county, a steering committee was organized with representatives from various institutions and municipal agencies.

The steering committee attended three meetings throughout the planning process and contributed to the comprehensive plan by sharing input and advertising public meetings to the community. This increased the visibility of the plan and its online surveys and encouraged more community members to participate in community engagement opportunities.

Analysis by Subject Matter

The fourth part of the plan, **Analysis by Subject Matter**, begins with Grant County's vision for the future and presents an outline of the thirteen planning topics. Under each planning topic, there is a series of items that collectively result in a plan for the county to leverage existing assets and opportunities to overcome local challenges.

The first item under the planning topics is a review of the existing conditions to contextualize that topic within the needs of the community. Then, there is a goal statement followed by recommendations that will help Grant County attain its vision. Finally, there is a collection of action steps supported by a list of potential resources and partners. These final items provide a detailed action plan for the implementation of the Grant County Comprehensive Plan. In total, there are thirteen vision statements, 70 goals, and 49 action items.

This section of the plan also includes a summary of the public input relating to each planning topic. A full summary of all public input and community engagement is available at the end of the chapter after the final planning topic.

Appendix

Three appendices are included at the end of the document. Appendix A provides a list of tools and resources that can be used to facilitate the plan's implementation. Appendix B presents the public feedback received throughout the planning process including meeting materials, process summaries, and community survey results. Finally, Appendix C includes the previously adopted 2017 Grant County Multi-Hazard Mitigation Plan.

PLAN GOALS AND RECOMMENDATIONS

The following list presents the Grant County Comprehensive Plan's goals and recommendations. The recommendations in gold-colored text are the plan's high priority recommendations.

1. LAND USE

1. **Protect the integrity of agricultural and environmentally sensitive areas through zoning incentives, such as cluster development, that promote growth within developed areas.**

2. Direct development to existing development centers where infrastructure and services are readily available or easily provided.

3. **Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.**

4. Work with local municipalities to incorporate incentives and other measures that facilitate development in appropriate areas, including the designated growth areas, as they update their community comprehensive plans.

5. Coordinate with the municipalities to plan for future annexations, and for compatible land uses along common boundaries.

6. **Update the existing land use regulations and evaluate them regularly to better facilitate the ever-changing needs of the County.**

7. **Encourage the preservation of agricultural land and local businesses.**

8. Promote only the responsible expansion of city limits and utilities into unincorporated areas. (Marion 2030 Comprehensive Plan Update)

2. GOVERNMENT & FISCAL CAPACITY

1. Encourage and, when possible, assist in the development of community comprehensive plans.

2. **Increase the county's capacity to support effective economic development initiatives.**

3. Foster positive intergovernmental county/community collaboration.

4. **Improve opportunities for communication, cooperation, and resource sharing between all layers of government. (Marion 2030 Comprehensive Plan Update)**

5. **Acknowledge and encourage economic development programs that involve countywide involvement. (Marion 2030 Comprehensive Plan Update)**

6. Work side by side with Grant County Area Plan Department on regional planning issues; incorporating keystone organizations to ensure expertise from other jurisdictional boundaries are recognized. (Marion 2030 Comprehensive Plan Update)

3. PUBLIC FACILITIES & SERVICES

1. **Continue to provide high-quality public safety, law enforcement and emergency management and response services and facilities.**

2. Facilitate inter-local agreements between different emergency responses and public safety agencies where none exist.

3. **Identify future gaps in county services (EMS, fire, police, recycling, etc.) and support their expansion as new growth occurs in the county.**

4. **Cooperate with school systems on any future expansion or development of joint facilities, to ensure they can adequately meet future educational needs.**

5. **Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.**

4. PLACEMAKING

1. Incentivize the development of entertainment venues and restaurants that are missing within the community and support resident or visitor demands.

2. Partner with local organizations and institutions to develop a county-wide arts and culture initiative.

3. Develop community-wide tourism opportunities that guide residents and visitors to local destinations to extend their stay in Grant County.

4. **Continue to support arts and culture initiatives, like the Garfield Trail or James Dean public art and signage, across the county.**

5. **Reinforce county-wide branding on signage and promotional material.**

6. Cooperate with school systems on any future expansions or resource needs to share resources and ensure they can adequately meet future educational needs.

7. **Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.**

PLAN GOALS AND RECOMMENDATIONS

5. ECONOMIC DEVELOPMENT

1. Explore public-private partnerships as a method to create reinvestment and infill opportunities in the growth areas and targeted economic development areas.

2. **Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.**

3. **Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or potential tax abatement.**

4. Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.

5. **Continue to support and collaborate with the cities and towns of the county in their economic development initiatives.**

6. **Invest in economic development, infrastructure, and support for a strong small business environment.**

6. HOUSING

1. Create mixed-income communities through flexible land use regulations.

2. **Establish or implement development regulations that offer density bonuses, inclusionary zoning, and tax incentive programs.**

3. Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.

4. **Continue to review and revise development ordinances and codes in keeping with national and state standards and trends.**

7. TRANSPORTATION

1. **Develop a county-wide throughfare/road plan that specifies all proposed improvements, prioritizes them and identifies potential funding sources for each.**

2. **Make improvements and repairs to existing county roads to provide for safe and efficient travel throughout the county.**

3. **Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in proximity and strengthen bicycle and pedestrian connections between these places where those facilities are absent.**

4. Encourage a multi-modal transportation network that is safe, connective, and accessible, throughout the county.

8. AGRICULTURE

1. **Monitor, evaluate, and where necessary amend regulatory ordinances, such as the Zoning Ordinance, to include emerging agri-business and agri-tourism opportunities.**

2. **Review and where appropriate amend local ordinances to support new agricultural business opportunities.**

3. Continue efforts to seek out permanent funding sources that sustain agricultural easement and development rights acquisition.

4. Investigate investment in infrastructure such as bridge/culvert widening or construction of large shoulders on high-traffic roadways to help accommodate larger farm equipment.

5. Collaborate with farmers through organizations such as the Farm Bureau to understand how best to support and preserve agriculture in Grant County.

6. **Evaluate and amend livestock production policies in areas where environmental conditions are appropriate.**

7. **Regulate solar energy facilities to small-scale facilities and residential use with reasonable restrictions to protect public health, safety, and welfare and preserve farmland.**

9. NATURAL RESOURCES

1. Promote local, State, and non-profit efforts to encourage private property owners to plant trees.

2. **Use State Green Infrastructure Assessment and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.**

3. **Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.**

4. Encourage the preservation of natural vegetation as new development occurs when appropriate.

5. Consider regulations to allow forestry industries where environmental conditions are appropriate.

10. PARKS & RECREATION

1. **Grant county should continue to work closely with different entities including the local communities and INDR to maintain and enhance the existing parks, riverfront, and other local community facilities.**

2. Collaborate with municipal parks departments to provide resources for significant parks and recreation projects.

3. **Collaborate with local municipalities or organizations that manage annual events or festivals to promote their events and, where possible, provide additional resources.**

4. **Consider constructing a trail from Jonesboro to the county line (near either Matthews or Fowlerton) to formalize the section of the Cardinal Greenway that follows local roads.**

PLAN GOALS AND RECOMMENDATIONS

11. BROADBAND ACCESS

1. Continue to partner with the East Central Indiana Regional Planning District on initiatives to broaden county-wide broadband buildout.

2. Establish the Infrastructure Development Zone to assist in broadband facility improvement implementation to increase local access to internet services.

3. **Encourage the installation of infrastructure that will secure affordable high-speed internet and cellular communication services.**

4. **Improve and expand the presence of county government on digital platforms.**

5. Consider a height ordinance to specify the height of above ground broadband infrastructure at agricultural property ingress/egress to accommodate large agricultural vehicles and equipment.

12. HISTORIC & ARCHAEOLOGICAL RESOURCES

1. Enhance historic and cultural resources by balancing growth and providing education opportunities which promote historic resource appreciation.

2. **Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.**

3. Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.

4. **Connect property owners with resources and information that will facilitate the renovation of historic structures.**

5. Maintain awareness of history and preservation during development and redevelopment efforts. (Marion 2030 Comprehensive Plan Update)

13. HAZARD MITIGATION

- Implement the High Priority mitigation practices from the County Multi-Hazard Mitigation Plans to continue the work of Grant County Emergency Management Agency (Grant County EMA) related to community programming.

- Develop, update, train and monitor emergency management protocols with county staff, first responders and related personnel.

- Identify areas that are prone to flooding and develop regional detention improvements or green infrastructure policies to help mitigate the impact of stormwater damage.

2 GENERAL BACKGROUND

OVERVIEW

The following analysis of demographic, housing, and economic data from the US Census identifies defining community characteristics and trends in Grant County. These characteristics provide context for the planning process that illustrates potential community needs or opportunities. Unless otherwise stated, the following data was gathered from the U.S. Census 2010, 2019, and 2022 American Community Survey (ACS) 5-year estimates.

The US Census Bureau provides estimates based on the Census's self-reported data collection system in which residents must choose to fill out a form to be counted. In small communities, like Fowlerton and Matthews, the collected data has a small sample size. This can result in a large margin of error or potentially skewed data for certain demographic topics in these towns.

PEOPLE

While Grant County's population decreased, it has, on average, become older and more diverse.

Population

Over the last decade, Grant County has experienced a population decline.

As of 2022, Grant County has a population of 66,560 people. However, this number represents a more than 5% decline since 2010. This decrease occurred primarily between 2010 and 2019. In 2010, over 70,000 people called the county home, but by 2019, the population had fallen to 66,452. Since then, the population has remained relatively stable between 66,000 and 67,000 people. Though it is possible that the decline has stabilized, it is important for Grant County to work towards population retention.

Age Distribution

Grant County's population has, on average, grown older.

The median age of Grant County's population has increased by one year since 2010. In 2010, the county's median age was 39.1 years old. As of 2022, it is 40.1 years old.

This increase is partly caused by over 50% of the county's population now being over the age of 40. However, the largest single age group in Grant County, which is between 20 and 29 years old, makes up almost 15% of the population. This has kept the median age from rising more quickly. If the overall number of people under 20 years old does not increase over the next decade, the median age will continue to rise.

Population: 66,560

Grant County Population Pyramid (2022)

Age	Male	Female
80+ years	3.8%	5.9%
70-79 years	7.4%	8.4%
60-69 years	12.7%	12.6%
50-59 years	14.0%	13.2%
40-49 years	11.4%	10.8%
30-39 years	10.5%	10.1%
20-29 years	14.3%	14.7%
10-19 years	12.9%	14.5%
Under 10 years	13.1%	9.8%

15%   10%   5%   0%   5%   10%   15%

■ Male   ■ Female
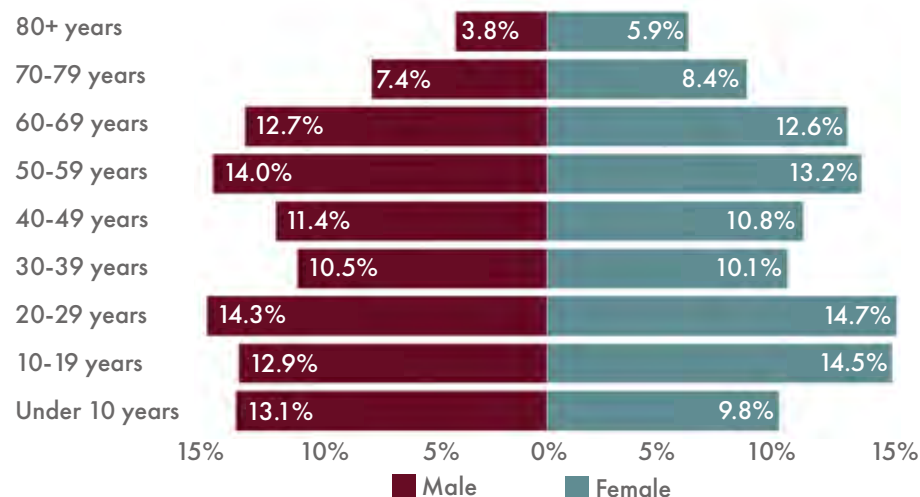
Median Age: 40.1 years

Families and Households

The number of nonfamily households is growing as the number of family households is declining.

A household is comprised of all the people living within one housing unit. If the people living in a unit are directly related, then that household is a family household. If the people living in a unit are not related, or there is only one person living there, then it is a nonfamily household. In 2010, there were 26,711 households in Grant County. Of these, roughly 66% were family households and 34% were nonfamily households. Additionally, the average household size, or number of people living in a household, was 2.5. As of 2022, the total number of households has decreased to 26,550. About 62% were family households and roughly 38% were nonfamily households. The average household size also decreased to 2.3.

Race and Ethnicity

Grant County has become slightly more diverse since 2010.

The U.S. Census categorizes race and ethnicity as two distinct subjects. Race refers to a person's physical characteristics while ethnicity refers to cultural background and origin. In 2010, nearly 89% of Grant County's population identified their race as White and over 7% identified their race as Black or African American. As of 2022, about 86% of the population identifies as White and less than 7% identifies as Black or African American. Conversely, the percentage of the population that identified as nearly any other race increased from 2010 to 2022. In addition, the percentage of the population that identified their ethnicity as Hispanic or Latino increased from about 3% in 2010 to nearly 5% in 2022.

What does this mean for Grant County?

From 2010 to 2019, Grant County's population declined by 3,724 people, or more than 5%. A shrinking population can result in a decrease in tax revenues making it difficult to maintain local services. However, the county's population increased slightly from 66,452 in 2019 to 66,560 in 2022. Though it does not fully recover the lost population, this increase may signify stabilization. However,
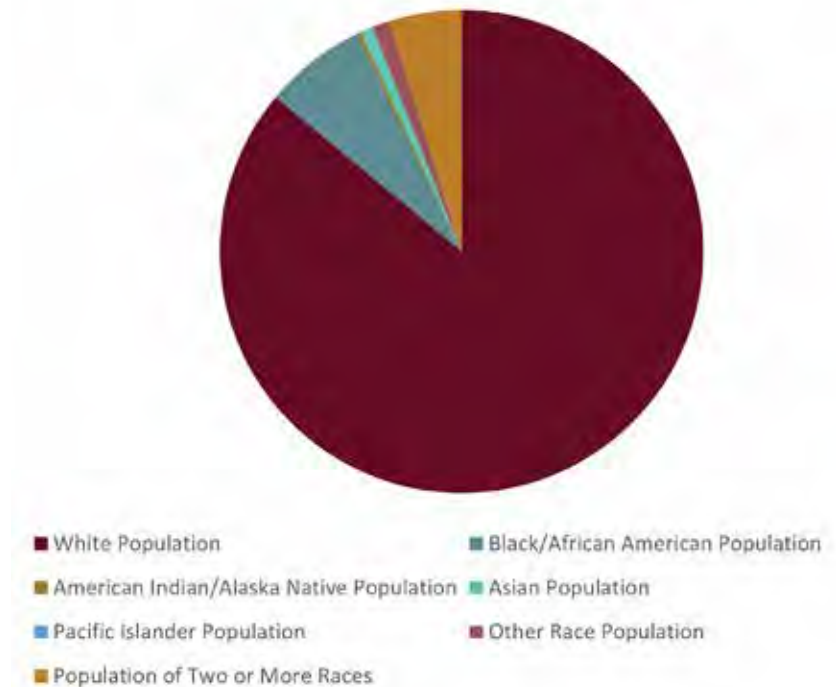
it will be challenging to maintain this population if the median age continues to rise. From 2010 to 2022, the median age of Grant County's population increased by one year from 39.1 years old to 40.1 years old. If the number of younger residents does not remain the same, the median age will continue to rise leading to an eventual decrease in population.

Grant County Race Breakdown (2022)

- White Population
- Black/African American Population
- American Indian/Alaska Native Population
- Asian Population
- Pacific Islander Population
- Other Race Population
- Population of Two or More Races

86% of the population identified as white

KEY POPULATION FEATURES
HOUSING

As the total number of housing units decreases, home values, owner-occupancy rates, and the percentage of single-family detached housing units continue to increase.

Median Home Value

Home values are generally increasing across Grant County.

In 2010, the median home value in Grant County was $83,100. Over 62% of all owner-occupied housing units were valued under $100,000, with nearly 44% valued between $50,000 and $99,999. By 2019, the median home value increased to $92,700 and homes became more evenly distributed by value. Only 54% of owner-occupied units were valued under $100,000 and the percentage of units valued over $100,000 increased to roughly 46%. This trend continued into 2022 where the median home value is $109,300 and less than 46% of owner-occupied housing in valued under $100,000. Though it is higher than Grant County's, Indiana's median home value experienced a similar trend. In 2010, the median home value in Indiana was $123,000. This increased to $141,700 in 2019 and to $183,600 in 2022.

The median rent in Grant County did not follow the same pattern as the median home values. In 2010, the median rent was $571. By 2019, this increased to $700, but then it fell to $624 in 2022. Comparatively, Indiana's median rent was $841 in 2010. It declined to $826 in 2019 before increasing to $967 in 2022.

Change in Median Home Value (2010-2022)

Median Rent in Grant County and Indiana

Units and Occupancy

The total number of housing units is slowly decreasing as home ownership becomes more common.

Grant County had 30,702 housing units in 2010. Of these units, more than 61% were owner-occupied, almost 26% were renter occupied, and 13% were vacant. By 2019, the total number of housing units had decreased to 30,487. The owner-occupancy rate dropped to about 59%, the renter-occupancy rate increased to 27%, and vacancy increased to almost 14%. However, each of these trends were reversed by 2022. The percentage of owner-occupied housing increased to 64%, renter-occupied housing decreased to roughly 25%, and the vacancy rate fell to about 11%.

Overall, from 2010 to 2022, the number of housing units decreased. Renter-occupancy and vacancy rates also declined. In contrast, the percentage of owner-occupied housing units increased.

Housing Stock

The percentage of single-family housing units is increasing as the share of every other type of housing is decreasing.

In 2010, three quarters of Grant County's housing was in single-family detached units. Of the remaining housing units, over 16% were in multi-family units or apartments, roughly 6% were in mobile homes, and 2% were in single-family attached units like condos or duplexes. By 2022, the percentage of every type of housing had decreased as single-family detached housing increased. As of 2022, nearly 80% of housing units are in single-family detached structures while roughly 13% are in multi-family structures. Additionally, about 6% are in mobile homes and 1% are in single-family attached units.

Grant County Housing Occupancy (2022)

Grant County Housing Stock (2022)
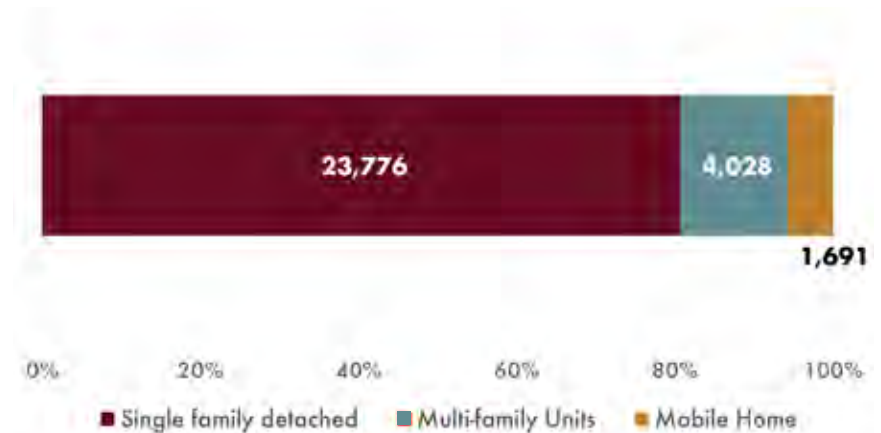
HOUSING

As the total number of housing units decreases, home values, owner-occupancy rates, and the percentage of single-family detached housing units continue to increase.
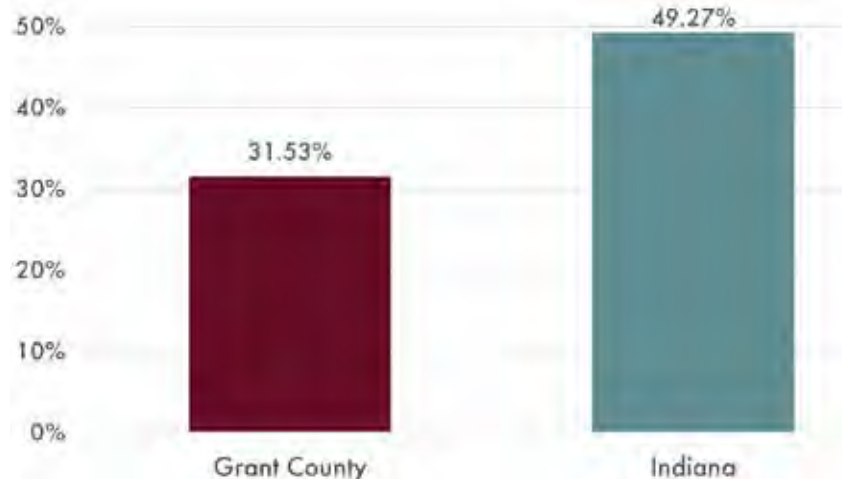
Housing Age

Fewer housing units have been constructed in the past decade than in any decade prior.

The rate of new housing construction in Grant County has dramatically decreased since the 1970s. As of 2022, over 14% of housing in the county were constructed between 1970 and 1979. In comparison, just over 2% of the county's housing supply was built between 2010 and 2022. This low rate of new home construction is likely contributing to the overall decrease in housing units across the county.

What does this mean for Grant County?

Since 2010, the overall number of housing units in Grant County has decreased by nearly 3% and very few new units have been built. If the overall number of units and the rate of new housing construction continue to decrease, then the availability and supply of housing in the market will also continue to decrease. This decreased stock will drive increased demand and competition in the housing market as potential buyers bid for fewer homes. Additionally, home values are generally rising across Grant County with the median home value alone increasing by over 31% since 2010. Heightened competition in the market, compounded with increased home values, could drive sales prices higher and make the decreasing supply of homes potentially unaffordable for many buyers.

In addition, almost 59% of housing in Grant County was constructed before 1970. Housing units built before 1970 were built before the implementation of modern uniform building codes. As such, they can be more difficult to sell as they will require certain improvements before a sale can be made. In addition, housing can become more difficult to maintain as it ages. With most of the housing in Grant County being over 50 years old, homeowners may begin to face greater maintenance challenges.

Age of Housing Stock in Grant County (2022)
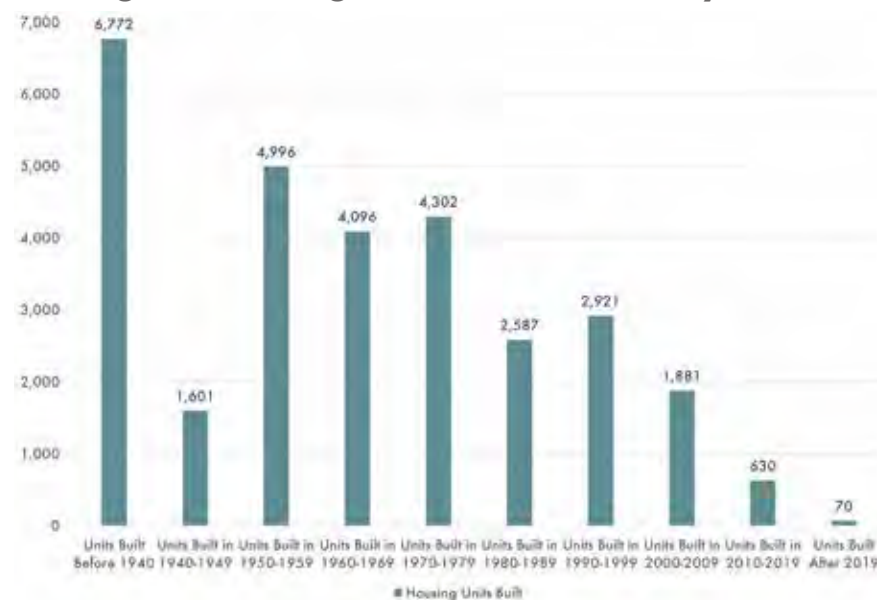
INCOME AND EDUCATION

Household incomes, poverty rates, and educational attainment are increasing across the county.

Income

The median household income in Grant County is rising rapidly.

A household's income is the combined income of all the people living within a household. The median household income in Grant County increased by almost 14% from $38,985 in 2010 to $44,356 in 2019. It then increased again by almost 20% to $53,033 in 2022. Overall, from 2010 to 2022, the median household income increased by roughly 36%. This increase is just smaller than Indiana's nearly 41% increase in median household income in the same period.

Poverty

The poverty rate, among both individuals and families, in Grant County is rising.

In 2019, 10,953 residents of Grant County, or approximately 18% of the county's population, were determined to be in poverty. As of 2022, the poverty rate has increased to over 19% with roughly 11,670 residents determined to be in poverty. Similarly, the poverty rate for families increased from roughly 12% in 2010, to over 13% in 2019, to more than 14% in 2022.

Median Household Income

Grant County: 2010 $38,985; 2019 $44,356; 2022 $53,033
Indiana: 2010 $47,697; 2019 $56,303; 2022 $67,173

■ 2010 ■ 2019 ■ 2022

Change in Median Household Income (2010-2022)

Grant County: 36.03%
Indiana: 40.83%

■ Overall Change (2010-2022)
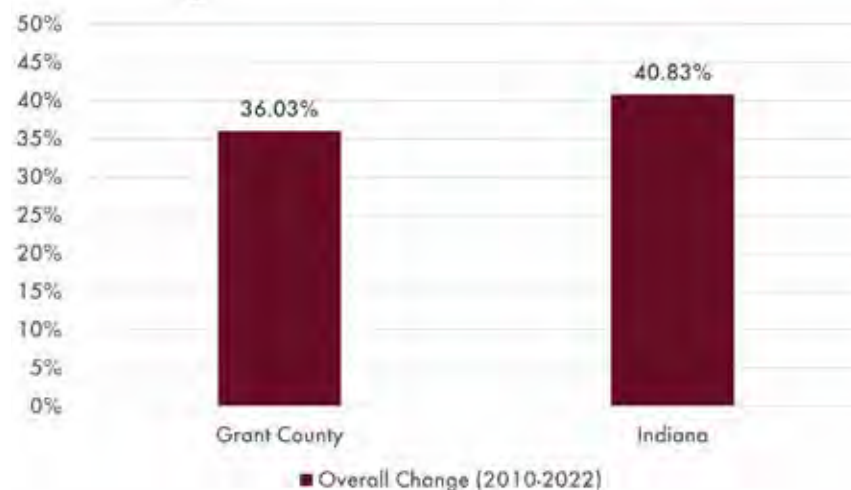
Education

Post-secondary educational attainment is increasing among the county's population.

In 2010, roughly 43% of the county's population over 25 years old had graduated high school without continuing into post-secondary education, and over 15% had received a bachelor's degree or higher. By 2019, about 40% of the population over 25 years old had graduated high school without going into college and almost 18% had received a bachelor's degree or higher. As of 2022, approximately 38% of the county's population over 25 years old graduated high school and over 18% had attained a bachelor's degree or higher.

What does this mean for Grant County?

Household incomes are generally rising across Grant County. The median household income alone increased by over 36% since 2010. Educational attainment has also increased with more than 18% of the county's population over 25 years old now having attained a bachelor's degree or higher. However, since 2010, the poverty rate has also increased. A greater share of Grant County's population is living below the poverty line in 2022 than there was in 2010.

Typically, as incomes rise, residents can more easily purchase goods or services beyond their usual necessities. This would have a positive impact on the local economy as overall activity would increase. However, the increased poverty rate in Grant County may indicate that the poverty line has risen with income. Therefore, local economic activity may not grow despite the generally increased incomes.

Grant County Educational Attainment (2022)

7.58%	Graduate or professional degree
10.85%	Bachelor's degree
10.01%	Associate's degree
21.95%	Some college, no degree
38.19%	High school graduate (includes equivalency)
7.94%	9th Grade to 12th Grade, no diploma
3.47%	Less than 9th Grade
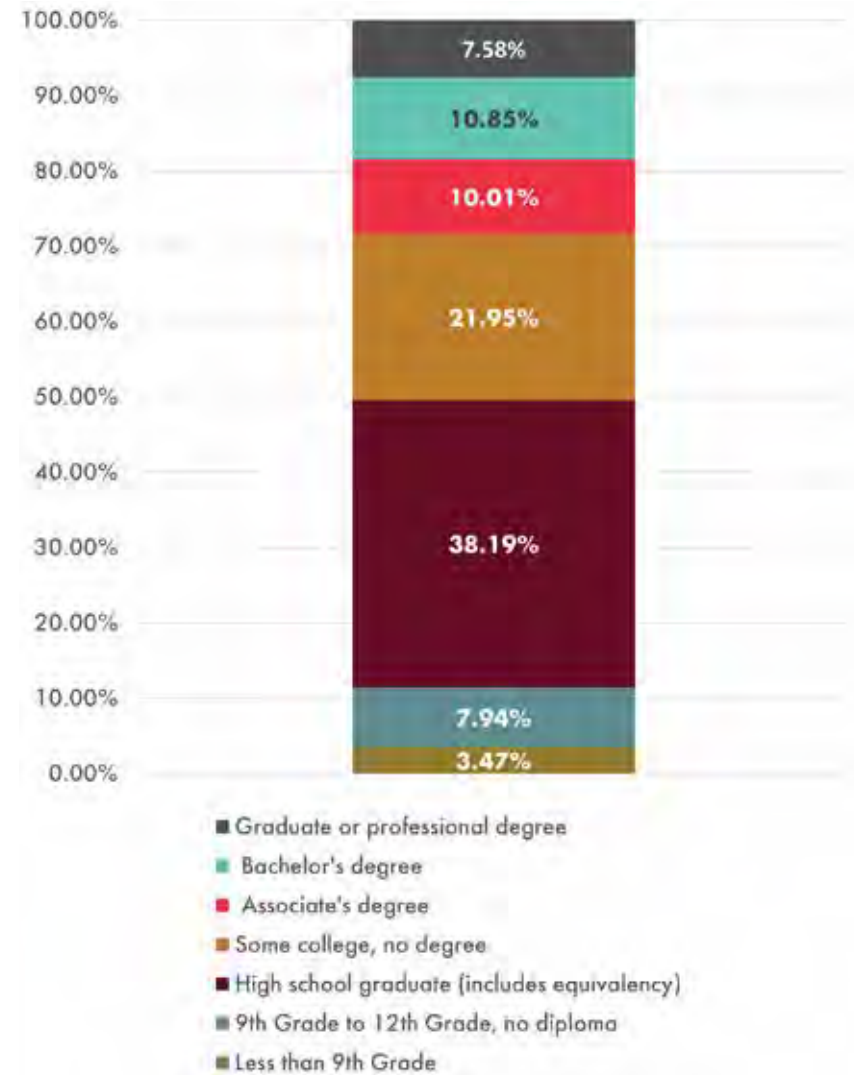
ECONOMIC BASE
EMPLOYMENT AND WORKFORCE

Unemployment is decreasing as the size of the labor force continues to decline.

Total Labor Force

The labor force is shrinking but the share of the population in the labor force is remaining the same.

Grant County's labor force is comprised of residents over the age of 16 that are working or actively looking for work. This number is used to calculate the labor force participation rate, or how much of the county's population over 16 years old is in the labor force.

In 2010, there were 56,677 people over 16 years old in Grant County. Of this group, 33,343 people, or nearly 59% of the population over 16 years old, were in the labor force. Due to the overall population decrease from 2010 to 2022, the size of the labor force also decreased. In 2022, 31,939 residents over 16 years old were in the labor force, but the labor force participation rate remained roughly the same at nearly 59%.

Unemployment Rate

Though it has decreased since 2010, Grant County's unemployment rate has remained roughly the same since 2019.

Grant County had a high unemployment rate of over 11% (11.3%) in 2010. As such, more than 11% of the county's labor force was unemployed at the time. This decreased to roughly 7% (7.2%) in 2019. However, by 2022, the unemployment rate had increased slightly to further exceed 7% (7.3%). As this small increase is negligible, it is likely that the unemployment rate is currently remaining stable.

Commuting Patterns

The average commute time has gradually increased since 2019.

On average, employed residents of Grant County commuted nearly 20 (19.3) minutes to work in 2010. By 2019, the average commute time dropped to exactly 19 minutes. However, as of 2022, it has increased by more than three minutes to over 22 (22.1) minutes total.

What does this mean for Grant County?

From 2010 to 2021, the number of workers in Grant County's labor force declined by over 4%. Simultaneously, the total working age population over 16 years old decreased in size by the same amount. This also coincides with an overall population decrease of roughly 5%. Despite these declines, the percentage of the working age population participating in the labor force has remained the same. In sum, there are now fewer people living in Grant County, meaning there are fewer people working.

Grant County Unemployment Rate

Grant County: 2010 — 11.29%, 2019 — 7.18%, 2022 — 7.30%
Indiana: 2019 — 4.79%, 2022 — 4.49% (2010 — 8.38%)

Legend: 2010 — 2019 — 2022

Unemployment Rate: 7.3%

Change in Grant County's Laborforce (2010-2022)

Grant County: -4.21%
Indiana: 5.08%

Legend: Grant County — Indiana
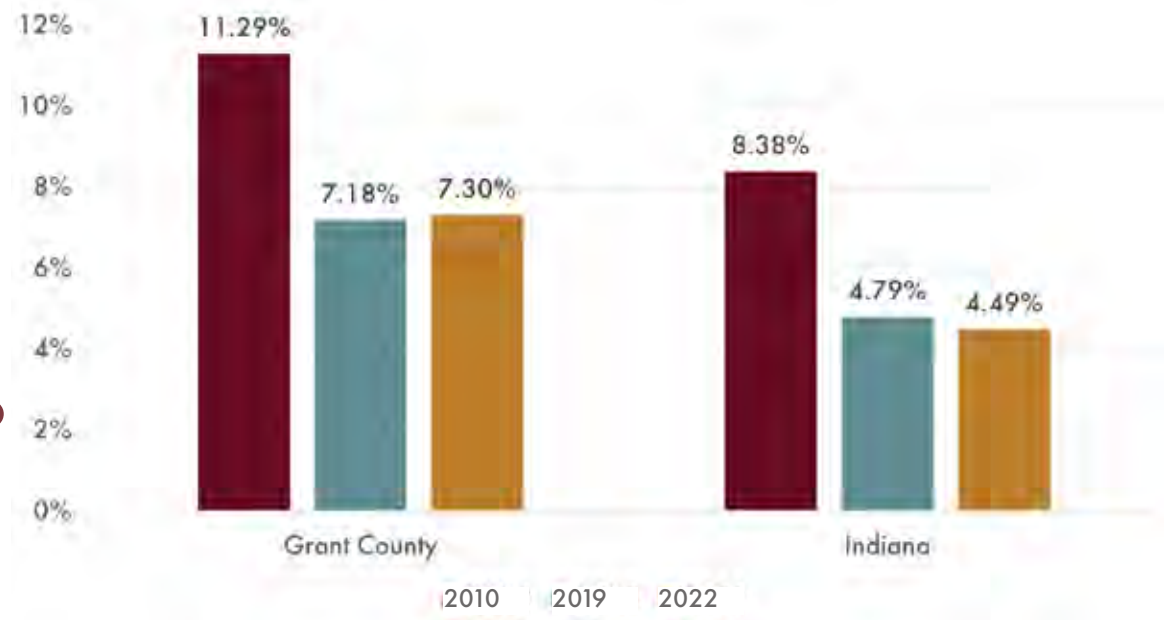
Population aged 16+ in the laborforce: 59%
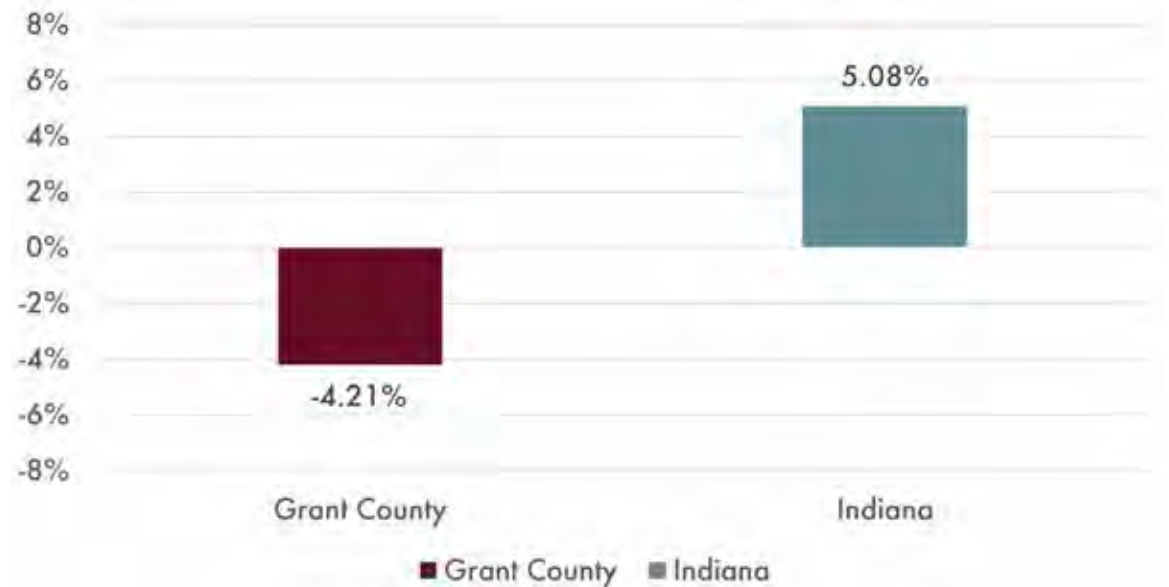
ECONOMIC BASE
INDUSTRIES AND OCCUPATIONS

Grant County's labor force is primarily employed in only a few industries.

Industry Breakdown

The educational services, healthcare, and social assistance industry and the manufacturing industry are the largest employing industries in Grant County.

As of 2022, the educational services, healthcare, and social assistance industry employs over 30% of Grant County's labor force. This makes it the largest industry by employment in the county. It has also grown to employ 2% more people in 2022 than it did in 2010. The second largest industry is manufacturing, in which more than 17% of the labor force is employed. This industry employs almost 3% fewer people in 2022 than it did in 2010. The third largest industry by employment is retail trade. Over 12% of the population is employed within this industry despite it now employing roughly 6% fewer people in 2022 than in 2010. According to Hoosiers by the Numbers Employer Database, nine out of ten of the major employers for Grant County are located within Marion.

1. Indiana Wesleyan University (Marion) – *private university*
2. General Motors (GM) Metal Stamping Plant (Marion) – *automotive parts manufacturer*
3. Marion Health (Marion) – *rural hospital*
4. American Woodmark Corp (Gas City) – *cabinet manufacturer*
5. Dollar General Distribution Center (Marion) – *distribution center*
6. Va Northern In Health Care (Marion) – *healthcare provider*
7. Hartson-Kennedy Cabinet Top Co (Marion) – *cabinet top manufacturer*
8. Walmart Distribution Center (Marion) – *distribution center for Walmart*
9. Docu-shield (Marion) – *document and data protection company*
10. Dunham's Athleisure (Marion) – *sporting goods retailer*

The Grant County Economic Growth Council reported the below major employers in 2021.

EMPLOYER	# OF EMPLOYEES	INDUSTRY	LOCATION
General Motors - Metal Fabrication	1610	Manufacturing	Marion
Marion General Hospital	1250	Healthcare	Marion
Walmart Distribution Center	1230	Distribution	Gas City
Indiana Wesleyan University	1229	Education	Marion
Veterans Hospital	850	Healthcare	Marion
Dollar General Distribution Center	762	Distribution	Marion
American Woodmark	744	Manufacturing	Gas City
Marion Community Schools	675	Education	Marion
Cafe Valley	501	Manufacturing	Marion

Occupations Breakdown

More workers in Grant County's labor force have consistently worked in management business, science, and arts occupations than in any other occupations.

Almost 29% of Grant County's employed residents over 16 years old worked in management, business, science, and arts occupations in 2010. In 2019, roughly the same percentage of employed residents worked in the same occupations group. As of 2022, over 30% of employed residents work in management, business, science, and arts occupations. In 2010, 2019, and 2022, this group of occupations employed the most of any other occupations.

What does this mean for Grant County?

Since 2010, the educational services, healthcare, and social assistance industry, the manufacturing industry, and the retail trade industry have consistently remained Grant County's largest employers. Similarly, more people have worked in management, business, science, and arts occupations than in any other occupations. Therefore, Grant County's labor force may be dependent on these select industries and occupations. If a major employer in one of these industries were to close or leave Grant County, it is likely that much of the population would become unemployed. Diversification of employment opportunities may help to reduce this dependency, and therefore, the potential economic impact of a significant business closure.

Employment by Industry in Grant County (2022)

Grant County Occupations Breakdown (2022)

- Management, business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Natural resources, construction, and maintenance occupations
- Production, transportation, and material moving occupations

ANCHOR INSTITUTIONS

Across Grant County, there are several anchor institutions that attract residents and visitors by providing specific services or acting as destinations. For example, Indiana Wesleyan University and Taylor University are significant anchor institutions in Grant County because, as higher education institutions, they attract students to study and live in the county.

- **Indiana Wesleyan University** is a private university with its main campus in Marion. According to Indiana Wesleyan University, over 3,000 students are currently enrolled at the main campus studying in 87 undergraduate majors and seven graduate programs. The university is also home to the Chapel Auditorium which can seat 3,800 people and attract musical performances and other acts to Marion.

- **Taylor University** is a private university located on the south side of Upland. According to the university, more than 1,700 students are enrolled at the campus and studying in over 100 undergraduate and graduate programs. On campus, there are two facilities that may attract performances or acts to Grant County: The Rediger Chapel Auditorium and Mitchell Theatre.

- **Marion General Hospital**, managed by Marion Health, is the primary hospital in Grant County. It provides healthcare and emergency medical services from locations in southern Marion and along I-69 in Gas City.

- The **Marion VA Medical Center**, located just south of Marion, is a veteran's hospital managed by the US Department of Veterans Affairs. It provides comprehensive medical care to veterans in and around Grant County.

Photo Credit: Indiana Wesleyan University in Marion

Photo Credit: Taylor University in Upland

In addition, there are a variety of other institutions that provide essential services to residents of Grant County. These institutions are managed by the following agencies or public services.

- Ivy Tech Community College
- Marion Community Schools
- Mississinewa Community Schools
- Oak Hill Community Schools
- Madison-Grant United Schools
- Eastbrook Community Schools
- Fairmount Public Library
- Gas City – Mill Township Public Library
- Jonesboro Public Library
- Marion Public Library
- Swayzee Public Library
- Upland Barton Rees Pogue Memorial Library
- Van Buren Public Library
- Marion Police Department
- Gas City Police Department
- Upland Police Department
- Sweetser Police Department
- Swayzee Police Department
- Van Buren Police Department
- Fairmount Police Department
- Jonesboro Police Department
- Marion Fire Department
- Gas City Fire Department
- Upland Fire Department
- Sweetser Fire Department
- Swayzee Fire Department
- Van Buren Fire Department
- Matthews Fire Department
- Fairmount Fire Department
- Jonesboro Fire Department
- Marion Civic Theatre
- Marion Splash House
- James Dean Memorial Park
- Grant County Garfield Trail

Madison-Grant Jr-Sr High School near Fairmount.

3 PLANNING COMMITTEE

OVERVIEW

Overview

To ensure the Grant County Comprehensive Plan met the needs of the community throughout the planning process, a steering committee composed of county leaders and stakeholders was assembled to regularly review the plan. The committee included representatives from various municipal departments like the Grant County Commission, Council, Area Plan Commission, Highway Department, and Health Department. The committee was also comprised of members from economic development agencies, philanthropic organizations, and higher education institutions. This includes the Grant County Economic Growth Council, Chamber of Commerce, Community Foundation, Historical Society, Visitors Bureau, and Taylor University. This organization allowed the steering committee to wholistically represent many different people, areas, and institutions throughout Grant County.

Committee Members

Randy Atkins | Grant County Area Plan Commission

Chuck Binkerd | Grant County Economic Growth Council

Dawn Brown | Community Foundation of Grant County

Jeff Couch | Grant County Health Department

Micheal Duke | Community Citizen Member

Sarah Evans | Grant County Historical Society

Todd Glancy | Area Plan Commission Staff

Kris Goff | Grant County Purdue Extension Services

Ed Hartman | Grant County Board of Zoning Appeals

Kylie Jackson | Greater Grant County Chamber of Commerce

Andrea Masvero | Taylor University

Shane Middlesworth | Grant County Commission

Daena Richmond | Grant County Area Plan Commission

Ron Stewart | Grant County Commission

Steve Vore | Madison Grant United School Corporation

David White | Grant County Highway Department

Steve Wright | Grant County Visitors Bureau

MEETING SUMMARIES

Meeting #1: August 20, 2024

Introduction

Before beginning the presentation, the project team introduced themselves and asked each attendee to introduce themselves.

Note - Grant County leadership has chosen to provide an open forum during the Comprehensive Planning process and will make each Steering Committee meeting open to the public. Meeting materials were presented to both an in-room group and an online audience.

Roles and Responsibilities

This section of the presentation discussed who would be involved in the planning process and what their various roles are.

To ensure that the comprehensive planning process considers the ideas, concerns, and suggestions of the broader community, the planning process will incorporate four different groups of community members that will assist the consulting team in developing and reviewing the plan deliverables.

Steering Committee: The steering committee will work in collaboration with the TSWDG team to guide the process and ultimately decide the direction of the final plan.

At a minimum, the steering committee will be asked to serve in the following ways:

- Steering Committee Meetings: 3 meetings, 1.5-2 hours each
- Public Outreach Events: 2 meetings
- Online Polls/Surveys: 2 online surveys
- Review of draft materials: Varies throughout the project
- Other: Could include attending civic meetings, neighborhood meetings, public festivals, sharing information on social media, or just talking with your friends/ family about the process

Stakeholders: The project stakeholders are individuals who represent a wide array of community interests including major employers, developers, community organizations, and County leadership.

General Public: In addition to the three organized groups, all Grant County residents are invited and encouraged to participate in this process! Residents can provide feedback by using the project website, taking a community survey, and attending a public open house.

Our goal during the planning process is twofold: To hear from as many residents, business owners, and stakeholders as possible and to hear from a broad cross-section of stakeholders.

Planning and Process Overview

This portion of the presentation discussed the responsibilities of the steering committee and an overview of the planning process and components of a comprehensive plan. Topics included the following:

What is a comprehensive plan?

A comprehensive plan examines future possibilities and establishes a defined direction for the community. When adopted it serves as the official roadmap guiding development and land use policies in Grant County.

What is in a comprehensive plan?

At a minimum comprehensive plan needs to include information on land use development, future development and growth patterns, and the impacts of development/ growth on transportation and utility systems.

Since the County is completing this process with the help of an Office of Community and Rural Affairs (OCRA) grant, the plan will address 13 specific topics:

- Land Use
- Government & Fiscal Capacity
- Public Facilities and Services
- Placemaking
- Economic Development
- Housing
- Transportation
- Agriculture
- Natural Resources
- Parks & Recreation
- Broadband
- Historic & Archaeological Resources
- Hazard Mitigation

Planning Process

This section of the presentation discussed how the project team and the steering committee would complete the comprehensive planning process.

The planning process will include three key phases of work, each of which has a variety of community engagement and outreach opportunities.

Existing Conditions:

This phase will help everyone understand what assets currently exist in the County; what challenges the community might face in the future; and what goals the community has for future growth, development, and preservation.

Strategic Planning:

This phase allows the project team to think about long-term goals and strategic action items that will ensure the County continues to maintain and improve upon its amenity and development offerings.

Implementation Strategies:

In this final phase, the project team will make sure the County has developed the tools and partners they need to make lasting changes in the community.

MEETING SUMMARIES

Visioning Exercise

To help frame the planning process and these early tasks the project team came up with one specific exercise. This exercise will help to guide the research and investigation done by the team in the coming weeks.

Strengths and Challenges

The steering committee was provided with a handout that walked each participant through the identification of three topics that they felt were the most important for the County's success. The topics that were available for selection are aligned with the thirteen categories outlined by OCRA and will be represented in the final comprehensive plan.

In addition to the identification of primary topics, participants were asked to share the challenges and opportunities associated with each topic. Discussions heard during the meeting Are included in the appendix. *Note: Not all plan topics were addressed in the exercise and some comments were not classified as either a strength or a challenge.*

Homework and Next Steps

The planning process is working to finalize the invitation list for the following meetings. Dates and times will be announced as soon as possible.

- Public Meeting #1- mid to late September event date
- Stakeholder Discussions – September to October timeline
- Steering Committee Meeting #2- Early to mid-October timeline

The project team offered to provide digital material as needed to the steering committee to aid in their project advocacy efforts.

Meeting #2: March 18, 2025

Introduction

The project team facilitated the second Steering Committee meeting for the Grant County Comprehensive Plan at the Grant County Complex building in Marion, Indiana. The meeting occurred on Tuesday, March 18th from 5:00 pm to 7:00 pm. The purpose of the meeting was to present the draft vision, goals, and recommendations to the Steering Committee and receive feedback about whether they are appropriate for Grant County.

Note - Grant County leadership has chosen to provide an open forum during the Comprehensive Planning process and will make each Steering Committee meeting open to the public.

Overview and Discussion

The project team prepared a presentation and a handout to share the vision, goals, and recommendations with the Steering Committee. Meeting attendees were asked to use the handout to note if they agree or disagree with each recommendation. The committee also shared additional feedback on the recommendations throughout the meeting.

Meeting #3: April 29, 2025

Introduction

The project team facilitated the third Steering Committee meeting for the Grant County Comprehensive Plan on Tuesday, April 29th, 2025 from 5:00 PM to 7:00 PM. The meeting occurred at the Grant County Complex building in downtown Marion, Indiana. The purpose of the meeting was to present a first draft of the Grant County Comprehensive Plan to the Steering Committee and gather feedback regarding the phrasing and prioritization of each goal, recommendation, and action step in the plan.

Note - Grant County leadership has chosen to provide an open forum during the Comprehensive Planning process and will make each Steering Committee meeting open to the public.

Overview and Discussion

The project team prepared a presentation and a draft of the Grant County Comprehensive Plan to share with the Steering Committee. During the plan review, the Steering Committee provided thoughts and input about each goal statement, recommendation, and action step in the plan. Primarily, the committee reviewed the prioritization and timeline of each recommendation and whether the action steps were appropriate for Grant County. After the review, the Steering Committee was encouraged to read the plan and share more focused feedback regarding other parts of the document.

Adoption Process

On September 4th, 2025, the Grant County Area Plan Commission held a meeting to review the Grant County Comprehensive Plan. At the meeting, the project team presented the plan and accepted final comments and feedback from the commission. Following the meeting, the plan was revised to align with the Area Plan Commission's feedback and prepared for adoption.

The project team presented the Grant County Comprehensive Plan to the Grant County Commission on October 6, 2025. Following the presentation, the commission formally adopted the plan.

4 ANALYSIS BY SUBJECT MATTER

OVERVIEW

The following Chapter of the **Grant County Comprehensive Plan** complies all of the existing conditions, data, and community input specifically regarding each planning topic. This information was utilized to create a vision statement and a series of goals and for the planning topics. The recommendations are accompanied by a list of partners and potential resources or funding sources. Additionally, each planning topic has a list of action items that outline a clear plan of action to facilitate the overall plan's implementation.

1. LAND USE

Existing Conditions

A property's land use is a description of how it is actively being used. For example, a property with an occupied house on it is likely being used for residential, or living, purposes. Land use differs from zoning as it is not enforced by law. Zoning regulations are used to permit specific land uses, in both the present and future, on certain properties. Instead, land use refers to the specific use that is actually occurring on a property.

There are six common classifications that are regularly used to describe a property's land use. The following outline provides a brief summary of each land use.

- **Agricultural** classifications describe land that is used for farming crops, raising livestock, or other agricultural purposes.
- **Commercial** land uses occur on properties where goods or services are sold, like grocery stores, banks, or shops.
- **Industrial** land use classifications are used for properties where raw materials are harvested and processed or where manufactured goods are produced. This accounts for mines, quarries, factories, and manufacturing plants.
- **Institutional** classifications are used for government, religious, and certain social properties. This includes courthouses, schools, fire stations, and places of worship.
- **Recreation** classifications describe land that is used for parks and recreation. This includes municipal parks and public recreation or wildlife areas.
- **Residential** classifications are used to describe properties where people are living including houses, condos, and apartments.

Public Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to Land Use include:

Steering Committee

- The abundance of agricultural land in Grant County a strength. It should be preserved from sprawl and development, especially large developments that generate little economic benefit for the county.
- There is increasing growth pressure as development sprawls from Fort Wayne, Indianapolis, and Hamilton County.
- Available and developable land is limited. Where can growth go?
- Focus growth around existing communities where there is already development.

Public Meetings

- Encourage infill development over sprawl into agricultural areas.
- Preserve agricultural lands as much as possible.
- SR 26 from I-69 to SR 37 is an important corridor with little development in southern Grant County. Promote development around key intersections like the interchange with I-69.

Public Surveys

- Direct growth and development to the existing communities where there are utilities available.
- Discourage sprawl that will impact agricultural areas.

EXISTING LAND USE

Legend

- Agriculture
- Agriculture and Residential
- Residential
- Multi-Family Residential
- Commercial
- Institutional
- Offices
- Industrial
- Parks and Recreation
- Undeveloped/Natural Area
- Interstate 69
- Roadways
- Local Roadways
- Railroads
- Rivers and Waterways
- Floodplains
- Municipal Boundaries
- Grant County Boundary

0 1 2 4 Miles

Wabash County
Huntington County
Miami County
Wells County
Blackford County
Madison County
Delaware County

Mississinewa River

Van Buren
Sweetser
Marion
Swayzee
Gas City
Jonesboro
Upland
Fairmount
Fowlerton
Matthews

N

Recommendations

The Comprehensive Plan serves as the foundational document of the County's land use planning program. The policies and recommendations formulated in the Plan provide the overall foundation for growth and development policy in the County. It is implemented using a variety of tools and mechanisms, including other planning documents.

General policies developed as part of the Comprehensive Plan inform more specific functional and facilities plans and ultimately assist the Grant County Commissioners in budgetary and regulatory decision making. The Comprehensive Plan provides consistency throughout the planning framework and implementation of local land use policies.

As part of the update of this Plan, the County has coordinated with each of the incorporated municipalities to establish consistency with adopted municipal plans. State law requires municipal jurisdictions to develop their own Comprehensive Plan. The plan needs to identify a municipality's future growth areas outside of existing corporate limits and therefore has been included in this plan for the County to consider. Proposed annexations should be consistent with those outlined in the respective plans.

Vision Statement

Encourage infill, revitalization, and context sensitive development in existing communities to maintain and enhance community character.

Key Goals:

- Protect the integrity of agricultural and environmentally sensitive areas through zoning incentives, such as cluster development, that promote growth within developed areas.

- Direct development to existing development centers where infrastructure and services are readily available or easily provided.

- Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.

- Work with local municipalities to incorporate incentives and other measures that facilitate development in appropriate areas, including the designated growth areas, as they update their community comprehensive plans.

- Coordinate with the municipalities to plan for future annexations, and for compatible land uses along common boundaries.

- Update the existing land use regulations and evaluate them regularly to better facilitate the ever-changing needs of the County.

- Encourage the preservation of agricultural land and local businesses.

Community Focus Key Goals:

- Promote only the responsible expansion of city limits and utilities into unincorporated areas. (Marion 2030 Comprehensive Plan Update).

Strategies & Outcomes: Land Use

BASELINES

MEASURABLE STRATEGIES

Land Use Decisions are determined on a case-by-case basis.

Reference the Future Land Use Plan for all decisions regarding development proposals, incentives, and capital improvements.

Zoning subdivisions and ordinances do not effectively encourage development patterns that limit urban sprawl.

By 2030, update the zoning and subdivision ordinances to align with the Comprehensive Plan and incentivize desirable growth, including:

- Allow for cluster development to concentrate growth and preserve agricultural land.
- Allow high-density, mixed-use development in select areas served by utilities.
- Utilize zoning and land use incentives to promote development that aligns with the Future Land Use Plan.
- Require open space or parks within new major residential subdivisions.

Growth is often dictated by the locations in which basic public services can be effectively provided.

Conduct semi-annual meetings with police, fire, EMS, utility providers and local school districts to coordinate all new development and maintain adequate coverage, response times, and service capacities. These services are critical to maintaining responsible growth.

Local and county officials do not regularly discuss future land use and potential development with one another.

Hold semi-annual meetings to discuss ongoing land use goals and development barriers impacting the county.

The Grant County Economic Growth Council curates a short list of available, shovel-ready sites for industrial development in Grant County.

Create or enhance a shovel-ready site every two years in an area that is serviced by utilities and accessible to amenities, such as high-capacity roads and rail, that can support large industrial and commercial development.

Attract three major industrial or commercial employers by 2035.

Other than the existing developed urban areas, the majority of Grant County is classified by the USA Soil Survey Geographic Database (SSURGO) as Prime Farmland if drained.

Preserve and maintain productive agricultural land.

Encourage any new development in Grant County to occur within or adjacent to existing developed communities.

Strategies & Outcomes: Land Use

BASELINES

Current communication between municipalities regarding land use and zoning decisions in areas that may impact multiple communities is informal and occurs on an as-needed basis.

Local schools can be a contributing factor to growth in the county. However, there is no formal process that involves them in future land use planning.

The review and update process for development policies and regulations is on a case-by-case basis.

The approval process for new development is on a case-by-case basis and targeted growth is left to each community.

MEASURABLE STRATEGIES

Establish quarterly communication between local communities and Grant County to review potential development and zone change requests in areas where more than one of the jurisdictional boundaries join or are directly affected by a proposed development.

Conduct annual meetings with representatives from local school districts to determine how growth or development can sustain and support the county's schools.

Review and update development policies and regulations yearly to remove barriers to the development process.

Desire to target over 50% of new development within the designated Focus Growth Areas.

Topic 1: Land Use

Encourage infill, revitalization, and context sensitive development in existing communities to maintain and enhance community character.

Partners:

- County Staff and Officials
- Grant County Area Plan Commission
- Grant County Economic Growth Council
- Local Community Staff and Officials
- Private Developers

Priority

Low   Middle   High

Low   Middle   High

Low   Middle   High

Low   Middle   High

Key Goals

Timeline: Long-term

1.1 Protect the integrity of agricultural and environmentally sensitive areas through zoning incentives, such as cluster development, that promote growth within developed areas.

Timeline: Long-term

1.2 Direct development to existing development centers where infrastructure and services are readily available or easily provided.

Timeline: Short-term

1.3 Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.

Timeline: Long-term

1.4 Work with local municipalities to incorporate incentives and other measures that facilitate development in appropriate areas, including the designated growth areas, as they update their community comprehensive plans.

Topic 1: Land Use

Encourage infill, revitalization, and context sensitive development in existing communities to maintain and enhance community character.

Partners:

- County Staff and Officials
- Grant County Area Plan Commission
- Grant County Economic Growth Council
- Local Community Staff and Officials
- Private Developers

Priority

Low	Middle	High
☆	★	☆

Low	Middle	High
☆	☆	★

Low	Middle	High
☆	☆	★

Low	Middle	High
☆	★	☆

Key Goals

Timeline: Long-term

1.5 Coordinate with the municipalities to plan for future annexations, and for compatible land uses along common boundaries.

Timeline: Short-term

1.6 Update the existing land use regulations and evaluate them regularly to better facilitate the ever-changing needs of the County.

Timeline: Long-term

1.7 Encourage the preservation of agricultural land and local businesses.

Timeline: Long-term

1.8 Promote only the responsible expansion of city limits and utilities into unincorporated areas. (Marion 2030 Comprehensive Plan Update).

Future Land Use Map

Four categories provide guidance for new development and redevelopment, describing the typical combination of land uses and design characteristics that are desirable throughout the county. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other location criteria, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.
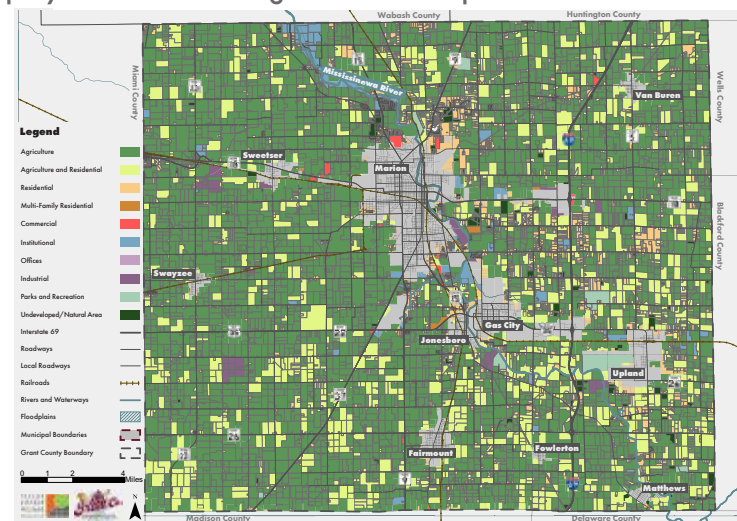
Residential Focus Growth Area - This typology captures the traditional forms of single-family housing found in the county and most other suburban communities. The typical lot size ranges from 8,000 square feet to 0.5 acres and the average density ranges from 2 to 4 units per acre. This land use includes predominantly single-family detached homes with limited clusters of attached housing types such as duplexes or townhomes. Small higher density residential development forms including patio homes, apartments, manufactured home parks, and various forms of senior housing also fit within this category.

Mixed Residential-Commercial Focus Growth Area - Mixed residential-commercial may include a mixture of office, retail, or residential land uses, situated at key nodes along key corridors in the county. Typical building sizes in this category range from 20,000 to 100,000 square feet. Buildings may range from 1 to 4 stories in height and residential components may range from 12 to 40 units per acre. This typology is located along minor or major arterial roadways and serves a 3 to 6 miles trade radius. A central point to this type of development can include a central gathering space or pedestrian focused outdoor space. These uses should promote walkability and connectivity.

Interstate Commercial Focus Growth Area - These focus areas include a combination of uses, typically residential and non-residential buildings or uses such as retail, office, civic, and/or recreational spaces. These uses can range from a single building to an entire neighborhood or development. The mix of uses should be compatible to the surrounding context and environment, appropriately transitioning to lesser intense uses nearby.
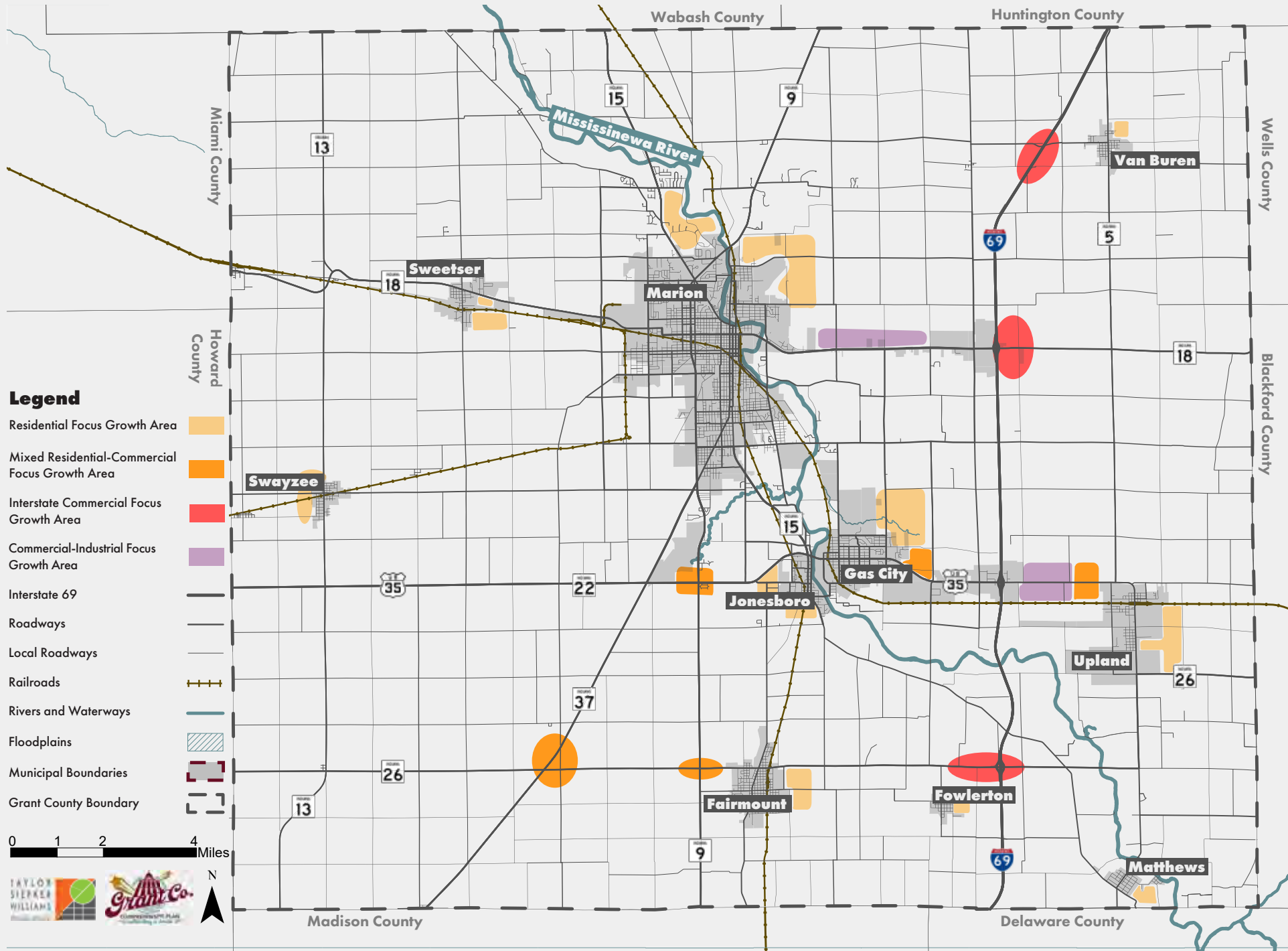
Commercial-Industrial Focus Growth Area - The commercial-industrial typology includes a variety of showroom, flex space, and manufacturing space, or varying square footages. While industrial uses may include some degree of office space, the primary focus is on the assembly, storage, or distribution of goods or products. Floor area ratio range from 0.25 to 0.5 and structures in the industrial typology may range from 1 to 3 stories in height. Proximity to regional road corridors is a critical factor in locating these areas.

The Future Land Use Map is intended to be considered as an overlay for Existing Land Use Map. The only development areas or proposed land use changes in Grant County are within the proposed future growth areas on the Future Land Use Map. Otherwise, the county's land use will generally align with what is displayed on the Existing Land Use Map.

Grant County Existing Land Use Map as shown on page 41.

FUTURE LAND USE

Wabash County
Huntington County

Miami County
Wells County

Mississinewa River

15
9

13

Van Buren

I-69

5

Sweetser
18

Marion

18

Legend

Residential Focus Growth Area

Mixed Residential-Commercial Focus Growth Area

Interstate Commercial Focus Growth Area

Commercial-Industrial Focus Growth Area

Interstate 69

Roadways

Local Roadways

Railroads

Rivers and Waterways

Floodplains

Municipal Boundaries

Grant County Boundary

Howard County

Swayzee

Blackford County

35
22
37

15

Gas City
35

Jonesboro

Upland
26

13

26

9

Fairmount

Fowlerton

I-69

Matthews

0 1 2 4 Miles

N

TAYLOR SIEPKER WILLIAMS
Grant Co.

Madison County
Delaware County

2. GOVERNMENT & FISCAL CAPACITY

Existing Conditions

According to the Grant County Indiana Historical Society, Grant County was established in February 1831. It was named for two soldiers and brothers, Samuel and Moses Grant, from Kentucky. In 1789, the brothers died in a battle with indigenous peoples along the Ohio River in the unorganized Indiana Territory.

Today, Grant County is governed by a seven-member County Council that meets once every month. The Grant County Council manages the county's finances, including the fiscal budget and revenue collection. Four of the council members represent different governmental districts in the county, and the other three represent the county at-large. Additionally, each of the council members have four-year terms and are, therefore, elected every four years. Any decisions or legislation made by the County Council are executed by the Grant County Board of Commissioners. The commissioners are elected county-wide to four-year terms and oversee the county's regular operations.

The Area Plan Commission (APC) is another board that manages certain processes in Grant County. The Grant County APC is a 13-member board in charge of adopting and amending zoning ordinances and subdivision regulations. The Grant County Board of Zoning Appeals (BZA) similarly deals with zoning and building ordinances. The BZA is a five-member board that has the authority to grant private citizens variances or exceptions from certain ordinances regarding development on a case-by-case basis. Both the APC and BZA meet once a month and have jurisdiction over zoning in Fairmount, Jonesboro, Matthew, Sweetser, Upland, Van Buren, and Unincorporated Grant County.

Other Grant County staff work in offices or departments that provide specific services to the county and its residents. The following outline summarizes each of these offices and their role in Grant County.

- **Grant County Assessor:** Assesses the value of real estate property.
- **Grant County Auditor:** Manages fiscal bookkeeping and records in the county.
- **Grant County Coroner:** Handles autopsies and investigations following an individual's death.
- **Grant County Economic Growth Council:** Works to support and attract economic growth and progress in the county. It also fills the role of a local economic development corporation.
- **Grant County Emergency Management Agency:** Works to prepare the county for disasters and manages local disaster response.
- **Grant County Emergency Medical Services:** Provides emergency medical care or transport to hospitals.
- **Grant County Health Department:** Maintains public health by providing environmental, food protection, and immunization services.
- **Grant County Recorder:** Documents official county activity.
- **Grant County Surveyor:** Surveys land prior to development and provides technical assistance for construction and drainage projects in the county.

- **Grant County Veterans' Services:** Assists local veterans with application for various local, state, and federal programs.
- **Grant County Weights and Measures:** Inspects fuel pumps, vehicle scales, and commercial weighing scales.

Grant County Municipal Complex in Marion.

Public Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to Government and Fiscal Capacity include:

Steering Committee

- Continue to utilize, and help small towns in the county utilize, state programs like Indiana Main Street, Stellar Pathways, and small business development programs.
- Grant County should strengthen relationships and improve communication with local communities so it will be easier to provide them support if necessary in the future.

Public Meetings

- Expand upon available resources to support new and existing small businesses.
- Improve communication and cooperation with local communities.

Public Surveys

- Provide programs and support for applicable local community projects.

Recommendations

To provide further collaboration of the County's growth and development, the land use growth areas that highlight priority areas of the community based on existing growth patterns, available transportation and utility infrastructure, and planned investment over a period of 5-10 years should be referenced and assist in the facilitation of the development of local planning efforts.

While development and capital projects can be proposed and implemented in any area of the community, the focus areas are intended to show priority areas based on residential and commercial activity- both existing and proposed. This prioritization can then be used to identify gaps in infrastructure and services as development occurs moving forward. This plan is intended to assist community leaders in meeting both the financial and physical needs for infrastructure that supports new residential, commercial, and industrial growth.

Concurrently, by understanding the organizational structure of a given community, including non-profit community partners, inefficiencies can be identified, and existing relationships can be leveraged during implementation efforts. Grant County will then be able to continue assisting local communities with the development of their own plans and improvement initiatives. These comprehensive plans and local planning initiatives will help guide orderly growth, protect resources, and enhance quality of life. Local planning provides a vision for the future, ensuring proactive rather than reactive decision-making and facilitating informed choices about land use, infrastructure, and community services.

Vision Statement

Maintain and grow the community through fiscally responsible decisions and the ability of the local towns to support the growth.

Key Goals:

- Encourage and, when possible, assist in the development of community comprehensive plans.

- Increase the County's capacity to support economic development initiatives.

- Foster positive intergovernmental county/community collaboration.

Community Focus Key Goals:

- Improve opportunities for communication, cooperation, and resource sharing between all layers of government. (Marion 2030 Comprehensive Plan Update)

- Acknowledge and encourage economic development programs that involve countywide involvement. (Marion 2030 Comprehensive Plan Update)

- Work side by side with Grant County Area Plan Department on regional planning issues; incorporating keystone organizations to ensure expertise from other jurisdictional boundaries are recognized. (Marion 2030 Comprehensive Plan Update)

Strategies & Outcomes: Government & Fiscal Capacity

BASELINES

MEASURABLE STRATEGIES

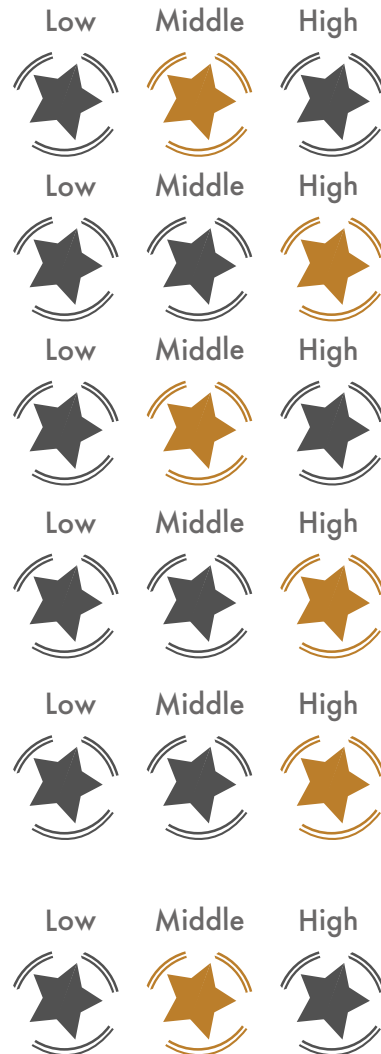|	
Grant County is not always involved in local comprehensive planning.	Coordinate with local municipalities to ensure one staff member from the Grant County Area Plan Commission, like the Executive Director, is on the steering committee for any local comprehensive plans. Encourage all municipalities in the county to develop, or update, a comprehensive plan every five years.
There are currently 11 county offices/departments with various budgetary limitations.	Conduct semi-annual budget reviews to ensure each department has the resources it needs.
Both the APC and BZA meet once a month and have jurisdiction over zoning in Fairmount, Jonesboro, Matthews, Sweetser, Upland, Van Buren, and Unincorporated Grant County. However, local municipal staff and officials have limited involvement in the planning decisions made by county boards and commissions.	Retain a staff position whose role it is to support the APC and BZA by maintaining semi-annual meetings with local communities regarding land use, growth and economic development policies, and transportation improvements. The same staff should also facilitate cross-jurisdictional communication regarding planning decisions located in areas where two communities abut or where they would otherwise impact multiple communities.
There is limited public participation in governmental decisions other than at regular scheduled meetings like Plan Commission hearings.	Conduct semi-annual public meetings to hear general public comment that is not specific to certain development or planning decisions.
The Grant County Economic Growth Council is the primary force behind local economic development. County staff and officials offer support for the organization.	Hold quarterly meetings with the Grant County Economic Growth Council to ensure it has the resources needed to continue driving economic development in the county.

Topic 2: Government & Fiscal Capacity

Maintain and grow the community through fiscally responsible decisions and the ability of the local towns to support the growth.

Partners:

- Grant County Staff and Officials
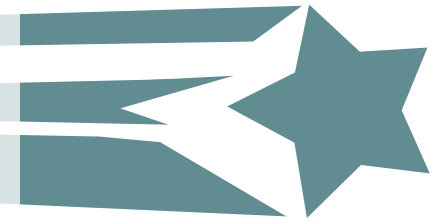- Local County Staff and Officials
- Grant County Area Plan Commission

Priority

	Low	Middle	High

Key Goals

	Timeline: Long-term	
2.1	Encourage and, when possible, assist in the development of community comprehensive plans.	
	Timeline: Long-term	
2.2	Increase the county's capacity to support effective economic development initiatives.	
	Timeline: Long-term	
2.3	Foster positive intergovernmental county/community collaboration.	
	Timeline: Short-term	
2.4	Improve opportunities for communication, cooperation, and resource sharing between all layers of government. (Marion 2030 Comprehensive Plan Update)	
	Timeline: Short-term	
2.5	Acknowledge and encourage economic development programs that involve countywide involvement. (Marion 2030 Comprehensive Plan Update)	
	Timeline: Long-term	
2.6	Work side by side with Grant County Area Plan Department on regional planning issues; incorporating keystone organizations to ensure expertise from other jurisdictional boundaries are recognized. (Marion 2030 Comprehensive Plan Update)	

Priority ratings (Low / Middle / High) per goal:
- 2.1: Middle
- 2.2: High
- 2.3: Middle
- 2.4: High
- 2.5: High
- 2.6: Middle

3. PUBLIC FACILITIES & SERVICES

Existing Conditions

There are many publicly owned facilities that provide services to residents across Grant County. These facilities are primarily owned and operated by municipal governments, like the City of Marion, instead of the county. However, some of the smaller towns in the county lack the resources to provide certain services. Additionally, most utilities are provided by municipal governments or private utility companies. The following section outlines the various public services and their management throughout Grant County.

Utilities

Indiana Michigan Power is the primary electric service provider in Grant County. Its service area encompasses nearly the entire county apart from Gas City. Instead, Gas City provides electric service to its residents separately through the Gas City Electric Department, a member of the Indiana Municipal Power Agency (IMPA). The IMPA is an association of municipally owned electric utilities that share resources and provide electric services to their jurisdictions. In addition, Vectren, a subsidiary of Centerpoint Energy, is the only provider of gas services in Grant County. This utility delivers natural gas for cooking or heating to residents. Conversely, other utilities, like water and wastewater, are provided by several different organizations in the county. The specific municipality or agency managing these utility services differs by location.

Government and Community Facilities

Grant County operates some significant services that directly benefit residents. One such service is the Grant County Sheriff's Office. The Sheriff's office acts as a county-wide police department that primarily services the areas where there are no local police. It offers a variety of community and public safety services including crime prevention, security, regular patrols, and addiction services. The head of the department, the Grant County Sheriff, is elected to a four-year term and is limited to a maximum of two terms.

In 2024, the Sheriff's Office developed a strategic plan to guide future decision-making and improvements to its facilities and community services. According to the Grant County Sheriff's Office Strategic Plan, the office had a budget of roughly $7.3 million in 2023. It also has comprehensive staffing organized into four patrol crews, four detention crews, a criminal investigations division, an operations division, and an administration division. The office also has staff that attend local events in support of the Grant County community.

Most of the cities, towns, and townships also manage public facilities and services for the benefit of their residents. These facilities are largely independent from Grant County but may collaborate with the county or county-owned facilities as they see fit. The following summary lists those facilities and their respective service areas.

Police Departments and Public Safety

Marion, Fairmount, Gas City, Jonesboro, Matthews, Swayzee, Sweetser, Upland, and Van Buren have local police departments that serve their communities. These departments provide each respective municipality with public safety and crime prevention services. They also assist the Grant County Sheriff's Office in the unincorporated areas of the county.

Fire Departments and Fire Protection

There are 13 fire departments in Grant County that provide fire protection services to different areas. Though each department has a service area, many have interlocal agreements with one another, so they assist and often operate in other service areas.

- The Center Township Volunteer Fire Department services the unincorporated parts of Center Township.
- The Fairmount Volunteer Fire Department serves Fairmount, Fowlerton, Fairmount Township, and eastern Liberty Township.
- The Gas City Fire Department services Gas City and eastern Mill Township.
- The Green Township Fire Department services Green Township and western Liberty Township.
- The Jonesboro Volunteer Fire Department provides service to the City of Jonesboro.
- The Marion Fire Department provides fire protection services to the City of Marion and eastern Franklin Township.
- The Matthews Volunteer Fire Department services the southern half of Jefferson Township including the Town of Matthews.
- The Mill Township Fire Department serves the western half of Mill Township.
- The Pleasant Township Volunteer Fire Department services Sweetser, Pleasant Township, and northern Franklin Township.
- The Swayzee Volunteer Fire Department provides service to Swayzee and the surrounding unincorporated areas including Sims Township and parts of Richland and Franklin Townships.
- The Upland Volunteer Fire Department serves the northern half of Jefferson Township including Upland.
- The Van Buren Volunteer Fire Department serves Van Buren, Van Buren Township, and parts of Monroe Township.
- The Washington Township Fire Department primarily serves Washington Township.

Libraries

Most of the municipalities in Grant County have a public library that falls under local or township jurisdiction. Specifically, Marion, Fairmount, Gas City-Mill Township, Jonesboro, Matthews, Swayzee, Upland, and Van Buren have libraries. Though there is not a county-wide library service, the Marion Public Library features a variety of county-wide resources including a local history museum operated by the Grant County Historical Society.

Gas City-Mill Township Public Library in Gas City.

Other

Many of the municipalities in Grant County offer a public community building for residents to rent for private events. This includes Fairmount, Gas City, Jonesboro, Matthews, Swayzee, and Upland. These facilities serve their respective communities and do not have as large an impact throughout the whole county. However, Gas City has an additional amenity that could become an important center of activity in Grant County. The Gas City Performing Arts Center is one of Grant County's newest community attractions. It is a live music and performance arts venue on the east side of Gas City that can seat over 1,800 people. The Gas City Performing Arts Center's high-quality facilities and location near I-69 will cement it as a primary arts destination in Grant County and the greater region. The facility is also the new home of the Mississinewa Community Schools fine arts programming and performances.

Jonesboro City Hall in Jonesboro, Indiana.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to Public Facilities and Services include:

Steering Committee

- Grant County has high quality schools, EMS, and fire safety services that can be leveraged to increase the population.
- The location of utilities can limit development.
- Local drainage and water systems are aging and some need to be replaced.

Public Meetings

- Focus on maintaining current roadway infrastructure instead of building more.
- Support the expansion of public services as Grant County grows.

Community Conversations

- Some community services have interlocal agreements with other services in the county.
- During the winter, the county roads near the smallest towns in the county become largely unusable.

Public Surveys

- Nearly 60% of survey respondents believe the quality of local utilities is a liability that is keeping potential new residents and development away.
- Over 94% of second survey respondents believe EMS, police, and fire safety services should be supported and improved, especially if there is new development around the county.

Recommendations

The timely and economical provision of community facilities is an integral part of growth management and land use regulation activities undertaken by Grant County to ensure an essential quality of life for residents. The location of community facilities is fundamentally tied to longstanding growth management objectives in Grant County which seek to direct services to planned growth areas where both existing infrastructure and the density of residents enable the efficient provision of essential institutional services.

The types of community facilities provided, as well as the programs and services associated with each, will vary throughout the County according to the differing needs of rural and urban communities. The designation of regulatory place types within County ordinances, plans and policies, helps to guide policies embedded within these regulatory documents in determining what types of community facilities are appropriate in different urban and rural contexts. In certain cases, municipalities provide essential public facilities and services to citizens of the County who live outside the corporate limits of the municipality. In others, community facility provision is handled jointly by Municipal and County governmental entities. As a result of such cooperative arrangements, it is essential that coordination occur between entities representing these local governments when creating policies that specify where and how community facilities will be provided. The County's coordination and support of Community Facilities should continue to serve its diverse population and encourage accessibility inclusive of the needs of residents.

Plans and Policies

Capital Improvement Plan

A county's Capital Improvement Plan (CIP) forecasts and prioritizes future infrastructure needs. The Plan enables infrastructure improvements to occur according in a timely and cost-effective fashion. The primary goal of a CIP is to provide a means for coordinating and consolidating all departmental and agency project requests into one document. The projects can then be examined and prioritized based on established criteria that includes County plans and policies. The resulting document is the CIP. An updated a 10-year CIP should be developed each fiscal year including scheduling and financing information for future community facilities such as public buildings, roads, bridges, parks, water and sewer projects, and educational facilities. Though the CIP considers the next 10 years, it should be flexible and open to chnages. Funds for each project are allocated from Federal, State, and local sources by the Board of County Commissioners.

The Capital Improvement Plan would not only account for the acquisition, expansion, and rehabilitation of infrastructure and other capital assets, but it also incorporates the following basic underlying principles of the County:

- Capital projects are targeted to support the goals of the Comprehensive Plan and other County functional plans.
- Capital investments are made for economic development.
- Existing assets are preserved and maintained to ensure continued service.
- External funding possibilities are considered when reviewing and prioritizing projects.
- Intergovernmental funding is sought for regional projects.
- Debt is used carefully and managed in accordance with the goals and objectives of County policies.

Adequate Public Facilities Ordnance

An Adequate Public Facilities Ordinance (APFO) is a primary regulatory tool for the provision of community facilities outside of incorporated municipalities. Each municipality has autonomous authority to manage infrastructure within their incorporated boundaries. However, it is important to coordinate with these municipalities in housing planning and uniform enforcement of mitigation techniques.
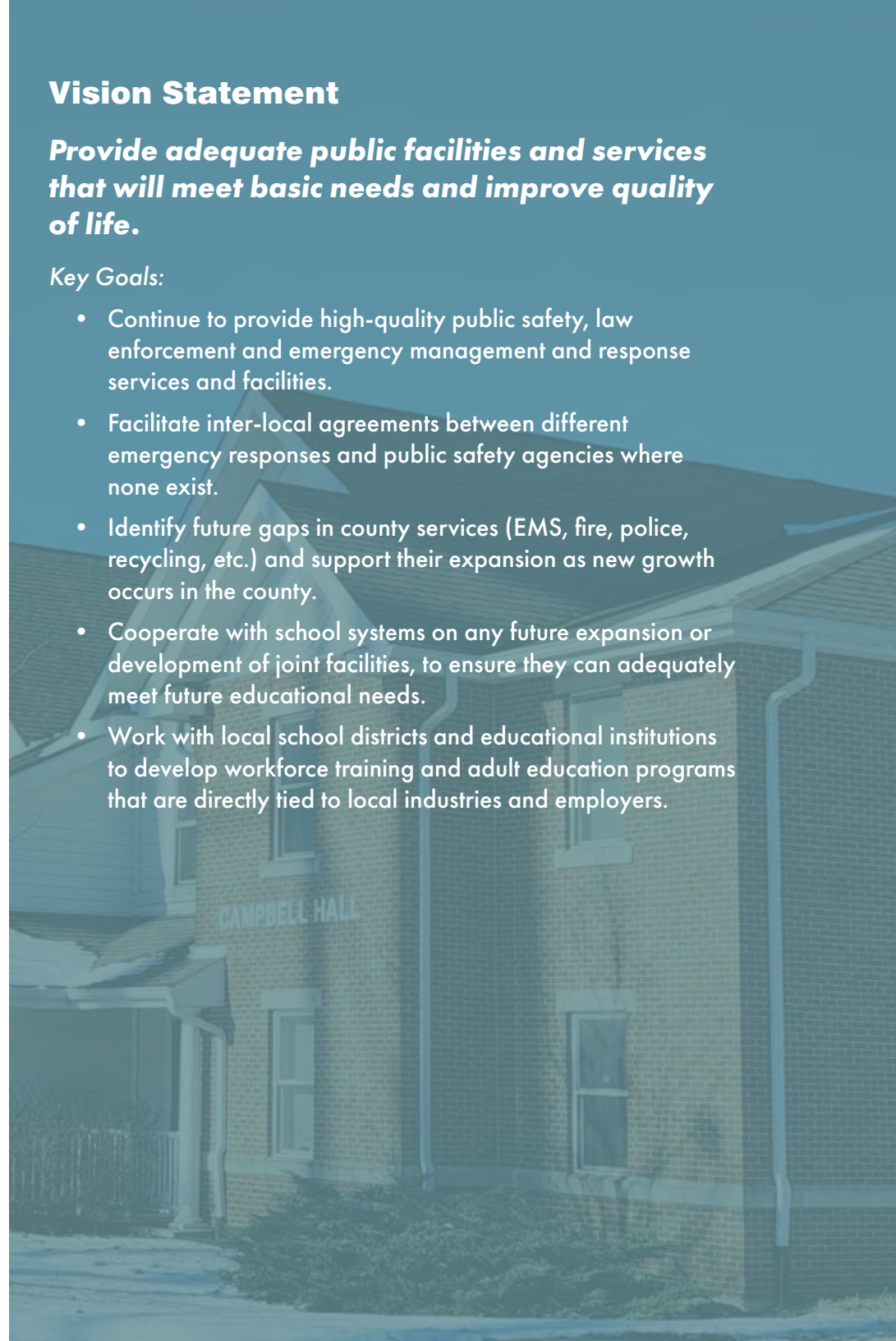
The APFO can be enacted to ensure "that public facilities and services needed to support new development shall be available concurrently with the impacts of such new developments." "Adequate Public Facilities" would be defined by the Ordinance as "those facilities relating to roads, sewerage disposal systems, schools, water supply and distribution systems, and interim fire protection systems meeting established minimum standards." Adequacy standards for each of these facility types would be described within the APFO. Authority is granted to the Planning Commission to determine when adequacy has been met in the approval or disapproval of an application for development. Phased development, particularly with larger projects that may cause substantial new demand for public infrastructure or services, is an integral method by which this concurrency is attained to spread out the impacts of development over a manageable and cost-effective timeline.

Vision Statement

Provide adequate public facilities and services that will meet basic needs and improve quality of life.

Key Goals:

- Continue to provide high-quality public safety, law enforcement and emergency management and response services and facilities.

- Facilitate inter-local agreements between different emergency responses and public safety agencies where none exist.

- Identify future gaps in county services (EMS, fire, police, recycling, etc.) and support their expansion as new growth occurs in the county.

- Cooperate with school systems on any future expansion or development of joint facilities, to ensure they can adequately meet future educational needs.

- Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.

BASELINES

Grant County supports public health and county-wide health initiatives through the Grant County Health Department.

Within Grant County, there are a variety of nonprofit organizations dedicated to providing community services or resources regarding food insecurity, housing, childcare, education, healthcare, and more.

Significant developments, including large neighborhoods, commercial structures, or industrial structures, require access to public utilities.

There is no formal process that specifically calls out the strategic location of public facilities as a contributing factor in growth patterns within the county.

MEASURABLE STRATEGIES

Invest in an annual healthcare and mental health campaign to raise awareness and increase local access to healthcare resources.

Continually maintain a guide that can direct residents in need of any services to the correct organizations.

Coordinate with other public utilities and essential service providers annually to review future plans for public facilities and services and update plans as needed for coordinated growth.

Review subdivision regulations annually to ensure they require development projects to be planned with the efficient provision of all public services and stormwater/drainage in mind.

Annually collaborate with stakeholders and the development community to coordinate the future locations of public facilities such as libraries and utility services to strengthen the focused growth areas.

Strategies & Outcomes: Public Facilities & Services

BASELINES

Most of the cities, towns, and townships manage public facilities and services largely independent from Grant County.

The review and coordination for transportation and utility improvements is currently conducted on a case-by-case basis.

There is no formal process that specifically calls out alternative energy sources as a contributing factor in growth patterns within the county.

MEASURABLE STRATEGIES

Semi-annually coordinate with local communities to ensure the provision of adequate public safety facilities and staffing levels in areas of existing and new development.

Bi-annually coordinate local and county-wide transportation and utility infrastructure improvements with land use, growth, and economic development policies.

Bi-annually monitor the development of commercial alternative energy sources to maintain the aesthetic quality and property values of the county.

Topic 3: Public Facilities & Services

Provide adequate public facilities and services that will meet basic needs and improve quality of life.

Partners:

- Grant County Staff and Officials
- Grant County Highway Department
- Grant County Sheriff's Office
- Local Community Staff and Officials
- Local Community Wastewater Utilities
- Local Community Water Utilities
- Local Community Police Services
- Local Community Fire Safety Services
- Local EMS Districts
- Local School Districts

Funding & Resources:

- USDA Water and Wastewater Utility Grant or Loan Funds

Priority

Low	Middle	High

Key Goals

Timeline: Long-term	
3.1	Continue to provide high-quality public safety, law enforcement and emergency management and response services and facilities.
Timeline: Short-term	
3.2	Facilitate inter-local agreements between different emergency responses and public safety agencies where none exist.
Timeline: Short-term	
3.3	Identify future gaps in county services (EMS, fire, police, recycling, etc.) and support their expansion as new growth occurs in the county.
Timeline: Short-term	
3.4	Cooperate with school systems on any future expansion or development of joint facilities, to ensure they can adequately meet future educational needs.
Timeline: Long-term	
3.5	Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.
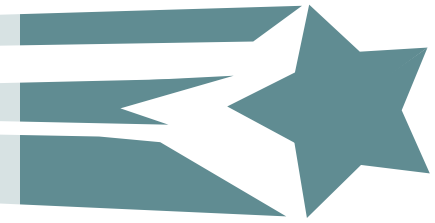
4. PLACEMAKING

Existing Conditions

Grant County has already implemented a variety of placemaking enhancements with the goal of boosting local tourism. Most notably, the county has established a unique identity around being the birthplace of James Dean, a famed 1950s actor, and Jim Davis, the creator of the Garfield comic strip. This has resulted in the development of the James Dean Landmarks Trail, which connects several prominent locations from the actor's early life, and the Garfield Trail, an automobile trail following local roads that connects to a collection of Garfield statues at various Grant County landmarks. Small-scale placemaking efforts throughout the county include the City of Marion's decorative bike racks and streetlights, or Gas City's decorative street signs and streetlights that depict an image of a gas pump. Each of these elements and amenities come together to build a unique identity that residents can associate with and visitors can enjoy.

Other placemaking efforts in Grant County generally occur in the individual communities. For example, Fairmount has built an identity around James Dean's childhood home with the James Dean Museum and several memorials. Additionally, Marion has multiple art installations depicting Jim Davis and his Garfield character among other local celebrities. There are also local events around the county that help build a sense of place within each community. These events include Van Buren's Popcorn Festival, Matthews's Covered Bridge Festival, Jonesboro's River Rally, Sweetser's Second Fridays, and Swayzee's Swayzee Days Festival.

Grant County, Indiana, offers a range of health and wellness resources, including hospitals, mental health services, YMCA programs, and various community health initiatives.

Healthcare Facilities
- **Marion Health:** Provides a wide array of medical services, including primary care, specialty care, urgent care, and cancer treatment. They also offer health screenings and wellness programs.
- **Bridges to Health:** Offers free primary healthcare and educational services to individuals and families in Grant County who lack adequate resources.
- **Marion VA Medical Center:** Provides healthcare services to veterans, including primary care, specialty care, mental health, and rehabilitation services.
- **The Wellness Center:** Offers fitness, therapy, and gymnastics programs, including a cafe, lounge, and massage services.
- **Grant County Family YMCA:** Provides fitness, sports, and family programs for all ages and abilities.

Mental Health and Wellness
- **Radiant Health:** Formerly Grant Blackford Mental Health and Family Services Society, Radiant Health provides mental health and social services.
- **Community Counseling Center:** Offers counseling services for individuals and families.
- **Mental health services in Grant County:** Various organizations and professionals offer counseling, therapy, and support for mental health and well-being.

Other Resources
- **Connect Grant County:** A resource guide that includes information on healthcare services, including home healthcare.
- **Purdue Extension Grant County:** Offers resources and information on health and human sciences, including nutrition education and healthy eating.
- **Indiana 211:** A free and confidential service that helps Hoosiers find local resources, including healthcare, counseling, and support services.

Wellness Programs and Initiatives
- **Marion Health's Wellness Wednesday at the Grant County Fair:** A community event offering interactive health displays, free giveaways, and wellness resources.
- **Marion Health's Health Screenings:** Affordable and convenient health screenings are available to help with early detection of heart disease and some cancers.
- **Steady and Strong Program:** A boxing-inspired fitness program at the Grant County Family YMCA designed to improve the quality of life for individuals with Parkinson's disease.

Educational Facilities

There are five school districts in Grant County that provide education for students ranging from Kindergarten to 12th grade. Each district operates its own school facilities and services specific parts of the county. The following summary outlines each district and their service areas as well as local private schools and higher education facilities.

- **Marion Community Schools** is the district that services residents in and surrounding Marion. This includes unincorporated areas just to the north and east of the city. In the district, there are four elementary schools teaching preschool to fourth grade, one intermediate school teaching fifth and sixth grades, a junior high school teaching seventh and eighth grades, and a high school teaching ninth to 12th grade.

- **Mississinewa Community Schools** services students living in Gas City, Jonesboro, and the unincorporated areas in Mill Township. There are four schools in the district including one elementary school for students from preschool to first grade, another elementary school for students from grades two through five, a middle school teaching grades six through eight, and a high school for students from grades nine through 12.

- **The Oak Hill Community Schools** district services the northwestern part of Grant County and a piece southeast Miami County. In Grant County, this includes the Town of Swayzee, Town of Sweetser, and a large unincorporated area. The district manages three elementary schools, a junior high school, and a high school.

- **Madison-Grant United Schools** provides K-12 education to students in Fairmount, Fowlerton, and the unincorporated south and southwest sides of Grant County. It also services the far north side of Madison County. The district operates an elementary school for students from preschool to second grade, another elementary school for grades three to six, and a Jr.-Sr. high school for grades seven through 12.

- **Eastbrook Community Schools** services the entire east side of the county including the Towns of Matthews, Upland, and Van Buren. The district also encompasses an unincorporated area just north of Marion. It manages two elementary schools teaching from kindergarten through grade five, a middle school teaching grades six through eight, and a high school teaching grades nine through 12.

- Other schools in Grant County are private schools that do not have specified districts. Private K-12 schools include **King's Academy** in Jonesboro, **Lakeview Christian School** in Marion, and **St Paul Catholic School** in Marion. Additionally, **Kinwell Academy** in Marion is an alternative school for students on a non-traditional education timeline.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to placemaking include:

Steering Committee

- Grant County has several placemaking assets to leverage: Higher education institutions, home of James Dean, home of Jim Davis and Garfield

- The county needs to determine what it wants to be and how it wants to market itself.

Public Meetings

- The covered bridge in Matthews is the only covered bridge in Grant County. Ensure it is preserved.

Recommendations

An economic development opportunity exists in arts and culture, and it is important to include arts and culture in community and economic planning initiatives. Many communities understand both the tangible and intangible benefits of arts and culture to their communities and are already engaging with arts and culture in their economic and/or community development plans. For example, arts and culture can contribute to both local tourism (tangible) and a sense of community and belonging (intangible). No community has no arts and culture assets; however, the majority of municipal leaders who claim their communities have little-to-no arts and culture still recognize the value of this activity to economic development. Some leaders need assistance both in recognizing the arts and culture already present in their communities and in seeing those arts and culture resources as assets to build on.

Placemaking is the act of planning and designing public spaces to establish an identity or "sense of place" in a specific location. It is a community-driven effort intended to strengthen the connection between residents and their community. Specifically, small-scale design elements like signage, decorative street lighting, or art installations can act as placemaking tools that enhance a space's identity and sense of place. Short-term community events and seasonal décor can also be used as placemaking tools that bring people together and strengthen their connection to the community.

The primary way the County can assist in the development and implementation of placemaking, and public art programming is to invite public art, and the development process, into county-owned spaces and projects. While the County's primary role is to plan for and implement capital improvements including roadway widening, roadway extensions, bridge replacements, and regional stormwater improvements, they have the opportunity to think of public art as a component of the project during the design process. While the County's role isn't necessarily to fund public art, they can allow for the installation of art within their project areas which reduces potential barriers art advocates often face.

To extend visitor stays in the county, a unified county-wide branding initiative should also be developed focusing on unique tourist attractions, ensuring a consistent message, look, and feel across all communication channels. This should go beyond just a logo, encompassing a comprehensive strategy to shape the identity and appeal of the destination, as destination branding aims to attract and retain visitors through a strong and positive image.

Vision Statement

Create places that are meaningful, compelling, and reflect the unique identity and cultural heritage of Grant County.

Key Goals:

- Incentivize the development of entertainment venues and restaurants that are missing within the community and support resident or visitor demands.
- Partner with local organizations and institutions to develop a county-wide arts and culture initiative.
- Develop community-wide tourism opportunities that guide residents and visitors to local destinations to extend their stay in Grant County.
- Continue to support arts and culture initiatives, like the Garfield Trail or James Dean public art and signage, across the county.
- Reinforce county-wide branding on signage and promotional material.
- Cooperate with school systems on any future expansions or resource needs to share resources and ensure they can adequately meet future educational needs.
- Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.

Strategies & Outcomes: Placemaking

BASELINES

Grant County has some attractions, particularly related to James Dean, that foster a local identity and attract visitors.

The county 4-H Fair, James Dean Festival. Matthews Cumberland Covered Bridge Festival, Swayzee Days Festival, and Popcorn Festival in Van Buren, are local events that cater to specific groups or communities within the county. The Grant County Fair is the only annual event designed to bring the entire county together.

Local community welcome signs are inconsistent and do not follow the same design standards.

The county has established a unique identity around being the birthplace of James Dean and Jim Davis.

MEASURABLE STRATEGIES

Promote clusters of local businesses and dining to support local tourism. Aim for a 10% increase in visitor overnight stays within five years (measured by hotel occupancy data).

Partner with local arts organizations, like the Grant County Arts Association or the Marion Arts Commission, to develop a county-wide program that results in at least one significant project, such as a mural or performance in a local community, in the county each year.

Launch an annual county arts festival within two years, with a goal of drawing at least 2,000 attendees by the third year.

Complete a signage design and branding guide that can be adopted by local municipalities by 2030. Install a minimum of 10 branded wayfinding signs in priority locations such as downtown districts, parks, and major attractions.

Expand upon the Garfield Trail, James Dean signage/art, and other local placemaking initiatives by developing a plan to add new installations, murals, or markers in underrepresented areas of the county. Aim to have local installations in at least 75% of the local municipalities by 2040.

Strategies & Outcomes: Placemaking

BASELINES

Each attraction and event has individual marketing schemes and platforms and is not heavily reliant on county platforms or support.

Each district operates its own school facilities and services specific parts of the county.

Grant County has workforce training programs available through the state's Next Level Jobs initiative and the Grant County Economic Growth Council, offering tuition-free training for in-demand careers and employer reimbursements for workforce development.

MEASURABLE STRATEGIES

Update county branding by 2028 to strengthen brand recognition as a regional tourism hub. County-supported events should consistently display the county brand to strengthen recognition.

Update the county branding to be consistent on all county websites and county event materials by 2028.

Establish a county–school partnership by 2026 that supports at least three shared-use facilities or programs, such as afterschool activities, joint athletic field use, or community learning centers. Track participation rates annually with a goal of increasing afterschool program enrollment by 15% countywide within five years.

Partner with local schools and training providers to launch at least two new workforce training or adult education programs aligned with top county industries by 2027.

Topic 4: Placemaking

Create places that are meaningful, compelling, and reflect the unique identity and cultural heritage of Grant County.

Partners:

- County Staff and Officials
- Local Community Staff and Officials
- Grant County Visitors Bureau
- Grant County Economic Growth Council
- Indiana Destination Development Corporation

Funding & Resources:

- Indiana Destination Development Corporation Grants
- Indiana Destination Development Corporation Placemaking Activation Grants
- Private foundations or Endowments

Priority

Low	Middle	High
★ (Low)	★	★
★	★ (Middle)	★
★	★ (Middle)	★
★	★	★ (High)
★	★	★ (High)
★	★ (Middle)	★
★	★	★ (High)

Key Goals

Timeline: Long-term

4.1 Incentivize the development of entertainment venues and restaurants that are missing within the community and support resident or visitor demands.

Timeline: Short-term

4.2 Partner with local organizations and institutions to develop a county-wide arts and culture initiative.

Timeline: Long-term

4.3 Develop community-wide tourism opportunities that guide residents and visitors to local destinations to extend their stay in Grant County.

Timeline: Long-term

4.4 Continue to support arts and culture initiatives, like the Garfield Trail or James Dean public art and signage, across the county.

Timeline: Long-term

4.5 Reinforce county-wide branding on signage and promotional material.

Timeline: Long-term

4.6 Cooperate with school systems on any future expansions or resource needs to share resources and ensure they can adequately meet future educational needs.

Timeline: Long-term

4.7 Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.

5. ECONOMIC DEVELOPMENT
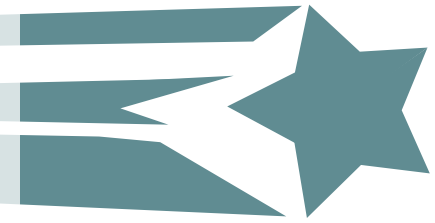
Existing Conditions

Economic development includes a variety of activities that drive business growth and increase available employment opportunities. This could involve the designation of economic development districts that encourage public and private investment into an area. For example, Tax Increment Financing (TIF) Districts and Opportunity Zones are economic development tools that can be used to drive real estate or capital investment and, therefore, business or industrial growth and development. Currently, there are approximately 15 TIF Districts and one opportunity zone in Grant County. Economic development could also include business attraction and promotion across the whole county. There are two significant organization that drive economic development within Grant County. These organizations, the Grant County Economic Growth Council and Greater Grant County, are key players in business and resident attraction and retention in Grant County.

The Grant County Economic Growth Council has worked since 1985 to boost the county's economy through business attraction efforts. Primarily, the council focuses on marketing the county to large businesses and encouraging business development to bring additional jobs to the region. Recently, the Grant County Economic Growth Council helped development of a Walmart distribution center near Gas City, a Dollar General distribution center near Marion, and other industrial sites along I-69. The council also assisted other counties in East Central Indiana in attracting grant funding from the Indiana Economic Development Corporation (IEDC) in 2021. These funds, distributed as part of Indiana's Regional Economic Acceleration and Development Initiative (READI), have directly contributed to the construction of the Gas City Performing Arts Center and the Ridley Tower Apartments in downtown Marion.

The other organization, Greater Grant County, is a combination of multiple chambers of commerce from throughout the county. When it was created, it essentially became a network or partnership of businesses with a common goal of businesses development, growth, and collaboration. This collaboration has boosted both business attraction and retention efforts in Grant County.

Ridley Tower in Downtown Marion

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to economic development include:

Steering Committee

- Higher education institutions attract students. They can be leveraged to attract businesses and industries and encourage students to remain.
- Support higher education and trade schools in training a skilled workforce.
- There is an existing manufacturing workforce that has remained in the area. This is an underutilized asset that can be leveraged to attract manufacturing industry.
- The county is open to using incentives like TIF to encourage development.
- Ensure prominent industrial and large-scale commercial sites are shovel-ready for development.

Public Meetings

- Industrial development should be focused along I-69.
- Support the growth of new and existing small businesses.

Public Surveys

- Nearly 80% of first survey respondents feel the county needs more service-oriented businesses like restaurants, retail shops, and professional services.

Recommendations

The Economic Development element serves as a guide for future economic growth and development within the County. It establishes the vision and basic development policies, which should be implemented to ensure the orderly economic growth and development of Grant County. The purpose of this element is to maintain and strengthen the County's status as a regional center of economic activity by directing job growth where resources, infrastructure, and human capital already exist.

Capacity for Future Non-residential Development

Evaluation of land available for non-residential development is an essential component in the economic prosperity of any jurisdiction. Ensuring there is enough properly zoned land available for businesses to locate and/or expand in a community can increase opportunities for residents to have jobs closer to home thereby reducing the need to commute for work. Having enough land available for non-residential development is also essential to grow the local tax base that supports public services.

The dynamic nature of business and the advancement of technology make it difficult to estimate the amount of land needed for non-residential uses. Industrial sites are typically driven by specialized needs for infrastructure, parcel size, building configuration, and access. Commercial development is particularly difficult because it is mostly driven by changes in the market and can shift locations based upon short term needs.

In general, industrial uses are shifting away from heavy manufacturing and moving more toward computerized, high-tech manufacturing. To account for some of these variables, sites identified for industrial, commercial, or office uses should generally conform to the following parameters:

- Infrastructure and utilities should be either available or capable of being provided;
- Access to the Interstate system should be over arterial highway

routes that do not require the movement of heavy traffic through residential neighborhoods;

- The ability to mitigate developmental impacts on sensitive environmental, historical or cultural features;
- Contain sufficient land area to accommodate development including buildings, parking, storm water management, buffering, and screening if required;
- Avoidance of areas where there is a high probability of incompatibility with existing residential development;
- Locate where mixed uses can provide opportunities for transitioning from heavy industrial or commercial uses to institutional or residential uses;
- Pursue adaptive reuse of existing sites or buildings as a catalyst for rehabilitation or preservation of historic or environmental resources; and
- Locate retail commercial sites where they best serve the market niche being targeted whether regional, community, or neighborhood based.

Brownfields

The Environmental Protection Agency defines a brownfield as "...a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". Indiana defines a brownfield site as a parcel of real estate that is abandoned or inactive; or may not be operated at its appropriate use; and on which expansion, redevelopment, or reuse is complicated; because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment. The Indiana Department of Environmental Management manages the state database.

Many environmental regulations have been adopted over the last several decades to help reduce the occurrence of land pollution and contamination. Therefore, most of the remediation efforts being conducted today are a result of previous development. Because of the breadth of public safety issues pollution and contamination

cause, regulations pertaining to remediation are often dictated by State or Federal agencies rather than local authority. While the County may not necessarily regulate the remediation process, efforts are made by County staff to help property owners navigate through the regulatory process and promote the redevelopment of these areas.

As undeveloped land continues to disappear, the need to redevelop and reuse land that may have viable buildings and infrastructure already present increases in priority. The existence of buildings and infrastructure, and access to transportation resources can lower the costs for a potential developer. Redevelopment of brownfields properties benefits communities by rejuvenating vacant buildings, increasing the tax base and reducing blight. Because the potential environmental liability at these properties is unknown, prospective purchasers are unwilling to assume the risk of undetermined potential cleanup costs. Thus, the properties remain idle. In response to these issues the IDEM, in conjunction with the Indiana Development Finance Authority and the Indiana Department of Commerce offers financial assistance in the form of grants and low-interest loans for site assessment, remediation, and demolition. The IDEM provides assistance by performing technical oversight and review.

Gas City Performing Arts Center in Gas City.

Vision Statement

Promote a balanced and diversified economy.

Key Goals:

- Explore public-private partnerships as a method to create reinvestment and infill opportunities in the growth areas and targeted economic development areas.

- Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.

- Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or potential tax abatement.

- Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.

- Continue to support and collaborate with the cities and towns of the county in their economic development initiatives.

- Invest in economic development, infrastructure, and support for a strong small business environment.

Strategies & Outcomes: Economic Development

BASELINES

The Grant County Economic Growth Council currently works to attract large businesses and encourage business development.

According to the Indiana Department of Environmental Management (IDEM), there are 30 brownfields in Grant County, five of which are inactive.

The Grant County Economic Growth Council curates a list of available shovel-ready sites for industrial development in Grant County. In addition, there are approximately 15 TIF Districts and one opportunity zone in Grant County.

Grant County Economic Growth Council and Greater Grant County are key players in business and resident attraction and retention in Grant County. These organizations market the county to large businesses and encouraging business development to bring additional jobs to the region

MEASURABLE STRATEGIES

Establish a public-private partnership agreements within the next five years that focus on reinvestment and infill projects in targeted growth areas. Track success by the number of acres redeveloped and the number of new jobs created as a direct result of these partnerships.

Establish a formal brownfield redevelopment program that offers tax abatements, fee waivers, or grant funding by 2035. Utilize the program to support either industrial development on brownfields or environmental remediation and redevelopment of brownfields.

Coordinate with the Indiana Economic Development Corporation to promote high-profile build-ready sites, particularly any that fall within a TIF District, in Grant County within the next five years.

Target and recruit at least three new industrial or commercial developments that each employ roughly 70 people or more along the I-69 corridor within the next five years.

## Strategies & Outcomes: Economic Development

BASELINES

Currently, the only inventory of vacant parcels is maintained by the Grant County Economic Growth Council. This inventory is specific to shovel-ready sites for industrial development only. As such, there is no inventory of vacant sites for other development.

Grant County Economic Growth Council and Greater Grant County are key players in business and resident attraction and retention in Grant County. These organizations market the county to large businesses and encouraging business development to bring additional jobs to the region.

MEASURABLE STRATEGIES

Collaborate with the Grant County Economic Growth Council to record an inventory of smaller properties and structures appropriate for small- and medium-scale commercial development including local businesses.

- Then, partner with the East Central Indiana Small Business Development Center to promote these sites to small businesses and help local five entrepreneurs start their businesses in Grant County by 2035.

Develop a county-wide land bank and incentivize redevelopment at three important sites within the next ten years.

Implement targeted redevelopment by incentivizing investment in at least three underutilized sites within the next ten years.
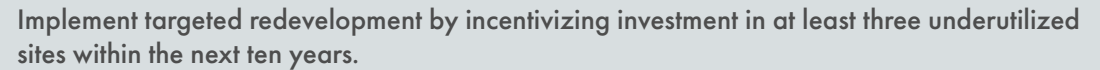
Partner with organizations like Greater Grant County and the Indiana Small Business Development Center to host at least two small business workshops annually,

Topic 5: Economic Development

# Promote a balanced and diversified economy.

Partners:

- County Staff and Officials
- Grant County Economic Growth Council
- Greater Grant County Chamber of Commerce
- Grant County Area Plan Commission
- East Central Indiana Regional Planning District
- Indiana Economic Development Corporation
- Indiana Small Business Development Center

Funding & Resources:

- Indiana Finance Authority – Indiana Brownfields Program
- Indiana Office of Rural and Community Affairs (OCRA)

Priority

Low	Middle	High
★ (gold)	★	★

Low	Middle	High
★	★	★ (gold)

Low	Middle	High
★	★	★ (gold)
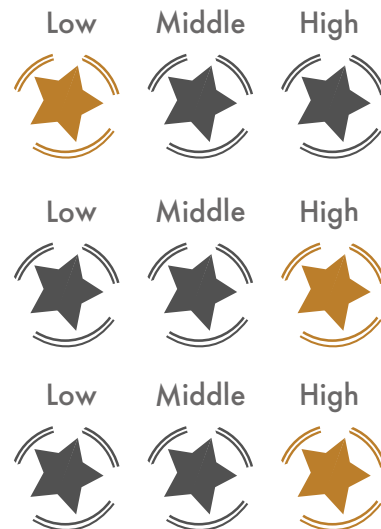
Key Goals

	Timeline: Long-term
5.1	Explore public-private partnerships as a method to create reinvestment and infill opportunities in the growth areas and targeted economic development areas.

	Timeline: Short-term
5.2	Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.

	Timeline: Short-term
5.3	Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or potential tax abatement.

Promote a balanced and diversified economy.

Partners:

- County Staff and Officials
- Grant County Economic Growth Council
- Greater Grant County Chamber of Commerce
- Grant County Area Plan Commission
- East Central Indiana Regional Planning District
- Indiana Economic Development Corporation
- Indiana Small Business Development Center

Funding & Resources:

- Indiana Finance Authority – Indiana Brownfields Program
- Indiana Office of Rural and Community Affairs (OCRA)

Priority

Low	Middle	High
☆	★	☆

Low	Middle	High
☆	☆	★

Low	Middle	High
☆	☆	★

Key Goals

Timeline: Short-term	
5.4	Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.
Timeline: Long-term	
5.5	Continue to support and collaborate with the cities and towns of the county in their economic development initiatives.
Timeline: Short-term	
5.6	Invest in economic development, infrastructure, and support for a strong small business environment.

6. HOUSING

Existing Conditions

Many items affect the local conditions of housing and the housing market, including, but not limited to, vacancy, availability, affordability, value, and diversity of options. As many of Grant County's housing conditions were discussed in the General Background and existing conditions section, the following provides a brief overview of that data.

According to the US Census Bureau, the total number of housing units in Grant County decreased by almost 2.8% from 2010 to 2022. As of 2022, there were 29,856 housing units. Of these units, roughly 64% were owner-occupied, 25% were renter-occupied, and 11% were vacant. As the total number of housing units decreased, the median home value in Grant County increased by more than 30% from $83,100 in 2010 to $109,300 in 2022. Additionally, the median rent also increased from $571 to $624. Increased housing costs are often the result of a decreased supply or increased demand. A combination of both decreased supply and increased demand is likely in Grant County as the total number of housing units continues to decline while people search for new housing.

In 2022, almost 80% of housing in Grant County was in single-family detached homes and more than 13% was in multi-family units like apartments. Another 6% were in mobile homes and 1% were in single-family attached units. Ultimately, housing options are limited in Grant County as the housing stock is not diverse. Encouraging construction of new, different types of housing to distinguish the local housing stock from others could be attractive for new residents that are unable to afford a high-quality single-family home.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to housing include:

Steering Committee

- There is little housing in the southwest part of the county. This affects school enrollment.
- Grant County is experiencing a housing crises driven by reduced stock and high costs.
- Development codes and ordinances can be reworked to allow more diverse types of housing.

Public Meetings

- Grant County needs more starter housing options for new graduates, young families, and emerging professionals.
- Focus new and infill housing development within and adjacent to existing communities.
- Attendees wanted the county to encourage development of different types of housing and support blight remediation.

Community Conversations

- Housing blight is a common issue in the local communities; Some communities have used blight elimination programs.

Public Surveys

- Over 60% of first survey respondents feel Grant County needs more housing available for first-time home buyers. Similarly, over 65% of respondents also feel Grant County needs more mid-range housing for young professionals and families.

Recommendations

The provision of housing is a foundational element in determining the character of a community and the quality of life experienced by its residents. Historic events have left a unique range of housing types and styles across the rural and urban landscapes of Grant County. Advancements in technology and personal transportation have enabled people to live, work and obtain goods or services separated by spatial distances unimaginable to past generations. These advancements have impacted the location, quantity, and quality of new housing units constructed in the County. Spatial freedom has necessitated the rise of growth management strategies at the municipal, county and state levels to maintain coherence in the locally built environment. Managing the substantial costs that arise from the provision of public goods and services being dispersed throughout different areas of settlement has become a challenge at all levels of government. It is in response to such trends that Grant County has long followed the Statewide practice of encouraging development within planned growth areas to most efficiently meet the needs of residents within the limits of fiscal constraints. In rural areas, Grant County uses tools such as its robust land preservation programs to incentivize the retention of working agricultural lands and keep a key local industry viable in the long-term. Zoning and the targeted provision of public infrastructure are key regulatory tools which help govern the rate and location of new growth.

In addition to the type of housing being constructed, the location plays a significant role in efficient patterns of land use. Grant County has practiced a strategy of utilizing a variety of regulatory tools to direct the bulk of development to planned growth centers and away from rural areas. This is done to avoid conflicts from incompatible land uses, maximize the efficient allocation of public infrastructure and services, and to protect sensitive natural resources. To encourage and measure whether overarching smart growth objectives were being met, tools such as designated Growth Areas were developed. These Growth Areas, also defined in the Land Use section, are existing communities and places designated by local governments that indicate where they want local investment to support future growth. Their ability to capture the bulk of residential and nonresidential development is a key indicator of the overall effectiveness of local land use planning and regulation.

Regulatory Mechanisms

Zoning: Zoning is the primary regulatory device which affects the amount, location, character and density of buildable land available for development. Aside from the effects of recent Comprehensive Rezoning of the County's Urban, Rural and Town Growth Areas on permitted densities in various zoning districts, potential language within the Zoning Ordinance could positively support a variety of housing in other ways such as:

- Individual zoning districts enable increased numbers of buildable lots or variations in minimum lot sizes when certain criteria are met. For example, a Historic Preservation District Overlay allows approved properties to create two additional lots in addition to the lot surrounding the historic structure.

- Minimum lot sizes are reduced for properties connecting to public water and sewer systems in all applicable districts, as the absence of an on-site septic system allows for increased building density.

- Mixed use development is permitted in the Rural Village, Special Economic Development and Mixed-Use Zoning Districts.

- The conversion of a building, existing at the time of the Zoning Ordinance's enactment to accommodate two or more families, is permitted in many residential districts.

- Clustering provisions in many rural and residential districts enable greater amounts of land to be devoted to open space and recreation areas that improve the overall quality of life.

- Inclusionary zoning requires a percentage of units in a housing development to be affordable according to a community's median income. Affordable units may be designed differently to accommodate affordable pricing.

Short-term Rentals: Short term rentals are an increasingly visible issue in land use planning, as they present a double-edged sword for local jurisdictions grappling with their increasing popularity. From an economic development perspective, they can function as an alternative income source for property owners who wish to rent out property in areas that may be attractive to tourists. The popularity of home or property sharing platforms such as Airbnb, VRBO, and Hipcamp testify to the market demand for alternative lodging facilities for tourists in the 21st century. In housing markets where demand outstrips supply, the conversion of an excess number of rental properties from long-term leases to short-term rentals can have significant effects on local housing affordability. For this reason, short-term rentals are often given different zoning than accessory dwelling units, which are intended to function as affordable housing units for the local population.

In a market such as Grant County, where housing costs are less expensive than many other parts of Indiana, there is presently less concern over the threat posed by the conversion of housing to short-term rentals. However, a location that includes a number of natural attractions could see short-term rental conversion in gateway communities along the interstate. Accordingly, Grant County would need to amend several sections of its Zoning Ordinance to regulate this type of residential land use. A definition for a "Short-Term Residential Rental" would need to be created which, among other provisions, limits rentals to no more than a 30-day period per client/reservation, requires 1 parking space per bedroom, and limits onsite signage that can be posted identifying the property. They would not require the submission of a site plan.

In rural zoning districts, short-term rentals can be permitted as a principal permitted use in the Agricultural (Rural) Zoning District. In urban zoning districts, short-term rentals could be permitted as a principal permitted use in the Business, Local; Business, General; and Special Economic Development Districts. They would be a special exception in the Residential, Multi-Family; Residential, Suburban; Residential, Transition and Residential, Urban Zoning Districts.

Water and Sewerage Plans: The implementation of a Water and Sewerage Plan is one of the most direct methods by which public policies could shape the character of development in Grant County. The plan would set policies which should be consistent with the County's Comprehensive Plan as well as State and Federal regulations. It would delineate existing, planned and programmed service areas for water and sewerage facilities throughout the County for a 20-year time frame. In addition to advancing policies that protect citizens from health and safety issues that can result from inadequate water and sewer facilities, one of the plans objectives should be to encourage and guide residential growth to those areas which are served or planned to be served with community water and sewerage systems. The Water and Sewerage Plan would focus on encouraging growth within the Urban and Town Growth areas with public facilities, maintaining the existing footprint and limited growth surrounding towns, and correcting problematic individual systems in rural areas of the County.

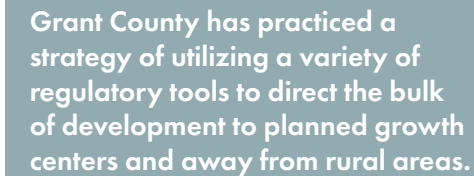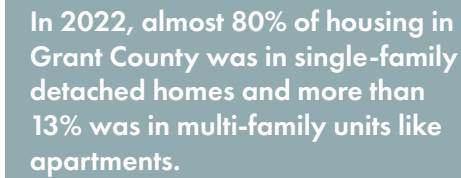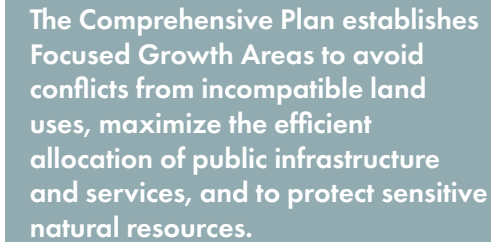New housing construction in Upland.

Vision Statement

Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.

Key Goals:

- Create mixed-income communities through flexible land use regulations.
- Establish or implement development regulations that offer density bonuses, inclusionary zoning, and tax incentive programs.
- Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.
- Continue to review and revise development ordinances and codes in keeping with national and state standards and trends.

Strategies & Outcomes: Housing

BASELINES

Currently almost all the housing in the county is single-family housing and there is little transitional or middle housing.

The Comprehensive Plan establishes Focused Growth Areas to avoid conflicts from incompatible land uses, maximize the efficient allocation of public infrastructure and services, and to protect sensitive natural resources.

In 2022, almost 80% of housing in Grant County was in single-family detached homes and more than 13% was in multi-family units like apartments.

Grant County has practiced a strategy of utilizing a variety of regulatory tools to direct the bulk of development to planned growth centers and away from rural areas.

MEASURABLE STRATEGIES

Update the county zoning ordinance to allow for a variety of housing types by 2030.

Incentivize blight remediation and redevelopment with the goal of redeveloping at least five housing units a year.

Encourage new residential development in areas that currently provide or are planned to provide adequate transportation access and infrastructure. Increase the density of development allowed in these areas by 25%.

Revise zoning ordinances to permit at least three new housing types by 2030

Conduct a comprehensive code and ordinance review at least once every three years.

Adopt annual updates that are aligned with state and national best practices.

Require large housing developments or subdivisions to be located within areas with adequate utilities, infrastructure, and public services.

Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.

Partners:

- Grant County Staff or Officials
- Local Community Staff or Officials
- Grant County Area Plan Commission
- OCRA
- Grant County Auditor's Office (Property Tax Sale – purchase property for blight remediation)

Funding & Resources:

- Grant County Community Foundation Affordable Housing Corporation Endowed Fund (Marion)
- OCRA Blight Clearance Program
- Indiana Housing and Community Development Authority (IHCDA)

Priority

Low	Middle	High
★		

Low	Middle	High
		★

Low	Middle	High
	★	

Low	Middle	High
		★

Key Goals

	Timeline: Long-term	
6.1	Create mixed-income communities through flexible land use regulations.	
	Timeline: Short-term	
6.2	Establish or implement development regulations that offer density bonuses, inclusionary zoning, and tax incentive programs.	
	Timeline: Short-term	
6.3	Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.	
	Timeline: Long-term	
6.4	Continue to review and revise development ordinances and codes in keeping with national and state standards and trends.	

7. TRANSPORTATION

Existing Conditions

Transportation systems are another key component of communities due to the physical connections and opportunities for mobility they provide. These networks connect people to the places where they work, shop, or play. Transportation systems also provide routes for emergency services and infrastructure for the movement of people and goods. As such, they support local communities and connect them to the greater region and beyond.
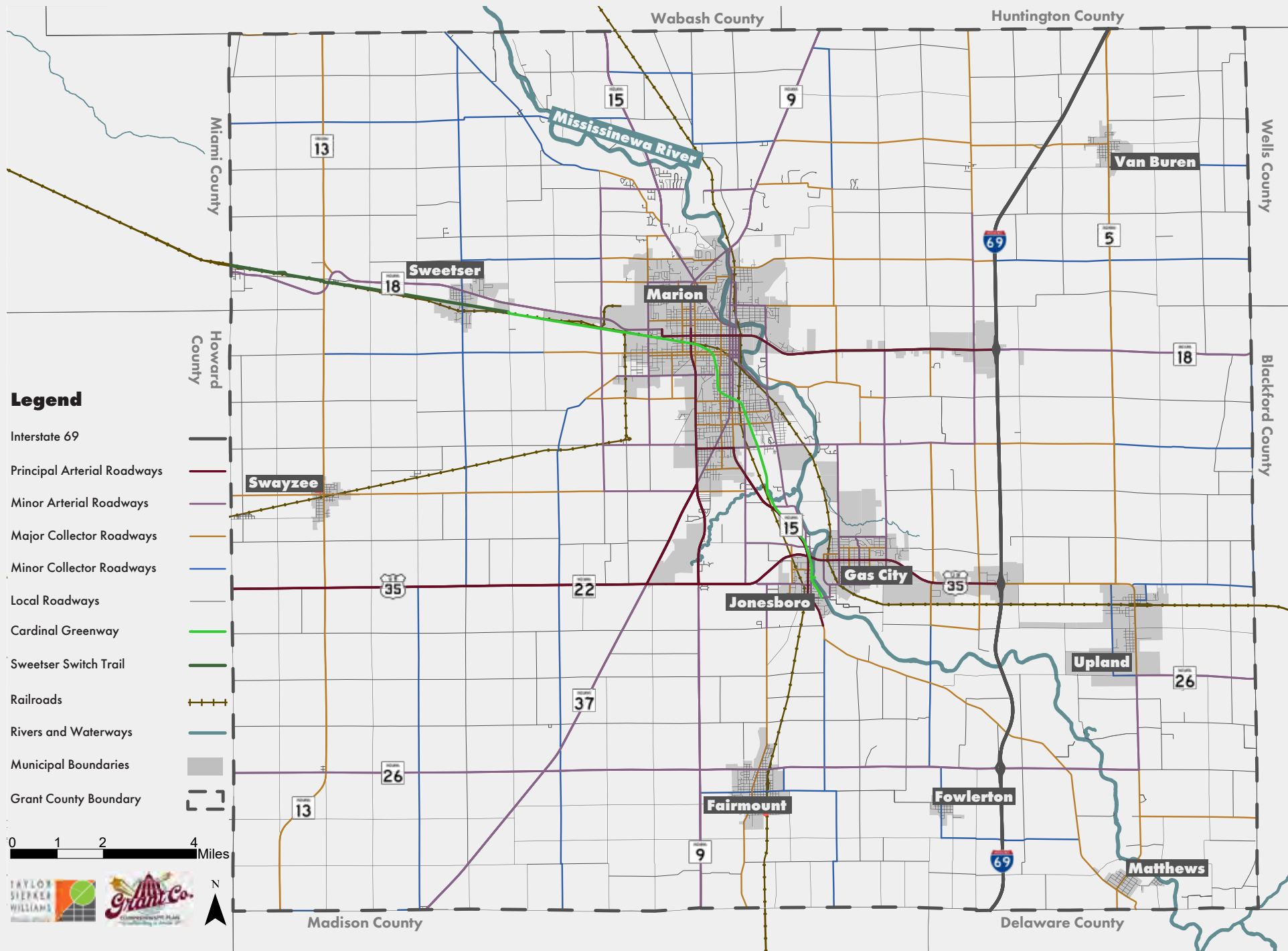
Transportation systems often account for a variety of different modes of movement. Most commonly, roads are used to move vehicles, rails are constructed to move trains, bikeways or bike lanes are designed to move bicycles, and sidewalks are built to move people. Transportation systems also include public transportation. The City of Marion Transit System (MTS) is the only public transportation agency in Grant County. MTS offers five bus routes that have stops at Ivy Tech Community College near Marion, Indiana Weslyn University, SR 18 and I-69, the VA Hospital, the General Motors facility, downtown Marion, and throughout Marion. The MTS also offers an on-demand, accessible paratransit service

Functional Classification

In the United States, each level of government classifies roads according to how they serve communities. Roads with higher classifications are intended to move many vehicles, typically at higher speeds, while roads with lower classifications move fewer vehicles at lower speeds. Each road's classification also determines whether it will have direct access to homes, businesses, or other sites constructed alongside it. The following outline summarizes each functional classification as described by the Federal Highway Administration (FHWA) and the Indiana Department of Transportation (INDOT).

- *Interstates*: Interstates like I-69 have the highest functional classification. They are designed for high speeds and long-distance travel. Therefore, interstates have no access to private properties and have limited access to other roads.

- *Principal Arterials*: Principal arterials are major roadways that move a high level of traffic at high speeds. They can connect to roads in lower classifications and have indirect access to private properties. Principal arterials in Grant County include SR 18, SR 9, and US Hwy 35.

- *Minor Arterials*: Minor arterials are typically urban roads designed for trips of moderate length. They intersect with other roads and may feature direct access to private properties. Meridian Street, Adams Street, SR 26, and 38th Street/E 200 S are Minor arterials.

- *Major Collectors*: Major collectors connect lower classification roads to higher classification roads by directing traffic from local road networks to larger roadways. In Grant County, SR 5, Nebraska Street, 9th Street in Marion, and W 450 N are major collectors.

- *Minor Collectors*: Minor collectors have a similar role to major collectors, but they are often shorter with lower speeds. Minor collectors in Grant County include N 500 W, 8th Street in Upland, and Washington Street in Fairmount.

- *Local Roads*: Local roads have the lowest functional classification, meaning they connect to almost every road and have direct access to adjacent properties. They are designed for short-distance travel at low speeds and can be found in residential or rural areas with little traffic.

EXISTING TRANSPORTATION

Legend

Interstate 69
Principal Arterial Roadways
Minor Arterial Roadways
Major Collector Roadways
Minor Collector Roadways
Local Roadways
Cardinal Greenway
Sweetser Switch Trail
Railroads
Rivers and Waterways
Municipal Boundaries
Grant County Boundary

0 1 2 4 Miles

N

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to transportation include:

Steering Committee

- Grant County has three connections to I-69 it can leverage as a stop between Indianapolis and Fort Wayne to draw people off the interstate.
- The county has a large inventory of roadways to manage and maintain.

Public Meetings

- County-owned roadways near the smallest towns in Grant County become largely impassible during the winter.
- The county should focus on maintaining existing roadway infrastructure instead of building more.
- Connect different parts of the county with biking and walking trails.
- Construct a sidewalk along SR 18 from Marion to the I-69 interchange.

Community Conversations

- Upland is planning a bike trail connection to the Cardinal Greenway, Gas City, and Matthews.
- Matthews would prefer bike trails to travel around the town rather than through it to keep them away from existing housing.

Public Surveys

- More than 75% of first survey respondents prioritized the construction of sidewalks and trails.
- Over 92% of second survey respondents feel the county should prioritize coordination and cooperation with local communities during any roadway, sidewalk, or trail projects.

Recommendations

Transportation networks are among the primary elements which determine a community's character. Transportation planning serves as a primary catalyst for determining the location, pace, and timing of development activities in a given location because transportation facilities provide direct access to land and serve as the gateway to many other infrastructural improvements that support economic growth. Accordingly, it is imperative that thoughtful consideration be given to the end goals of transportation investments in the planning, design, and implementation of an overall transportation network in order to achieve a system which serves all users throughout Grant County.

Above all, transportation investments should serve the needs of people and communities. Due to the importance of the automobile in daily travel in the United States, this larger objective can sometimes get lost in the focus to pursue strategies to alleviate the negative effects of congestion on our busy roadways. This focus on motorized transportation modes can sometimes lead to transportation planning which places a greater emphasis on mobility than accessibility.

Transportation planning in Indiana, however, increasingly recognizes that the most effective model for creating a functional transportation system is one which offers choices to its users through the provision of an interconnected multi-modal network. Such a network balances the needs of different user groups and creates transportation facilities which account for the local context of the area that the investment is attempting to serve. The end goal of this multi-modal network is to realize a sustainable pattern of land use that creates opportunities for growth in accordance with a community or region's desired long-term vision.

To achieve this desired vision, transportation planning must be integrated with many other elements of long-range planning. In the context of the Comprehensive Plan, this includes consideration for transportation plans within other key elements such as the land use plan, economic development strategies, housing provisions, community facility siting and in the conservation of resource lands.

Complete Streets

One of the most significant movements nationwide in transportation policy and design, during the last 20 years to achieve equitable transportation networks, is the Complete Streets approach. Complete Streets is a comprehensive, integrated transportation policy that requires roads and adjacent rights-of-way to be planned, designed, operated and maintained in a manner that facilitates safe and convenient travel for users of all ages and abilities, regardless of their mode of transportation. The potential benefits of Complete Streets are myriad including improved safety for all users; expanded transportation choices; providing better bike, pedestrian, and transit connections to activity centers where people access essential facilities and services; promoting healthy lifestyles and recreational opportunities; and creating more livable communities.

The Complete Streets concept does not stipulate specific street standards, but instead encourages a context-sensitive design approach, fitting roadway design within the character of the neighborhood or community, recognizing that all streets are different and user needs should be balanced. Accordingly, the infrastructural elements comprising a Complete Street in a rural area, for example, will likely differ markedly from a Complete Street in a highly urban area. A Complete Street may include some or all of the following elements: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

Once adopted by local bodies, a Complete Streets policy requires applicable transportation planning entities to routinely consider and incorporate complete streets criteria for all travel modes into all transportation projects, both new and retrofitted, so that the entire transportation system better meets all user needs. It should be clearly understood however, that an adopted Complete Streets Policy does not require that all travel modes be accommodated in every roadway project, only that additional travel modes besides conventional motorized means should be routinely considered during project planning and design. As noted above, the locational context and desired function of each new transportation facility play a major role in what travel modes may or may not be appropriate within the space of the available right of way.

Vision Statement

Provide a safe, efficient, and interconnected transportation system.

Key Goals:

- Develop a county-wide throughfare/road plan that specifies all proposed improvements, prioritizes them and identifies potential funding sources for each.

- Make improvements and repairs to existing county roads to provide for safe and efficient travel throughout the county.

Community Focus Key Goals:

- Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in proximity and strengthen bicycle and pedestrian connections between these places where those facilities are absent.

- Encourage a multi-modal transportation system that ensures safety, full connectivity and accessibility through the City and region. (Marion 2030 Comprehensive Plan Update)

Strategies & Outcomes: Transportation

BASELINES

Grant County does not have a capital improvement plan that establishes a timeline for future capital improvements regarding roads, bridges, utilities, or public facilities.

There are numerous roadways in Grant County that serve as critical connections between where people live and the places they work, shop, and play. It is important to properly maintain these roadways as they are vital to residents, businesses, and the local economy. In addition, there are 11 state, US, and interstate highways in Grant County that are managed at the state level. Improvements to these roadways will require collaboration with INDOT.

Indiana's current INDOT 2045 Long-Range Transportation Plan was adopted in 2019 and addresses needs from 2019-2045.

MEASURABLE STRATEGIES

Create a county-wide capital improvement plan and update it every five years to ensure it remains relevant to public infrastructure needs.

Encourage all local municipalities to develop a capital improvement plan and update it every five years.

Seek available funding sources annually to facilitate the planning, design and construction of priority projects identified in the County's Capital Improvement Plan.

Coordinate annually with other jurisdictions and transportation planning entities at the Federal, State, regional and local levels to efficiently and cost-effectively create transportation improvements in a timely manner.

Develop an inventory and ranking system of Rural Roads with scenic, historic or environmentally significant resources and create corridor management plans that protect at least three highly ranked road corridors to maintain the County's rural character and heritage.

Develop a transit plan that would connect commuters with employment centers along the I-69 corridor.

Evaluate three priority locations for new truck parking facilities along major arterial routes and pursue opportunities for their development in context appropriate locations.

Continue to monitor and make capital improvements to at least one at-grade railroad crossing to promote multi-modal transportation safety.

Annually seek improvements on State and Federal highways included in the state's long range and six-year transportation plans.

Strategies & Outcomes: Transportation

BASELINES

Overall, much of Grant County lacks on-road/parallel to road bicycle and pedestrian facilities. Though these types of facilities, including sidewalks and bike lanes, are most appropriate within the local communities, the county can still support their development with administrative assistance.

There is no formal process by which communities can collaborate to increase local connectivity.

Grant County does not have a publicly accessible Highway Plan that includes roadway improvements leading to the Targeted Growth Areas.

MEASURABLE STRATEGIES

Develop, with input from transportation planning partners, a Bicycle and Pedestrian Plan by 2030. The plan would identify gaps in the network and prioritize improvements based upon public safety concerns and opportunities to encourage modal switching and reduce traffic congestion.

Coordinate with the local municipalities in identifying dedicated bicycle and/or pedestrian projects on county roads that fall within their jurisdictions for inclusion in county capital budgeting every five years.

Incorporate on-road bicycle facilities into resurfacing projects as feasible and appropriate to allow for routine expansion of the bicycle network in a cost-effective manner.

Adopt design recommendations for on and off-street bicycle facilities and multi-use trails by 2030.

Collaborate annually with local communities to improve local and regional connectivity for all modes of transportation.

Maintain a highway plan that aligns with the county-wide capital improvement plan. Update the highway plan every five years and ensure it includes roadway improvements in developed, high-growth areas.

Topic 7: Transportation

Provide a safe, efficient, and interconnected transportation system.

Partners:

- Grant County Staff or Officials
- Local County Staff or Officials
- Grant County Highway Department
- INDOT

Funding & Resources:

- INDOT/FHA Transportation Alternatives Program
- IDNR Next Level Trails

Priority

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Key Goals

Timeline: Short-term

7.1 Develop a county-wide throughfare/road plan that specifies all proposed improvements, prioritizes them and identifies potential funding sources for each.

Timeline: Long-term

7.2 Make improvements and repairs to existing county roads to provide for safe and efficient travel throughout the county.

Timeline: Short-term

7.3 Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in proximity and strengthen bicycle and pedestrian connections between these places where those facilities are absent.

Timeline: Long-term

7.4 Encourage a multi-modal transportation network that is safe, connective, and accessible, throughout the county.

Future Transportation Map

The Future Transportation Map displays ongoing projects and future recommendations regarding transportation infrastructure in Grant County. This includes roadways, intersection improvements, trail connections, and even a potential new interchange along I-69.

Active or Future INDOT Projects – The Future Transportation Map displays the locations of ongoing or planned projects by the Indiana Department of Transportation (INDOT). These projects include culvert replacement or maintenance, bridge maintenance, sidewalk accessibility improvements, and pavement repairs. Currently, none of INDOT's projects in Grant County are significant enough to cause much disruption.

Intersection Improvements – The intersections identified on the map are recommended for intersection improvements. Most of the intersections selected for improvements were chosen because they align with the identified future growth areas on the Future Land Use Map. However, some intersections, like the one south of Matthews, were identified for improvements during community engagement with residents. Due to the intersections' locations near or within the planned growth areas, the recommended improvements are related to improving safety and traffic flow. As development occurs in these areas, the intersections will see more traffic. Therefore, they should be updated to safely accommodate an increasing traffic volume.
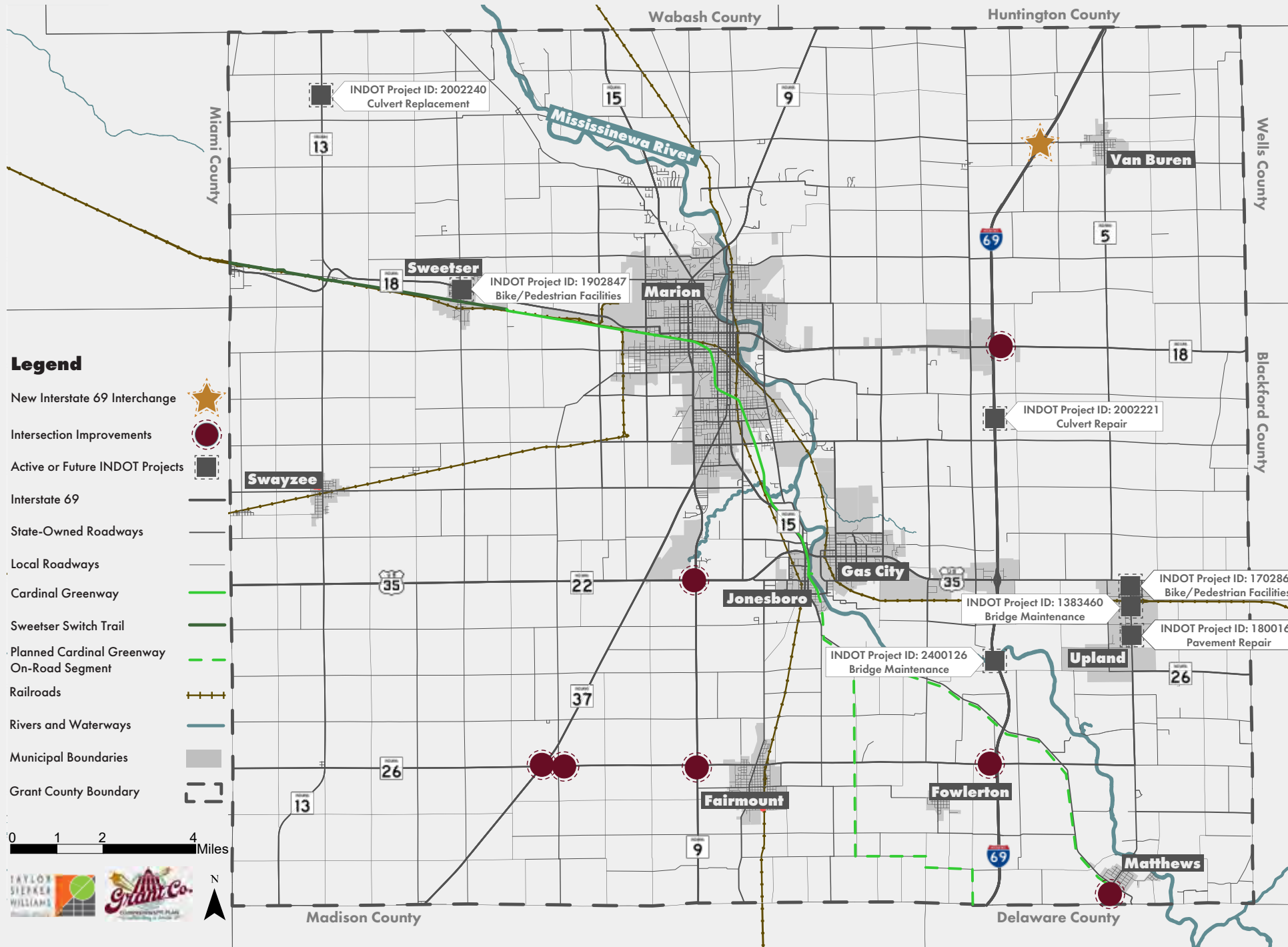
New I-69 Interchange – The potential future I-69 Interchange may be located near Van Buren and can be built to connect to either County Road 450 N or County Road 400 N. This location was identified for a new interchange because of its proximity to Van Buren. The town is very close to I-69, but does not have direct access to the highway. Additionally, during community engagement, town leaders and residents in Van Buren expressed their desire for a new interchange. An interchange would improve connectivity between Van Buren and other parts of the county, as well as encourage travelers to make brief stops in the town to patronize local businesses.

Cardinal Greenway – Currently the Cardinal Greenway is a continuous bicycle and pedestrian path from Richmond, Indiana to Gaston in Delaware County. The greenway is also continuous from the eastern end of the Sweetser Switch Trailer to Jonesboro. However, from Gaston to Jonesboro, there is no constructed greenway. The Cardinal Greenway offers trail-users two different on-road routes to travel from one segment to the other. One of these routes utilizes Wheeling Pike from Matthews to Jonesboro and the other is along county roads between Fairmount and Fowlerton. Currently, there is no signage to direct trail-users and guide them to the next segment of the trail. This can result in people becoming lost or stuck on roadways without adequate pedestrian facilities to protect them. It is recommended that Grant County leadership select at least one of these on-road routes and formalize it with proper signage that indicates to trail-users the path of the Cardinal Greenway. This is discussed in further detail under Goal 10. Parks and Recreation.

A sidewalk along 4th Street in downtown Marion.

FUTURE TRANSPORTATION

Legend

New Interstate 69 Interchange ⭐

Intersection Improvements ⬤

Active or Future INDOT Projects ⬛

Interstate 69 ——

State-Owned Roadways ——

Local Roadways ——

Cardinal Greenway ——

Sweetser Switch Trail ——

Planned Cardinal Greenway On-Road Segment - - -

Railroads +—+—+

Rivers and Waterways ——

Municipal Boundaries ▮

Grant County Boundary ⌐ ¬

0   1   2   4 Miles

N

Wabash County

Huntington County

Miami County

Wells County

Blackford County

Madison County

Delaware County

Mississinewa River

INDOT Project ID: 2002240
Culvert Replacement

Van Buren

Sweetser

INDOT Project ID: 1902847
Bike/Pedestrian Facilities

Marion

INDOT Project ID: 2002221
Culvert Repair

Swayzee

Gas City

INDOT Project ID: 170286
Bike/Pedestrian Facilities

Jonesboro

INDOT Project ID: 1383460
Bridge Maintenance

INDOT Project ID: 180016
Pavement Repair

Upland

INDOT Project ID: 2400126
Bridge Maintenance

Fairmount

Fowlerton

Matthews

8. AGRICULTURE

Existing Conditions

The United States Department of Agriculture (USDA) conducts a nationwide Census of Agriculture every five years. The most recent Census of Agriculture occurred in 2022 and recorded data on a variety of agricultural and related topics. This data is recorded at the county level for every county in the United States.

Agriculture is one of the primary land uses in Grant County, particularly in unincorporated areas. This is reflected in the Census of Agriculture. According to the USDA Census of Agriculture, there were 457 farms in Grant County that produced $1,000 or more of agricultural product in 2022. In total, these farms had an approximate combined size of 159,502 acres and covered roughly 60% of Grant County. Of these farms, 118 had hired labor with roughly 352 workers altogether.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to agriculture include:

Steering Committee

- Agriculture is the base of the county community. The prime soil that makes for excellent farmland can be leveraged for the development of agritourism to generate economic activity.
- Urban sprawl limits the availability of farmland
- Preserve farmland from significant development, including large industrial sites, solar farms, and wind turbines.

Public Meetings

- More than 75% of first public meeting attendees believe agricultural land should be preserved from large-scale development.
- Encourage solar panels on roofs or vacant properties rather than on prime farmland.

Public Surveys

- Diversify agricultural production away from row crops. Encourage agritourism, specialty crops, and livestock.
- Preserve farmland.

Recommendations

While Grant County has experienced some urbanization over the last century, it remains a largely rural community. Prime agricultural soil provides ample opportunity for quality farming. This topic establishes the goal and policies that help define, protect, and maintain these resources for future generations. The purpose of this element is to promote and protect the County's rural heritage as a sustainable resource. It is also intended to protect the County's rich cultural and historical heritage.

Supporting Agricultural Operations

While challenges exist, local demand for land preservation has not significantly waned. In fact, interest in local land preservation programs has increased over the years creating a greater demand for funding. To counter the lack of funding, the County could pursue several opportunities to leverage easement funding and land preservation to its maximum level.

Funding Support - A primary funding mechanism the County could use to support land preservation is with revenues from a real estate transfer tax or agricultural land transfer taxes. When agricultural land is transferred and converted to another use, tax is collected from that transfer and used to provide the local match needed to support an easement program. In addition, when any real property in the County transfers from one entity to another, a Real Estate Transfer Tax would be associated with the transfer. For example, the first four-hundred-thousand dollars ($400,000) collected from this tax would go explicitly toward land preservation efforts in the County. By increasing local match funding with revenues from transfer tax, it allows the County to leverage additional funding from the State of Indiana and increase overall funding allocations for this program.

Implementation of an Installment Payment Program in the County would provide another opportunity to obtain permanent easements through creative financing. Established as a ten-year program, the County would purchase an easement and pays the owner in ten equal installments annually. This provides flexibility to the County and the landowner so that funding does not have to be produced in a lump sum and the property owner will have a steady stream of income for a longer period of time and can incrementally invest in the agricultural operation.

Agri-tourism - Several new trends have emerged in Indiana agriculture, and American agriculture as a whole. One such change is related to promoting a more commercial aspect to farming by creating an interactive environment for visitors to come to the farm rather than the farmer taking product off-site for sale and consumption. This has been generically termed "agri-tourism" or "agri-business".

Agritourism refers to enterprises and activities that are conducted on farm sites for the pleasure, education, recreation and enrichment of visitors. Generally, these practices are employed as a way to diversify the main operation of the farm through means such as retail sales, educational opportunities, and recreation. Historically, many Indiana farms have participated in such activities, even prior to the current trend.

Value-added product manufacturing on local farms has been one of the leading drivers in new agricultural businesses for the last decade. A value-added product is loosely defined as enhancing or improving the value of an agricultural commodity. Examples of these types of uses include alcohol manufacturing facilities such as wineries, breweries, or distilleries, as well as, creameries, and cheese manufacturing. The County would need to adopt new Zoning Ordinance regulations to include some of these new land uses. These amendments would enable several businesses of these types to become successfully established. More traditional agricultural operations have also begun to incorporate alternative agricultural uses on farms to produce additional income. Popular uses include U-pick operations, hayrides, corn mazes, and petting zoos with traditional and exotic livestock.

While these new trends are welcomed to provide new commercial and economic opportunities for farmers, they also have highlighted the lack of proper infrastructure to support intense rural business, and the challenges related to installing such infrastructure. Proper infrastructure is key to ensure healthy and safe access for the

general public. Roads as well as water and sewer infrastructure are the most common limitations to rural business enterprises such as these. While small businesses are encouraged, it may become difficult to balance success with the strain on existing infrastructure. Many small businesses do not have the capital to open a business and make large public infrastructure investments such as widening roads or installing oversized septic systems. The County will need to continue monitoring the expansion of rural businesses and find ways to balance needed infrastructure improvements with the limited amount of investment small businesses are capable of making.

Young Farmers - Though the average age of a farmer is approximately 55, Grant County has seen a resurgence of young farmers purchasing and operating farms. Some have inherited family farms, and others have managed to purchase farms on their own. Many of these young farmers come with advanced, formal agricultural degrees and education. As farming technology and practices have advanced over the years, these young farmers have gained a great advantage that comes along with the understanding of newer technological resources. Additionally, the new generation of farms seem more apt to incorporate unconventional uses in their farm operations. The County should continue to support young farmers in various ways. Locally sponsored events would provide opportunities for young adults to show and sell livestock and other agricultural commodities. In addition, local high schools may offer agricultural science curricula for students wanting to pursue careers in the agriculture and agriculture support industries.

Vision Statement

Ensure the protection and preservation of prime agricultural lands.

Key Goals:

- Monitor, evaluate, and where necessary amend regulatory ordinances, such as the Zoning Ordinance, to include emerging agri-business and agri-tourism opportunities.

- Review and where appropriate amend local ordinances to support new agricultural business opportunities.

- Continue efforts to seek out permanent funding sources that sustain agricultural easement and development rights acquisition.

- Investigate investment in infrastructure such as bridge/culvert widening or construction of large shoulders on high-traffic roadways to help accommodate larger farm equipment.

- Collaborate with farmers through organizations such as the Farm Bureau to understand how best to support and preserve agriculture in Grant County.

- Evaluate and amend livestock production policies in areas where environmental conditions are appropriate.

- Regulate solar energy facilities to small-scale facilities and residential use with reasonable restrictions to protect public health, safety, and welfare and preserve farmland.

Strategies & Outcomes: Agriculture

BASELINES

Other than the existing developed urban areas, the majority of Grant County is classified by the USA Soil Survey Geographic Database (SSURGO) as Prime Farmland if drained. There are few policies regarding preservation of this land and regulating the scale of development in agricultural areas.

There are no formal regulations or preservation percentages in place in the current ordinances.

There are currently no widely advertised agri-tourism attractions in the County.

MEASURABLE STRATEGIES

Encourage the preservation of productive agricultural land and protection of prime farmland and existing agricultural operations as new development occurs.

- Create a working group of local agricultural leaders to identify the barriers, threats, and actions needed to preserve Grant County's prime farmland and encourage future generations to continue farming.
- Establish a working group that meets annually to identify appropriate regulations that can better protect neighboring agricultural land uses and the rural character of the community.
- Review current policies that regulate solar energy facilities to small-scale operations and residential use.
- Review current policies that require natural barriers to be erected between intensive land uses and natural lands to maintain their aesthetic and beauty.

Review and update the county zoning code to encourage development to complement it's physical surroundings while avoiding activities which would alter agricultural and natural systems.

Identify locations and partners for agri-tourism development in the county.

Provide economic incentives for new agri-tourism development with the intention to attract at least three significant employers in agri-tourism by 2035.

Topic 8: Agriculture

Ensure the protection and preservation of prime agricultural lands.

Partners:

- Grant County Staff and Officials
- Grant County Area Plan Commission
- Grant County Farm Bureau

Funding & Resources:

- United States Department of Agriculture (USDA)
- Indiana Department of Agriculture

Priority

Low	Middle	High
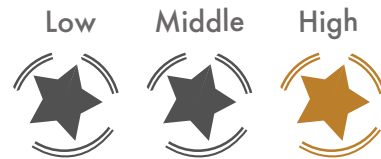
Key Goals

Timeline: Short-term	
8.1	Monitor, evaluate, and where necessary amend regulatory ordinances, such as the Zoning Ordinance, to include emerging agri-business and agri-tourism opportunities.
Timeline: Short-term	
8.2	Review and, where appropriate, amend local ordinances to support new agricultural business opportunities.
Timeline: Short-term	
8.3	Continue efforts to seek out permanent funding sources that sustain agricultural easement and development rights acquisition.
Timeline: Long-term	
8.4	Investigate investment in infrastructure such as bridge/culvert widening or construction of large shoulders on high-traffic roadways to help accommodate larger farm equipment.

Priority markers (Low / Middle / High):
- 8.1 — High
- 8.2 — High
- 8.3 — Middle
- 8.4 — Low

Topic 8: Agriculture

Ensure the protection and preservation of prime agricultural lands.

Partners:

- Grant County Staff and Officials
- Grant County Area Plan Commission
- Grant County Farm Bureau

Funding & Resources:

- United States Department of Agriculture (USDA)
- Indiana Department of Agriculture

Priority

Low	Middle	High
	★	

Low	Middle	High
		★

Low	Middle	High
		★

Key Goals

Timeline: Short-term

8.5 Collaborate with farmers through organizations such as the Farm Bureau to understand how best to support and preserve agriculture in Grant County.

Timeline: Long-term

8.6 Evaluate and amend livestock production policies in areas where environmental conditions are appropriate.

Timeline: Short-term

8.7 Regulate solar energy facilities to small-scale facilities and residential use with reasonable restrictions to protect public health, safety, and welfare and preserve farmland.

9. NATURAL RESOURCES
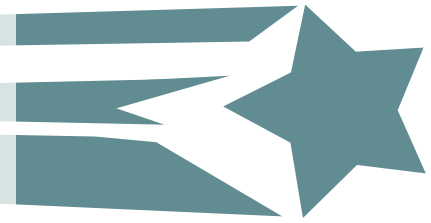
Existing Conditions

Historically, natural resources have served as the foundational basis of many communities. For example, coastal cities are often built along natural harbors to aid shipping and transportation. In Grant County, cities like Marion and Gas City grew because of the discovery of underground natural gas. According to the Indiana University Geological and Water Survey, this natural gas, and even some oil reserves, spurred industrial development in East Central Indiana. As people followed the industry, other development occurred to provide them with places to live and shop. This resulted in urban development and growth throughout the region, including in Grant County.

Taylor Wilderness is the only designated natural area in Grant County. It is owned and managed by Taylor University in Upland. Taylor wilderness features several trails that are often open to the public and provide a space for students and residents to enjoy nature. Other natural features in Grant County include the Mississinewa River and the various creeks that drain into it.

The Mississinewa River flows generally from the southeast to northwest parts of the county alongside or through Matthews, Upland, Jonesboro, Gas City, and Marion.

Though the river and its tributaries are key natural features that provide opportunities for local recreation, they can also be potential threats to the county. According to the Federal Emergency Management Agency (FEMA), there is a continuous floodplain following the Mississinewa River through the county. Though much of this floodplain is regulatory, meaning it is known to flood so certain types of development have been prohibited within it, some parts have a higher risk than others. This includes parts of Marion, and even downtown Marion, that fall within a 0.2% annual chance flood hazard, meaning there a higher than normal risk for flooding in these areas. Similar floodplains are also located near or adjacent to Fairmount, Gas City, Jonesboro, Matthews, Sweetser, and Van Buren.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to natural resources include:

Steering Committee

- Discourage land uses in floodplains and sensitive areas.

Public Meetings

- Preserve pipe creek and the land around it.
- Utilize the Mississinewa River as a important community resource.

Public Surveys

- Over 90% of second survey respondents supported maintaining buffers between development and environmentally sensitive areas.

Recommendations

In addition to traditional agricultural commodities, Grant County is host to forest resources. Forestland serves multiple purposes in the County: it is a viable economic resource with millions of board-feet of timber being harvested yearly; it is a valuable recreational resource as many parks and trails in the County utilize woodland as cover; and it is an environmental resource, providing habitat for wildlife, carbon sequestration that traps carbon dioxide to reduce buildup in the atmosphere, and positively contributing to the health and quality of the County's waterways.

While trees and forested areas are typically viewed in terms of their aesthetic value, the environmental values are often overlooked or taken for granted. Forested areas are critical in providing clean air and water that are essential to all life. They also provide protection and relief from the sun during summer months. These functions are served by different types of forested areas.

Threats To Healthy Forests

A forest is a complex web of relationships between plants, animals, fungi and other organisms. When intact and healthy, they purify the air and water, provide important economic products, and provide space for recreational activities. Therefore, as the county continues to urbanize, it is important to recognize not just the loss of forest resources but the effects of fragmentation. Fragmentation of existing forest; or the decreasing size of forest areas and their isolation from larger tracts of forest land, makes it difficult to maintain healthy forest populations. Isolated islands of forest cover have higher mortality rates, fewer environmental benefits, and little economic value. Increasing tree canopy in more densely developed areas helps to mitigate pollution from stormwater runoff, improve air quality, reduce the urban heat island effect, and reduce thermal pollution to streams and rivers. Additional research into fragmentation of forested areas should be completed and strategies adapted into existing forest conservation best management practices.

Sensitive Areas: Streams and their Buffers

Streams serve many purposes in Grant County. Aside from their essential function as habitat for aquatic and riparian communities, County residents rely on their waters for many vital functions of daily life including recreational pursuits, usage as drinking water and to serve the operational needs of farms, businesses and industry. The protection of streams in Grant County is particularly important, as they are tributaries of the Mississinewa, which is a primary source of water for the majority of County residents. Many tend to think of streams within the confines of the channel itself, but stream health is strongly influenced by land use activities at a much wider scale. At the macro scale, overall land use patterns throughout the entire watershed have significant effects on the integrity of the waterway due to the myriad impacts of development on water quality and quantity. Individual watersheds are, of course, part of much larger drainage basins that encompass thousands of miles of land area, crossing State lines and making evident the effects of differing land use regulations on water resources.

At the same time, while stream health does depend heavily on macro scale watershed health, a large measure of protection for surface waters can be provided simply by ensuring the integrity of the stream's adjoining natural areas – particularly floodplains, wetlands, steep slopes and riparian forests. These combined elements comprise the streamside buffer that, ideally, should be protected or restored to minimize stream damage. Each potential element within the stream buffer offers complementary and sometimes overlapping roles in achieving this protection, including:

- Floodplains where most stream wetlands are located and where natural filtration and floodwater storage occur.

- Stream banks and adjoining steep slopes that help to prevent erosion from clogging the streambed when intact and provide habitat for plants and animals.

- Streamside forests, which provide habitat, stabilize banks, provide shading, control temperatures, filter pollutants and produce leaf-litter, which supports a variety of aquatic organisms.

The width of an effective buffer is a complex calculation that is based on factors such as soil types, degree of slope, vegetation type and the presence of floodplains, wetlands or stormwater management (SWM) facilities. Ideally, not only should floodplains, wetlands, riparian forests, and upland steep slopes be included within the buffer, but land managers should also consider what uses should be permitted within the buffer. Some land uses, such as passive recreation or open space uses, cause little or no ground disturbance and can be permitted without additional controls. Other land uses, such as active recreational areas (e.g. campgrounds), can be acceptable with mitigation. Still other activities, like intensive agricultural operations, are inappropriate under any circumstances within the buffer zone.

Pedestrian Bridge over the Mississinewa River connecting Gas City Park to the Cardinal Greenway in Jonesboro

Vision Statement

Provide adequate protection for, and enhanced stewardship of, environmental resources and sensitive areas.

Key Goals:

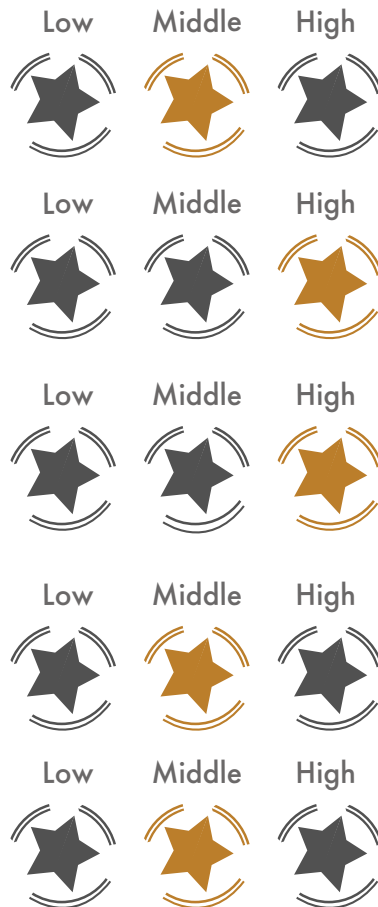- Promote local, State, and non-profit efforts to encourage private property owners to plant trees.

- Use State Green Infrastructure Assessment and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.

- Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.

- Encourage the preservation of natural vegetation as new development occurs when appropriate.

- Consider regulations to allow forestry industries where environmental conditions are appropriate.

Strategies & Outcomes: Natural Resources

BASELINES

Parts of Grant County, especially along the Mississinewa River, are within federally designated floodplains. Though limited, any development in these floodplains is at great risk of flood damage.

Environmentally sensitive areas, like wetlands or preserved wooded areas, become threatened as development sprawls from urban centers.

Currently, coordination of development or redevelopment that impacts natural resources is carried out on a case-by-case basis rather than a regular "check-in."

There is no formal process that specifically calls out natural space and feature preservation as a contributing factor in growth patterns and development within the county.

MEASURABLE STRATEGIES

Discourage land use development within the floodplains and other naturally sensitive areas.

Properly buffer and protect environmentally sensitive areas from new development.

Conduct an annual volunteer-based river and wetland clean up to preserve the Mississinewa River and surrounding environmentally sensitive areas.

Bi-annually meet with community groups, educational institutions, cities, and towns to capitalize upon interest in and support of recreational facilities that preserve undeveloped natural areas.

Facilitate annual meetings between local municipalities to coordinate the preservation of open space along natural features, new and existing conservation easements, and adjoining residential developments, especially with the potential for connecting trails or pathways and places of historical significance.

Provide adequate protection for, and enhanced stewardship of, environmental resources and sensitive areas.

Partners:

- Grant County Staff and Officials
- Local Community Staff and Officials
- IDNR Division of Forestry
- IDNR Division of Fish and Wildlife
- United States Environmental Protection Agency

Funding & Resources:

- United States Department of Agriculture (USDA)
- United States Department of Forestry
- Indiana Department of Agriculture
- Indiana Department of Natural Resources (IDNR)
- Private Foundations or Nonprofit Organizations

Priority

Low	Middle	High
☆	★	☆
☆	☆	★
☆	☆	★
☆	★	☆
☆	★	☆

Key Goals

Timeline: Long-term

9.1 Promote local, State, and non-profit efforts to encourage private property owners to plant trees.

Timeline: Long-term

9.2 Use State Green Infrastructure Assessment and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.

Timeline: Long-term

9.3 Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.

Timeline: Long-term

9.4 Encourage the preservation of natural vegetation as new development occurs when appropriate.

Timeline: Long-term

9.5 Consider regulations to allow forestry industries where environmental conditions are appropriate.

10. PARKS & RECREATION

Existing Conditions

Most of the parks within Grant County are managed by municipal parks and recreation departments. However, some of these parks have a county-wide, or even regional draw, that establishes them as important county amenities. One such facility is the Marion Splash House in Marion. The Marion Splash House is a small water park featuring a lazy river, three water slides, a wave pool, and a children's play area. Matter Park, in northern Marion, is another facility that could attract visitors from across Grant County. Matter Park has a variety of amenities including trails, playgrounds, gardens, basketball courts, tennis courts, pickleball courts, and a performance stage.

The Grant County Fairgrounds also service the whole county but, unlike the Splash House or Matter Park, it is owned by the county. The fairgrounds are located on SR 18 just east of Marion. Events are held at the facility throughout the year, including the Grant County

Fair. The Grant County Fair, held in June every year, is one of the largest events to occur at the fairgrounds. Other events at the Grant County Fairgrounds include a blood drive or various 4-H activities.

Many residents of Grant County also have access to local and regional trails. The longest trail connecting to Grant County is the Cardinal Greenway. The Cardinal Greenway is a roughly 62-mile trail that connects Richmond, Muncie, and Marion on a former railroad right-of-way. In Grant County, it travels through Matthews, Jonesboro, Gas City, and Marion before terminating in Sweetser. There, the Cardinal Greenway connects to the Sweetser Switch Trail which terminates at Grant County's border with Miami County near the Town of Converse. Other trails in Grant County include the trails at Taylor Wilderness in Upland and the Mississinewa Riverwalk in Marion.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to parks and recreation include:

Steering Committee

- The Cardinal Greenway is an asset that can be leveraged for tourism or population growth.

Public Meetings

- Promote recreation along Pipe Creek and the Mississinewa River.
- Do not build a trail through the middle of communities or neighborhoods.

- Collaborate with local communities to manage and promote local festivals.

Community Conversations

- Grant County should work with local communities where possible to encourage development of parks and recreation spaces.
- Upland is planning a bike trail connection to the Cardinal Greenway, Mississinewa River, Gas City, and Matthews.
- Formalize a route for the Cardinal Greenway where it does not connect from Gaston to Jonesboro.

Recommendations

Residents and visitors alike are fortunate to have access to a wide variety of public lands dispersed within the communities throughout Grant County that serve many different recreational user groups. The quantity and quality of recreational facilities in the county serve to meet the needs not only of local neighborhoods but also to draw visitors to Grant County from around the state.

Great American Rail-Trail

The Great American Rail-Trail is the nation's first cross-country multiuse trail, stretching more than 3,700 miles between Washington, D.C., and Washington State. This trail is an iconic piece of American infrastructure that will connect thousands of miles of rail-trails and other multiuse trails, serving tens of millions of people living along the route as well as those who visit the trail from around the country. Within Indiana, nine trails host the preferred route that takes a diagonal path across the state from Richmond to the Chicago metro area. Specifically, the Cardinal Greenway connects the eastern side of the state to Muncie and Marion and further to the Nickel Plate Trail. In 2018, Indiana Gov. Eric Holcomb announced the state's Next Level Connections program, a $1 billion investment in infrastructure projects including trails. According to the official Rails to Trails website provided by the Rails to Trails Conservancy (RTC), there are potentially 217.9 total miles within Indiana but only 56% completed with other planned segments coming. According to RTC, in Indiana, the trail is expected to generate annually $1.1 million in new tax revenue, $13.1 million in visitor spending, $9.1 million GDP contribution, 150 new jobs, and 1,500,000 total trips along the corridor.

The Cardinal Greenway, the longest rail-trail in Indiana, stretches 62 miles along a former CSX Transportation railroad corridor. The Cardinal Greenway was the 2018 inductee into RTC's Rail-Trail Hall of Fame. The trail is named after the Cardinal, a passenger train that once ran the length of the greenway. The Cardinal Greenway will host the Great American Rail-Trail from its southernmost endpoint in Richmond to Marion, just east of the greenway's northernmost endpoint in Sweetser. The Cardinal Greenway has been championed by Cardinal Greenways, a nonprofit that aims to extend the Cardinal Greenway throughout eastern Indiana.

However, Grant County includes one of the three unplanned segments connected to the Cardinal Greenway. Identified as Trail Gap 17, the Cardinal Greenway Extension would connect Gaston to Gas City. Cardinal Greenways is actively working on opportunities to complete the approximately 18-mile gap in the Cardinal Greenway between Gaston and Gas City. After an unsuccessful attempt to acquire funding for a portion of the project near Taylor University through the fourth round of the Next Level Trails program, Cardinal Greenways continues to seek funds, with several opportunities in the works. The section near Taylor University in Upland is ready for construction and could be the first new section of the Cardinal Greenway completed, pending funding.

Depot Park in Upland.

Vision Statement

Ensure the parks and recreation offerings remain relevant to meet the recreation needs of the population.

Key Goals:

- Grant county should continue to work closely with different entities including the local communities and INDR to maintain and enhance the existing parks, riverfront, and other local community facilities.

- Collaborate with municipal parks departments to provide resources for significant parks and recreation projects.

- Collaborate with local municipalities or organizations that manage annual events or festivals to promote their events and, where possible, provide additional resources.

- Consider constructing a trail from Jonesboro to the county line (near either Matthews or Fowlerton) to formalize the section of the Cardinal Greenway that follows local roads.

Map of the Great American Rail-Trail through Indiana.

Strategies & Outcomes: Parks & Recreation

BASELINES

Most of the parks within Grant County are managed by municipal parks and recreation departments. However, some of these parks have a county-wide, or even regional draw, that establishes them as important county amenities.

Grant County has multiple festivals and events across the county that are advertised through the Grant County Visitor's Bureau.

As of 2025, the Cardinal Greenway has no specified route between Jonesboro and Gaston in Delaware County. Due to the gap in the paved trail, the greenway currently suggests two different unsigned routes that follow local county or state roads.

MEASURABLE STRATEGIES

Identify key assets or natural areas to preserve for parks or recreational uses and develop a county-wide five-year parks and recreation master plan to submit to Indiana DNR.

Update the parks and recreation master plan every five years.
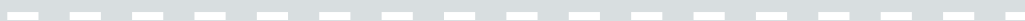
Establish a county-wide funding and support program in partnership with municipal parks departments. Utilize the program to complete at least one significant parks or recreation project within the next 5 years.

Collaborate with the Grant County Visitor's Bureau to support one different annual event or festival each year by providing marketing support, funding, or logistical resources.

Identify potential routes to connect the two existing segments of the Cardinal Greenway and determine the fiscal feasibility of each option. These routes could utilize existing right-of-way, local roadways, or a new route along the Mississinewa River.

- Partner with the Cardinal Greenway, Indiana DNR, the Rails to Trails Conservancy, and local municipalities to determine the ideal route for the greenway.

- Conclude whether it should be paved along a different right-of-way, or simply signed along local roadways.

- Then, implement a four-phase approach that results in either trail paving or the implementation of appropriate signage to fill the missing segment by 2040.

Ensure the parks and recreation offerings remain relevant to meet the recreation needs of the population.

Partners:

- Grant County Staff and Officials
- Local Community Staff and Officials
- Grant County Area Plan Commission
- IDNR

Funding & Resources:

- IDNR Next Level Trails
- IDNR Land and Water Conservation Fund

Priority

Low   Middle   High

Low   Middle   High

Low   Middle   High

Low   Middle   High

Key Goals

	Timeline: Long-term
10.1	Grant county should continue to work closely with different entities including the local communities and INDR to maintain and enhance the existing parks, riverfront, and other local community facilities.

	Timeline: Long-term
10.2	Collaborate with municipal parks departments to provide resources for significant parks and recreation projects.

	Timeline: Long-term
10.3	Collaborate with local municipalities or organizations that manage annual events or festivals to promote their events and, where possible, provide additional resources.

	Timeline: Long-term
10.4	Consider constructing a trail from Jonesboro to the county line (near either Matthews or Fowlerton) to formalize the section of the Cardinal Greenway that follows local roads.

11. BROADBAND ACCESS
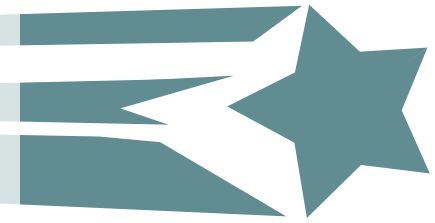
Existing Conditions

Following the COVID-19 Pandemic, access to high-quality broadband services has become a crucial necessity for many in their day-to-day lives. It is especially important for people who use it daily for work or school. Quality broadband access is generally widespread throughout Grant County. However, there is room for improvement.

In March 2024, the Federal Communications Commission (FCC) updated its standard benchmark for broadband service speeds. The new benchmark sets a standard of a 100 megabits per second (mbps) download speed and 20 mbps upload speed. According to Purdue University's Digital Divide Index, the average download speed in Grant County is 169.1 mbps and the average upload speed is 22.3 mbps. This exceeds the FCC's new benchmark. However, these speeds, and often any broadband or internet access at all, are limited to the developed, urban areas in the county. According to Indiana's Broadband Map (https://www.indianabroadbandmap.com/), broadband services with 100 mbps download speed and 20 mbps upload speed are available only in areas with wire-based services.

This includes every community in the county and the unincorporated areas immediately surrounding them, except for Sweetser. Additionally, the entire northern edge and southeastern corner of Grant County have coverage. The unincorporated areas that are farther from larger communities in the county, particularly west of Marion, have slower or potentially no service. Additionally, any residents of the county using wireless or satellite connections cannot access broadband services at the FCC benchmark speeds. Working with local service providers to expand access to high-speed broadband in the underserviced areas can ensure most residents of the county have equal ability to access the internet for work or school.

Public Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to broadband access include:

Steering Committee

- Encourage the installation of broadband infrastructure to support improved service.

Public Meetings

- Improve service to rural areas.

Public Surveys

- Almost 40% of first survey respondents were dissatisfied with current internet service and would like broadband services to be improved.

Recommendations

The major push in communications technology in Grant County, as it is elsewhere in many parts of the country, is to extend high-speed internet service (broadband) to as much of the County as possible. Much of modern life, including both people's personal and professional lives, now takes place online. Accordingly, to capitalize on the economic and community development aspects of this technological shift, counties are keen on providing the communications infrastructure necessary to be competitive in attracting new businesses and residents to the area, while also supporting those who already reside here.

As communication technologies evolve, it is important for the County to adjust its ordinances and policies to ensure compatibility with land uses, as well as encourage new technologies which improve connectivity for residents.

Vision Statement

Aim to eliminate broadband access gaps in the county by expanding infrastructure and implementing digital literacy programs to promote equitable internet usage.

Key Goals:

- Continue to partner with the East Central Indiana Regional Planning District on initiatives to broaden county-wide broadband buildout.
- Establish the Infrastructure Development Zone to assist in broadband facility improvement implementation to increase local access to internet services.
- Encourage the installation of infrastructure that will secure affordable high-speed internet and cellular communication services.
- Improve and expand the presence of county government on digital platforms.
- Consider a height ordinance to specify the height of above ground broadband infrastructure at agricultural property ingress/egress to accommodate large agricultural vehicles and equipment.

Strategies & Outcomes: Broadband Access

BASELINES

The county is currently partnered with the East Central Indiana Regional Planning District to extend the availability of broadband access.

The unincorporated areas that are farther from larger communities in the county, particularly west of Marion, have slower or potentially no service. Additionally, any residents of the county using wireless or satellite connections cannot access broadband services at FCC benchmark speeds.

Broadband services with 100 mbps download speed and 20 mbps upload speed are available only in areas with wire-based service and are limited to the developed, urban areas in the county.

Though some communities, and county governmental departments, have individual websites and social media pages, the county itself has only a website and no social media presence.

There is currently no height ordinance for the broadband infrastructure in the county.

MEASURABLE STRATEGIES

Assist local communities with poor-quality internet services in becoming Certified Broadband Ready Communities with the Indiana Broadband Office by 2035.

Designate Infrastructure Development Zones and partner with internet providers to expand broadband to 95% of households in unserved or underserved areas by 2040.

Coordinate with internet providers to incentivize installation of infrastructure that will secure affordable high-speed internet and cellular communication services.

Develop a digital media program to improve and expand the presence of the county government on social media and other digital platforms.

By 2030, develop and adopt a height ordinance for above-ground broadband infrastructure that considers the height of agricultural vehicles and farm implement.

Topic 11: Broadband Access

Aim to eliminate broadband access gaps in the county by expanding infrastructure and implementing digital literacy programs to promote equitable internet usage.

Partners:

- Grant County Staff or Officials
- Local Community Staff or Officials
- Indiana Broadband Office
- East Central Indiana Regional Planning District

### Funding & Resources:

- Indiana Broadband Office BEAD Program

Priority

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Low	Middle	High
★	★	★

Key Goals

Timeline: Long-term

11.1 Continue to partner with the East Central Indiana Regional Planning District on initiatives to broaden county-wide broadband buildout.

Timeline: Short-term

11.2 Establish the Infrastructure Development Zone to assist in broadband facility improvement implementation to increase local access to internet services.

Timeline: Long-term

11.3 Encourage the installation of infrastructure that will secure affordable high-speed internet and cellular communication services.

Timeline: Short-term

11.4 Improve and expand the presence of county government on digital platforms.

Timeline: Short-term

11.5 Consider a height ordinance to specify the height of above ground broadband infrastructure at agricultural property ingress/egress to accommodate large agricultural vehicles and equipment.

12. HISTORIC & ARCHAEOLOGICAL RESOURCES
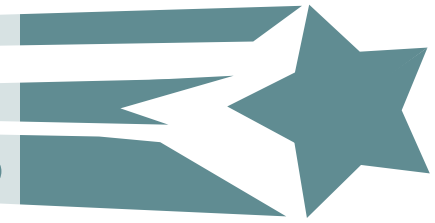
Existing Conditions

Most of the communities in Grant County have at least a few historic buildings, especially in their downtown areas. This is most prevalent in Marion in which much of the downtown is encompassed in a nationally recognized historic district. The Marion Downtown Commercial Historic District is listed on the National Register of Historic Places as a locally significant area. It features structures that are historically important to local commerce, architecture, and politics like the Grant County Courthouse or Ridley Tower. The district is roughly bounded by 2nd Street to the north, Branson Street to the east, 7th Street to the south, and Gallatin Street to the west.

Another historic asset in Grant County is the Frances Slocum Trial. The Frances Slocum Trail is considered an informal trail because, according to historical records from Manchester University in North Manchester, Indiana, it does not have a defined path and follows a more general route along SR 15, County Road 525 W, and the Mississinewa River to Peru in Miami County. It is historically significant in the region as a former Native American pathway along the Mississinewa River.

Other historic assets in Grant County are single structures or specific sites. For example, the Hostess House in Marion is a structure designed by architect Samuel Plato, the James Dean Museum and Gallery serve as monuments to renowned actor James Dean, and Mississinewa 1812 is the battleground where the Battle of the Mississinewa occurred during the War of 1812. In Jonesboro, the brick-paved Main Street can also be considered a historic asset that builds a certain character that is unique to the city. Additionally, the libraries in Marion, Gas City, and Van Buren are Carnegie Libraries, meaning they were originally funded by businessman and philanthropist Andrew Carnegie in the 1800s.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to historic and archeological resources include:

Steering Committee

- Mississinewa 1812 plans to open their property year-round and operate it like Conner Prairie in Fishers. The property would become an education facility that promotes local history.
- Facilitate reuse or renovation of historic structures by connecting property owners to existing historic preservation programs.

Public Meetings

- Preserve historic assets in the county and in the local communities.
- Collaborate with local historic and educational organizations, like Mississinewa 1812 and local schools, to promote county history.

Community Conversations

- The covered bridge in Matthews is the only covered bridge in Grant County. Preserve the bridge and support the Covered Bridge Festival.

Recommendations

Defining Preservation

The word preservation is often associated with the act of "saving" something however, that only describes the result. It does not explain what action has been taken to ensure the conservation of a historic resource. In the case of historic structures, preservation is often thought of in terms of saving the structure from some form of demolition or alteration. However, citizens should be educated that preservation is more than just saving an old structure; it is about saving the contextual history of the structure. Typically, this means making improvements to the structure to restore the historical context. Examples of these methods include:

ADAPTIVE REUSE - This is the process of reusing a site or building for something other than for what it was designed. While it may not preserve the historic context and all of the unique characteristics, it is still a wise use of historic resources to encourage environmental stewardship. For example, a historic farmhouse converted into offices or a restaurant, it may lose some of its historic characteristics to make way for the new use.

REHABILITATION - This is probably what people think of when they consider resource protection. It is the repair, alteration, and addition in preparation for a new use while retaining features which convey historical, cultural or architectural significance. There are many examples of this throughout the County as this is typically the most common practice when updating a historic property.

RESTORATION - This method aims to return a building to a specific period, acknowledging the need to remove alterations and recreate previous aspects that have been removed.

PRESERVATION - This is the maintenance and repair of existing historic materials or preserving of the structure in its current form with little or no replacement or new addition. Another form of this is stabilization where a property is given the minimum treatment to prevent further deterioration. Adding a roof to a barn to either keep it in working order or to prevent further collapse is an example of this type of treatment.

Vision Statement

Enhance the County's rich rural and cultural heritage through land preservation and historic preservation efforts.

Key Goals:

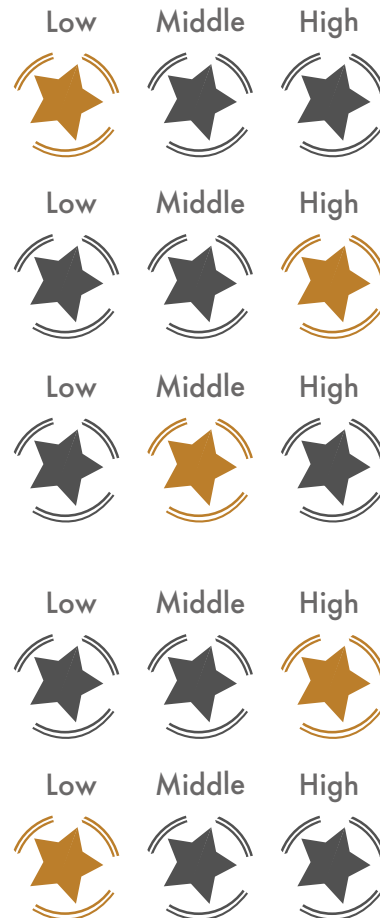- Enhance historic and cultural resources by balancing growth and providing education opportunities which promote historic resource appreciation.

- Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.

- Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.

- Connect property owners with resources and information that will facilitate the renovation of historic structures.

Community Focus Key Goals:

- Maintain awareness of history and preservation during development and redevelopment efforts. (Marion 2030 Comprehensive Plan Update)

Strategies & Outcomes: Historic & Archaeological Resources

BASELINES

There are a variety of historic sites and scenic corridors in Grant County, even in unincorporated areas. Sprawling development from urban areas can threaten these assets and change their character.

Historical organizations, like Mississinewa 1812, and other related groups work to preserve, conserve and celebrate the county's historic resources. Current governmental support is informal and provided on an as-needed basis.

Though there are individual websites and resources, the county itself does not maintain a database for historic property owners to utilize.

MEASURABLE STRATEGIES

By 2035, develop an ordinance, and create a zoning overlay, that is designed to protect and preserve historic areas and scenic corridors.

Promote the Grant County Economic Growth Council's CHARM Grant for façade improvement and other local beautification projects.

Coordinate with the Grant County Historical Society to launch a countywide campaign that promotes historic sites and resources with the goal to increase historic district visits and event attendance by 10% annually.

Develop, and annually maintain, a resource guide that shares grants, tax credits, and other resources that can support historic preservation projects.

Create a set of historic preservation guidelines by 2040 that outline what is required to be preserved during redevelopment.

Topic 12: Historic & Archaeological Resources

Enhance the County's rich rural and cultural heritage through land preservation and historic preservation efforts.

Partners:

- Grant County Staff or Officials
- Grant County Historical Society
- Grant County Visitors Bureau
- Local Community Staff or Officials
- Indiana Landmarks
- Indiana Office of Rural and Community Affairs (OCRA)

Funding & Resources:

- Indiana State Historic Rehabilitation Tax Credit

Priority

Low	Middle	High
★		

Low	Middle	High
		★

Low	Middle	High
	★	

Low	Middle	High
		★

Low	Middle	High
★		

Key Goals

12.1 — Timeline: Long-term
Enhance historic and cultural resources by balancing growth and providing education opportunities which promote historic resource appreciation.

12.2 — Timeline: Short-term
Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.

12.3 — Timeline: Short-term
Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.

12.4 — Timeline: Long-term
Connect property owners with resources and information that will facilitate the renovation of historic structures.

12.5 — Timeline: Long-term
Maintain awareness of history and preservation during development and redevelopment efforts. (Marion 2030 Comprehensive Plan Update)

13. HAZARD MITIGATION
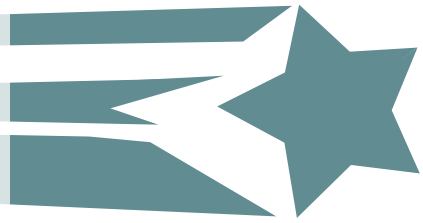
Existing Conditions

Hazards and emergencies can pose a significant threat to the well-being of Grant County and its residents. Planning for such events is important for supporting the development of critical systems that can mitigate the impact of a disaster. Hazard mitigation plans also ensure an appropriate and consistent response is in place to manage emergency events should they occur.

According to the 2019 Indiana State Multi-Hazard Mitigation Plan, severe weather and flooding are the most common hazards that affect Grant County. As recorded in that plan, the National Climatic Data Center (NCDC) reported four major flooding events in Grant County from 2013 to 2018, one of which prompted a Federal Disaster Declaration. One death, no injuries, and no property damage were reported due to these events. As noted by FEMA, the most likely place for flooding to occur in Grant County is along the Mississinewa River due to its floodplain. Floodplain coverage is important to consider as floods can greatly impact local development. According to the Hoosier Resilience Index, from the Environmental Resilience Institute at Indiana University, Grant County currently experiences an average of 12 extreme precipitation events each decade. The institute defines an extreme precipitation event as a day when a community receives greater than two inches of precipitation. This level of precipitation can greatly stress local stormwater management systems, so it is critical to ensure proper flood prevention infrastructure is in place in high-risk areas.

Under severe weather, the NCDC reported 43 high wind, lightning, hail, and thunderstorm wind events in Grant County from 2013 to 2018. It also noted two tornadoes in Grant County during the same time period. While no deaths, injuries, or property damage were reported to the NCDC as a result of these incidents, tornadoes are known to be disruptive, even in Grant County. In 1965, the devastating Palm Sunday tornado outbreak resulted in a tornado in Grant County. According to records from the National Weather Service, this storm caused extensive damage throughout the county, especially south of Swayzee and in southern Marion. Other towns that were not in the tornado's path, like Van Buren, Gas City, Upland, and Fairmount also reported great damage. This event caused roughly $12 million in damage just around Marion alone. Preparation for such events is critical to ensure the response is both rapid and appropriate.

The Grant County Emergency Management Agency (GCEMA) serves the county in responding to hazards, threats, and emergencies. GCEMA offers a service through NIXLE, a public safety communications software, that sends messages to residents during an emergency. If residents have signed up for the service, they can receive text messages or emails that will alert them of an event and provide instructions to ensure their safety.

Community Input

Public input highlights from the steering committee meetings, public meetings, community conversations, and virtual surveys related to hazard mitigation include:

Steering Committee

- Consider the hazards posed by blight, brownfields, and abandoned buildings.

Public Meetings

- Attendees at the second public meeting supported annual reviews of hazard mitigation plans, promoting the Nixle emergency notification system across the county, and limiting development in flood prone areas.

Recommendations

County Multi-Hazard Mitigation Plan

The purpose of a Multi-Hazard Mitigation Plan is to prevent or reduce loss of life and injury and to limit future damage costs by developing methods to mitigate or eliminate damage from various hazards. Local mitigation plans should follow a planning methodology that includes public involvement, a risk assessment for various hazards, an inventory of critical facilities and at-risk residential areas, a mitigation strategy for high-risk hazards, and a method to maintain and update the Plan. Mitigation plans are required to be updated every five years in accordance with the Federal Disaster Mitigation Act of 2000. States and incorporated local communities are provided funding under this Act to carry out the planning process. The entire plan can be found in the appendix of this plan.

County Basic Emergency Operations Plan

This type of Plan provides a framework for government and private entities to mobilize resources and conduct activities in response to public emergencies. It would provide a unified structure for public/private emergency response operations to ensure a coordinated and effective operation. The Emergency Operations Plan would describe how various agencies would work collaboratively to respond to incidents that threaten life, property, public safety and the environment in Grant County. In addition to emergency response, the Plan would seek to reduce future vulnerability to such events within the County through timely and coordinated disaster response, and through regional planning and training activities.

Vision Statement

Proactively plan, review and implement emergency preparedness that reduce the risk to personal and property hazards and allows for timely information distribution during emergencies.

Key Goals:

- Implement the High Priority mitigation practices from the County Multi-Hazard Mitigation Plans to continue the work of Grant County Emergency Management Agency (Grant County EMA) related to community programming.

- Develop, update, train and monitor emergency management protocols with county staff, first responders and related personnel.

- Identify areas that are prone to flooding and develop regional detention improvements or green infrastructure policies to help mitigate the impact of stormwater damage.

Strategies & Outcomes: Hazard Mitigation

BASELINES

The Indiana state government has named the second week of March as Severe Weather Preparedness Week.

Parts of Grant County, especially along the Mississinewa River, are within federally designated floodplains. Though limited, any development in these floodplains is at great risk of flood damage.

In 2025, due to many Indiana policy changes, many online resources have been reorganized and require redirects on the current County website.

Current communication between municipalities is informal and as-needed basis.

In 2025, due to many Indiana policy changes, existing funding sources have fluctuated in availability.

MEASURABLE STRATEGIES

Annually partner with local communities to promote Nixle, the county's emergency text notification system, during Indiana's Severe Weather Preparedness Week. Encourage residents across Grant County to sign up so they are alerted during severe weather events.

Develop an annual countywide information campaign aligning with Severe Weather Preparedness Week to raise awareness of available hazard mitigation resources. Share any produced materials in public places, on social media, and on the county website.

Bi-annually, examine local waterways, flood areas and soils to determine potential regional detention needs.

Annually collaborate with local communities to locate floodplains and ensure existing development within them is protected from flooding and future development is limited.

Update the County website annually with critical information for resources related to hazard mitigation planning and reporting.

Convene at a minimum twice a year with County and local community representatives to discuss needs, concerns and opportunities related to hazard mitigation and disaster preparedness.

Annually evaluate and pursue funding opportunities to support flood mitigation and stormwater runoff improvements.

Topic 13: Hazard Mitigation

Proactively plan, review and implement emergency preparedness that reduce the risk to personal and property hazards and allows for timely information distribution during emergencies.

Partners:

- Grant County Staff and Officials
- Grant County Emergency Management Agency
- Local Community Staff and Officials

Funding & Resources:

- Indiana DNR Floodplain Information Portal

Priority

Low	Middle	High

Low	Middle	High

Low	Middle	High

Key Goals

Timeline: Long-term

13.1 Implement the High Priority mitigation practices from the County Multi-Hazard Mitigation Plans to continue the work of Grant County Emergency Management Agency (Grant County EMA) related to community programming.

Timeline: Long-term

13.2 Develop, update, train and monitor emergency management protocols with county staff, first responders and related personnel.

Timeline: Short-term

13.3 Identify areas that are prone to flooding and develop regional detention improvements or green infrastructure policies to help mitigate the impact of stormwater damage.

5 APPENDIX

PUBLIC ENGAGEMENT

Throughout the planning process, two virtual surveys were shared publicly with residents of Grant County to gather community input from people that were unable to attend the public meetings. The following appendix presents both surveys raw and unedited. This includes the questions asked and each response received.

COMMUNITY SURVEY 1

Grant County Comprehensive Plan- Input and Ideas Survey   SurveyMonkey

Q1 What are Grant County's strongest assets? (Choose up to 5)

Answered: 210   Skipped: 5
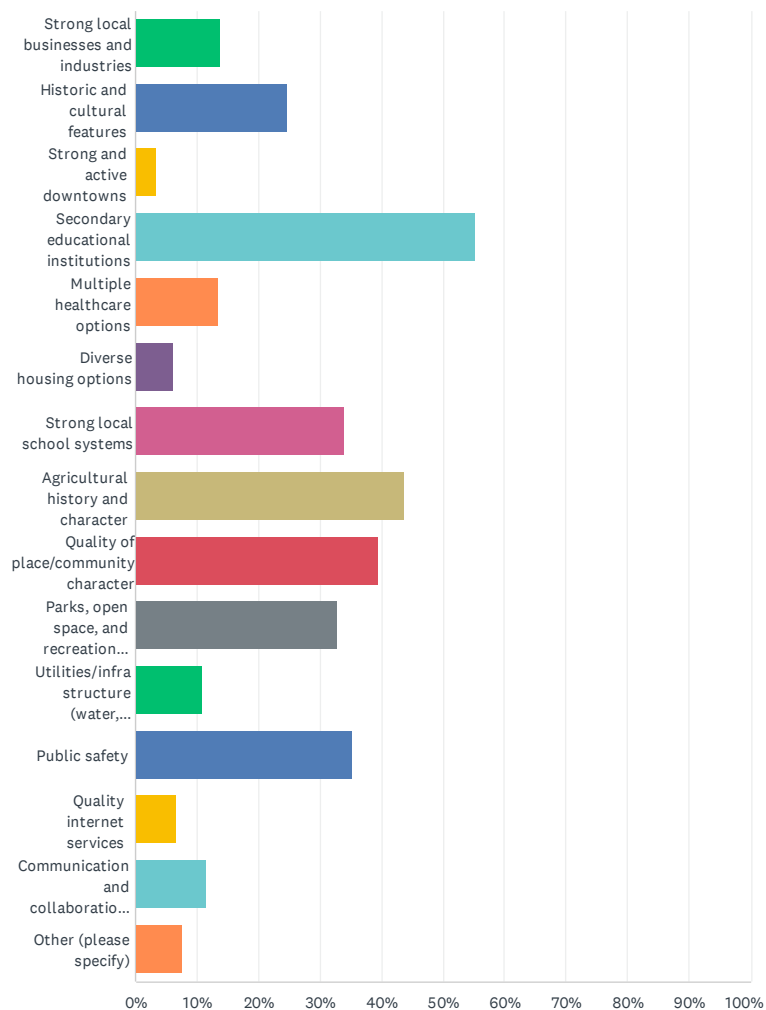
ANSWER CHOICES	RESPONSES	
Strong local businesses and industries	13.81%	29
Historic and cultural features	24.76%	52
Strong and active downtowns	3.33%	7
Secondary educational institutions	55.24%	116
Multiple healthcare options	13.33%	28
Diverse housing options	6.19%	13
Strong local school systems	33.81%	71
Agricultural history and character	43.81%	92
Quality of place/community character	39.52%	83
Parks, open space, and recreation opportunities	32.86%	69
Utilities/infrastructure (water, wastewater, stormwater drainage etc.)	10.95%	23
Public safety	35.24%	74
Quality internet services	6.67%	14
Communication and collaboration of communities	11.43%	24
Other (please specify)	7.62%	16
Total Respondents: 210		

#	OTHER (PLEASE SPECIFY)	DATE
1	No large scale solar or wind power sources	12/6/2024 11:35 AM
2	Nothing. Nothing at all	11/11/2024 11:02 AM
3	Sad	11/10/2024 3:30 PM
4	You listed "secondary education", which normally refers to "high school", but you missed the most obvious strong asset: 3 institutions of higher education! These are significant and uncommon, especially for a rural county. These assets MUST be leveraged and optimized for the residential community, not just the transient students.	11/6/2024 10:13 AM
5	higher education institutions	11/4/2024 11:17 AM
6	None	10/30/2024 12:55 PM
7	Strong Churches	10/29/2024 7:25 AM
8	Maintaining and 5repaving county roads	10/25/2024 9:00 AM
9	Community pride - residents are happy to live there	10/24/2024 9:53 AM
10	The small town community/familiarty.	10/24/2024 9:24 AM
11	Great colleges in the area!	10/24/2024 9:10 AM
12	Taylor University	10/24/2024 8:52 AM
13	Small town community commitment	10/24/2024 8:28 AM
14	Two leading Christian universities	10/24/2024 8:22 AM
15	Sense of Community	10/23/2024 3:08 PM
16	Non-profit organizations network	10/23/2024 9:42 AM

Q2 What do you believe are Grant County's greatest challenges? (Choose up to 5)

Answered: 210   Skipped: 5
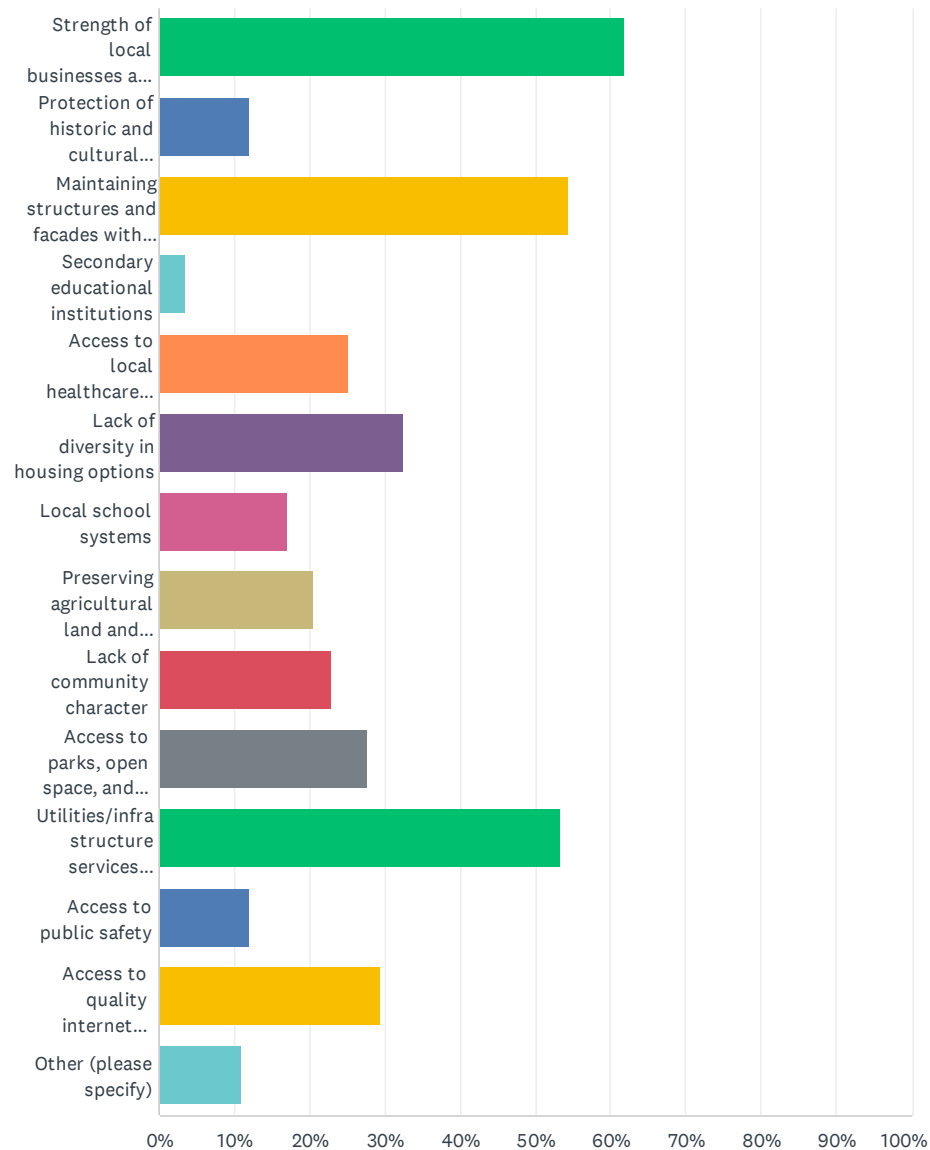
ANSWER CHOICES	RESPONSES	
Strength of local businesses and industries	61.90%	130
Protection of historic and cultural features	11.90%	25
Maintaining structures and facades within downtowns	54.29%	114
Secondary educational institutions	3.33%	7
Access to local healthcare options	25.24%	53
Lack of diversity in housing options	32.38%	68
Local school systems	17.14%	36
Preserving agricultural land and industry	20.48%	43
Lack of community character	22.86%	48
Access to parks, open space, and recreation opportunities	27.62%	58
Utilities/infrastructure services (water, wastewater, stormwater drainage etc.)	53.33%	112
Access to public safety	11.90%	25
Access to quality internet services	29.52%	62
Other (please specify)	10.95%	23
Total Respondents: 210		

#	OTHER (PLEASE SPECIFY)	DATE
1	Protecting our prime farmland from industrial solar and wind development.	12/7/2024 3:19 AM
2	Reject industrial solar on farmland	12/6/2024 4:32 PM
3	Low number of quality people in government	12/6/2024 11:35 AM
4	Fighting industrial solar on farm ground	11/11/2024 10:46 PM
5	When we address these challenges of community perception and amenities, then other improvements in schools, health care, housing, safety will follow.	11/6/2024 10:13 AM
6	Upland water is unaffordable. Pushing us to leave the county.	11/3/2024 8:52 PM
7	enforcing ordinances and laws	10/31/2024 4:02 PM
8	Safety and drugs	10/31/2024 12:37 PM
9	Keeping teens busy	10/30/2024 9:45 PM
10	Lack of public transportation (ex: in Upland)	10/29/2024 10:08 AM
11	Ideological division. Confident yet wildly uninformed opinions on public policy. Anything, really; people here believe the earth is flat, the election was stolen, you should buy a truckload of toilet paper if there's a pandemic…I mean…	10/29/2024 7:21 AM
12	Preserving and maintaining small towns and the rural area. Eliminate blight from abandoned properties.	10/28/2024 8:20 PM
13	Lack of honesty and being open in what is going on. Solar	10/28/2024 8:42 AM
14	Childcare	10/24/2024 1:37 PM
15	Lack of entertainment	10/24/2024 1:06 PM
16	access to recycling options	10/24/2024 10:58 AM

17	Communication and collaboration	10/24/2024 9:53 AM
18	Lack of strong social services	10/24/2024 9:41 AM
19	It would be great to have a swimming pool!	10/24/2024 9:37 AM
20	Lack of local business, or a downtown area	10/24/2024 9:10 AM
21	Variety of "drawing" features - Taylor or Ivanhoe's, need additional features to draw people to visit or live in the community.	10/24/2024 8:28 AM
22	Lack of ethnic diversity in small towns	10/24/2024 7:21 AM
23	Lack of housing	10/23/2024 3:08 PM

Q3 The community you live in is more than just a collection of homes and neighborhoods. It is also made up of places to eat, shop, play, work and learn. These elements define your community, but so do things such as infrastructure, roadways, water quality, and government communication. All of these elements, which can impact you as a resident in a variety of ways, determine your community's quality of life. Based on what you identified were the County's current assets and greatest challenges from the previous questions, how would you then rate Grant County's quality of life?

Answered: 214   Skipped: 1
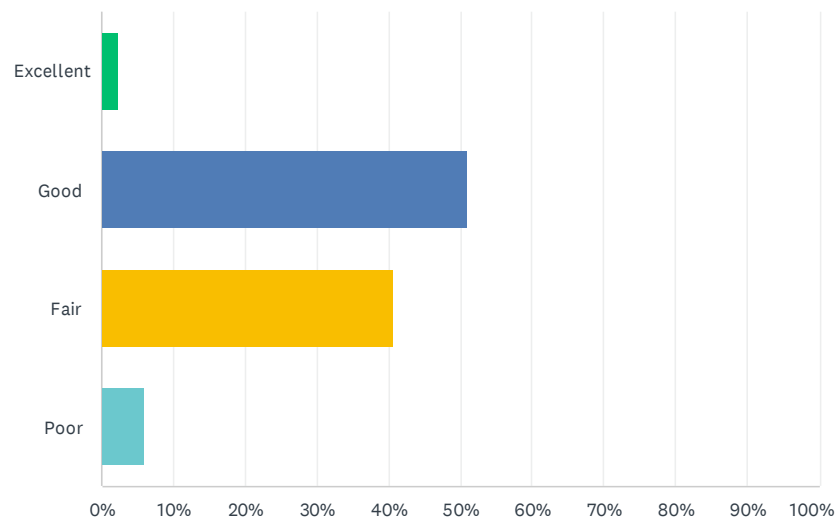
ANSWER CHOICES	RESPONSES	
Excellent	2.34%	5
Good	50.93%	109
Fair	40.65%	87
Poor	6.07%	13
TOTAL		214

Q4 Where do you live?

Answered: 210   Skipped: 5
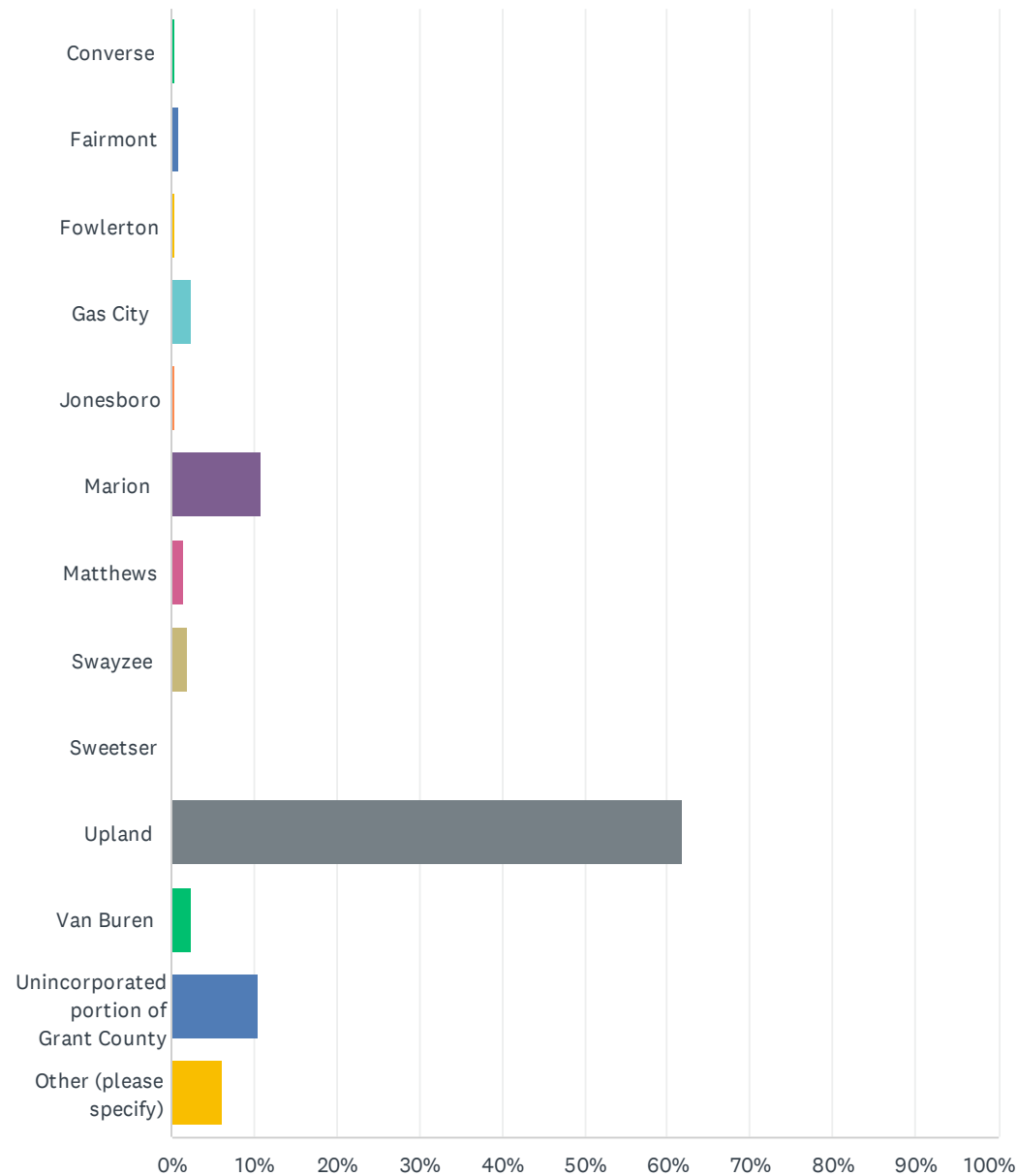
ANSWER CHOICES	RESPONSES	
Converse	0.48%	1
Fairmont	0.95%	2
Fowlerton	0.48%	1
Gas City	2.38%	5
Jonesboro	0.48%	1
Marion	10.95%	23
Matthews	1.43%	3
Swayzee	1.90%	4
Sweetser	0.00%	0
Upland	61.90%	130
Van Buren	2.38%	5
Unincorporated portion of Grant County	10.48%	22
Other (please specify)	6.19%	13
TOTAL		210

#	OTHER (PLEASE SPECIFY)	DATE
1	Upland	11/10/2024 3:30 PM
2	Hartford City	11/7/2024 8:44 AM
3	Anderson	11/7/2024 7:28 AM
4	Anderson	10/30/2024 7:54 AM
5	Kokomo	10/29/2024 10:39 AM
6	Hartford City	10/29/2024 7:49 AM
7	in the country	10/26/2024 9:17 AM
8	Na	10/25/2024 8:46 AM
9	Blackford County (Hartford City)	10/24/2024 9:54 AM
10	I work for Taylor remotely. But I lived in Upland for four years and love the community. I hope my family might move back one day.	10/24/2024 9:30 AM
11	Noblesville	10/24/2024 9:02 AM
12	Noblesville	10/24/2024 8:28 AM
13	Fishers but I work at Taylor university	10/24/2024 8:22 AM

Q5 GROWTH AND DEVELOPMENT: Identify which topics are a priority to you and your community. Choose all that apply.

Answered: 187   Skipped: 28
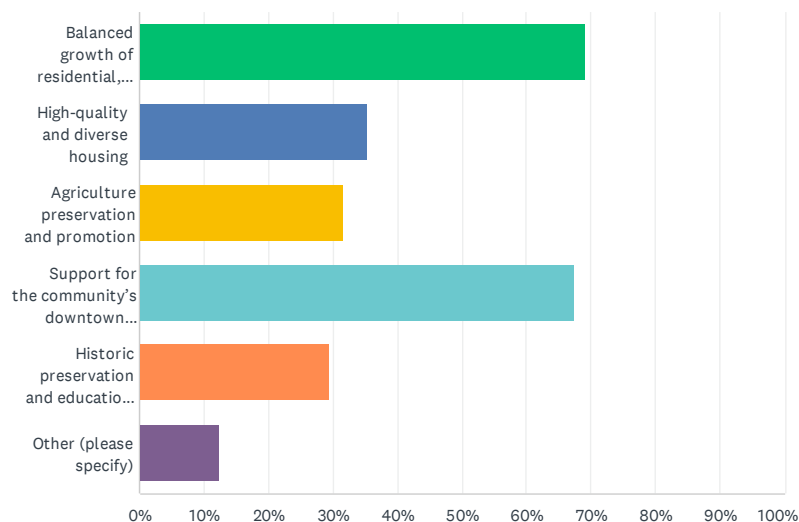
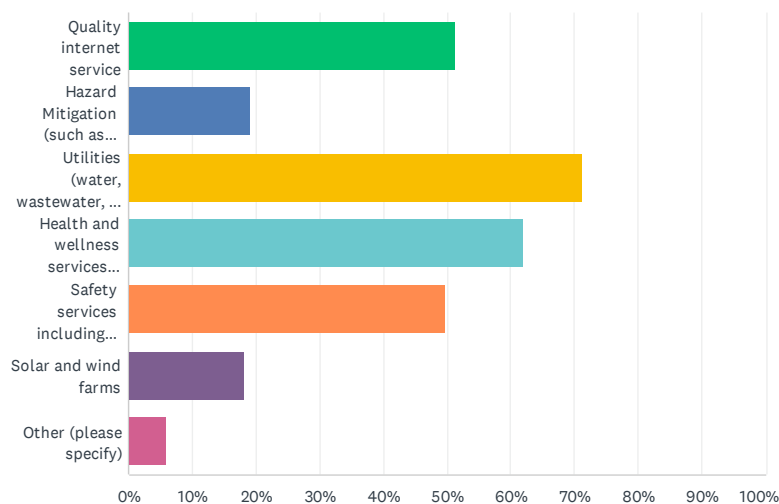| ANSWER CHOICES	RESPONSES	
Balanced growth of residential, commercial, and industrial development	68.98%	129
High-quality and diverse housing	35.29%	66
Agriculture preservation and promotion	31.55%	59
Support for the community's downtown (improved building facades, safe sidewalks, reinvestment)	67.38%	126
Historic preservation and education (including historically significant sites or buildings)	29.41%	55
Other (please specify)	12.30%	23
Total Respondents: 187		

#	OTHER (PLEASE SPECIFY)	DATE
1	Allowing industrial solar on farm ground	11/11/2024 10:56 PM
2	Affordability and Safety	11/7/2024 2:35 PM
3	The water quality is a concern	11/7/2024 6:31 AM
4	EC Indiana and Grant County is a desert for natural areas, which are limited to municipal parks. There are no county or state parks in the county and nearest sites are to the north or south.	11/6/2024 10:27 AM
5	Investment into the pre-existing lower class people	11/5/2024 8:44 AM

6	enforcement of ordinances and laws	10/31/2024 4:05 PM
7	Parks and recreation	10/31/2024 1:55 PM
8	Public safety	10/31/2024 12:39 PM
9	Water and sewage	10/31/2024 11:36 AM
10	Something for teens and young adults to do	10/30/2024 9:47 PM
11	More transportation options, clean energy	10/30/2024 1:40 PM
12	Infrastructure: we were told we needed a new sewage treatment plant, then many new forms of housing were built. It seems those builders should have shouldered at least some of those costs.	10/29/2024 7:32 AM
13	Supporting and investing in the local library. Upland circulation is higher than surrounding libraries with a fraction of the budget.	10/28/2024 6:48 PM
14	It would be amazing to see more shop and I think students would support them.	10/28/2024 8:45 AM
15	Investment in public resources such as the library to match the community served	10/25/2024 12:01 PM
16	Improved work force	10/25/2024 9:09 AM
17	recreational opportunities and high-quality housing options	10/24/2024 7:32 PM
18	preservation of parks, trails, prairies, forests, and other natural areas	10/24/2024 10:07 AM
19	Safety	10/24/2024 9:06 AM
20	Unique, quality-of-place features	10/24/2024 8:27 AM
21	Infrastructure (sidewalks, utilities, emergency communication, drainage)	10/24/2024 8:04 AM
22	Aging infrastructure	10/24/2024 7:27 AM
23	Rural public transportation (county-wide)	10/23/2024 9:45 AM

Q6 COMMUNITY RECREATION AND ACTIVITY: Identify which topics are a priority to you and your community. Choose all that apply.

Answered: 185 Skipped: 30
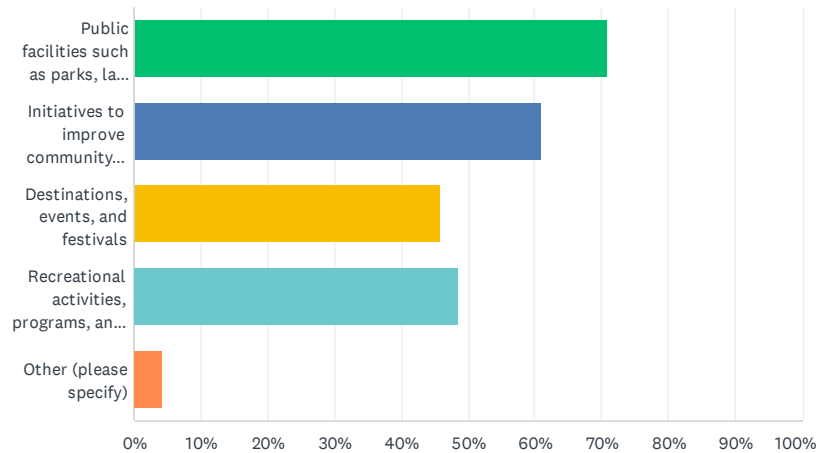
ANSWER CHOICES	RESPONSES	
Public facilities such as parks, lake access, and community centers, etc.	70.81%	131
Initiatives to improve community culture, health, and wellness	61.08%	113
Destinations, events, and festivals	45.95%	85
Recreational activities, programs, and services	48.65%	90
Other (please specify)	4.32%	8
Total Respondents: 185		

#	OTHER (PLEASE SPECIFY)	DATE
1	The library	10/31/2024 11:33 AM
2	More retail and dining options	10/30/2024 3:23 PM
3	Water that isn't yellow. Still.	10/29/2024 7:32 AM
4	Trails	10/25/2024 12:12 PM
5	Would love to have a bigger variety of restaurant/delis/coffee shops.	10/24/2024 12:13 PM
6	as a college student, a coffee shop with a study space would benefit so many!	10/24/2024 11:03 AM
7	preservations of natural areas like forests, prairies, and water resources	10/24/2024 10:07 AM
8	Space for the Arts	10/24/2024 9:43 AM

Q7 INFRASTRUCTURES AND PUBLIC SERVICES: Identify which topics are a priority to you and your community. Choose all that apply.

Answered: 187   Skipped: 28

ANSWER CHOICES	RESPONSES	
Quality internet service	51.34%	96
Hazard Mitigation (such as flooding and natural disasters)	19.25%	36
Utilities (water, wastewater, and stormwater drainage)	71.12%	133
Health and wellness services including hospitals, clinics, and emergency medical response (EMS)	62.03%	116
Safety services including police and fire	49.73%	93
Solar and wind farms	18.18%	34
Other (please specify)	5.88%	11
Total Respondents: 187		

#	OTHER (PLEASE SPECIFY)	DATE
1	to disallow solar and wind farms on agricultural property	12/6/2024 4:36 PM
2	We do not want our county ruined by industrial solar on farm ground	11/11/2024 10:56 PM
3	County jail/D-Home	11/6/2024 10:03 AM
4	Quality of all the above	11/5/2024 5:39 PM
5	Not necessarily amount of health and wellness but quality after admission into them	11/5/2024 8:44 AM
6	Keep infrastructure off of agricultural land	11/1/2024 2:31 PM

7	Stopping solar and wind farms	10/31/2024 11:25 AM
8	New correctional facility. New court house . Preserve the old one	10/30/2024 1:02 PM
9	This is very important to me! I am so grateful for all of these pieces. They are probably the most important to me, even over programming, etc.	10/29/2024 8:48 AM
10	It's funny to see solar and wind farms listed here. I think those ideas are worth a hard look, but the people here buy into conspiracy theories about them.	10/29/2024 7:32 AM
11	recycling	10/24/2024 11:01 AM

Q8 TRANSPORTATION: Identify which topics are a priority to you and your community. Choose all that apply.

Answered: 187   Skipped: 28
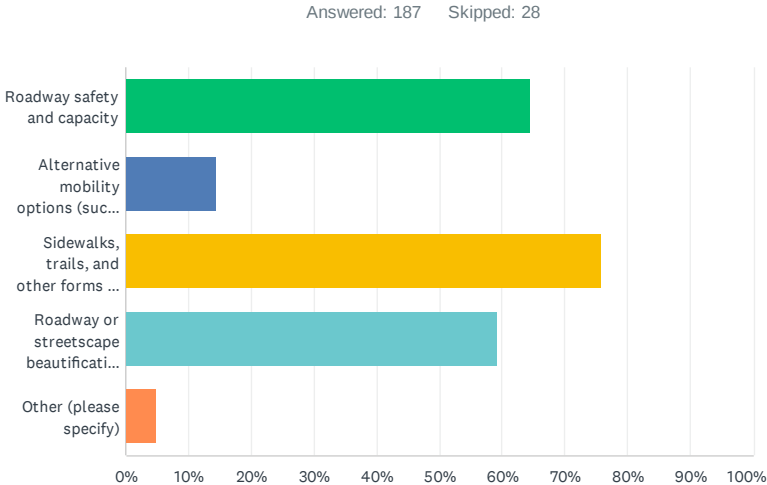
ANSWER CHOICES	RESPONSES	
Roadway safety and capacity	64.71%	121
Alternative mobility options (such as buses or rail)	14.44%	27
Sidewalks, trails, and other forms of active recreation	75.94%	142
Roadway or streetscape beautification (street trees, lighting etc.)	59.36%	111
Other (please specify)	4.81%	9
Total Respondents: 187		

#	OTHER (PLEASE SPECIFY)	DATE
1	Road identity signage	12/6/2024 9:52 PM
2	Don't care	11/11/2024 11:04 AM
3	We need to close the gap in Cardinal Greenway and expand other trails and bike parks.	11/6/2024 10:27 AM
4	Buses wouldn't be applicable for me, but I do think that could aid in lower socioeconomic sectors.	10/29/2024 8:48 AM
5	The quality of roads, and making sure the roads we'll need as alternate routes are patched before they become alternate routes, when they deteriorate faster.	10/29/2024 7:32 AM
6	walkability and bike-ability of the community!	10/24/2024 10:07 AM
7	Quality of roads is a big topic. Pot holes have been bad lately.	10/24/2024 9:31 AM
8	County-wide public transportation	10/23/2024 9:45 AM
9	Walkability and bike paths as a form of transportation, not just recreation	10/23/2024 5:42 AM

Q9 ADMINISTRATION: Identify which topics are a priority to you and your community. Chooses all that apply.

Answered: 180　　Skipped: 35
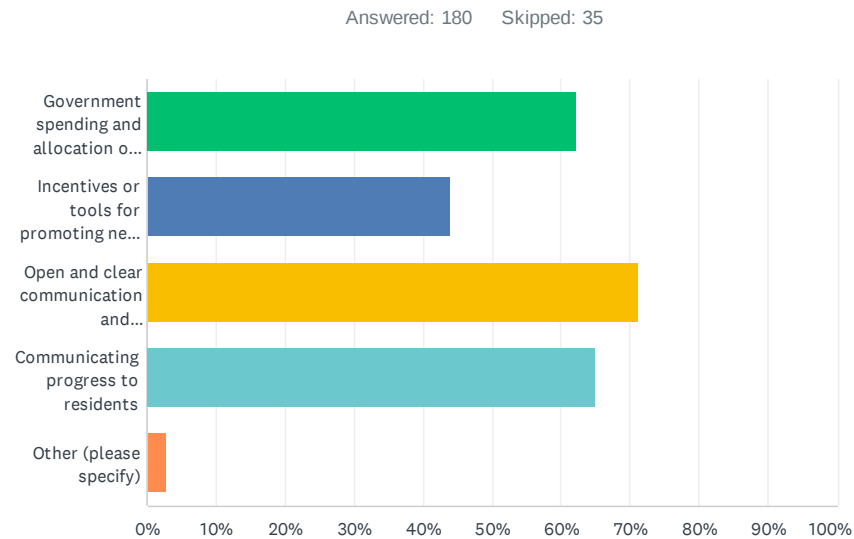
ANSWER CHOICES	RESPONSES	
Government spending and allocation of resources	62.22%	112
Incentives or tools for promoting new development	43.89%	79
Open and clear communication and coordination between communities	71.11%	128
Communicating progress to residents	65.00%	117
Other (please specify)	2.78%	5
Total Respondents: 180		

#	OTHER (PLEASE SPECIFY)	DATE
1	Be transparent on those farmers who signed solar leases so we can fight for our right to keep industrial solar off of farm ground	11/11/2024 10:56 PM
2	Current commissioners think they can do anything on their own communications need to be more clear	11/1/2024 2:31 PM
3	Council that community can trust to make good decisions and not be paid off	11/1/2024 1:59 PM
4	If we incentivize new development for rental housing, can we also stipulate how much the rent for that housing can be?	10/29/2024 7:32 AM
5	communication of the spending	10/24/2024 9:44 AM

Q10 Over the next five years, which of the following action items do you feel should be the highest priorities for your community? Choose all that apply.

Answered: 187   Skipped: 28
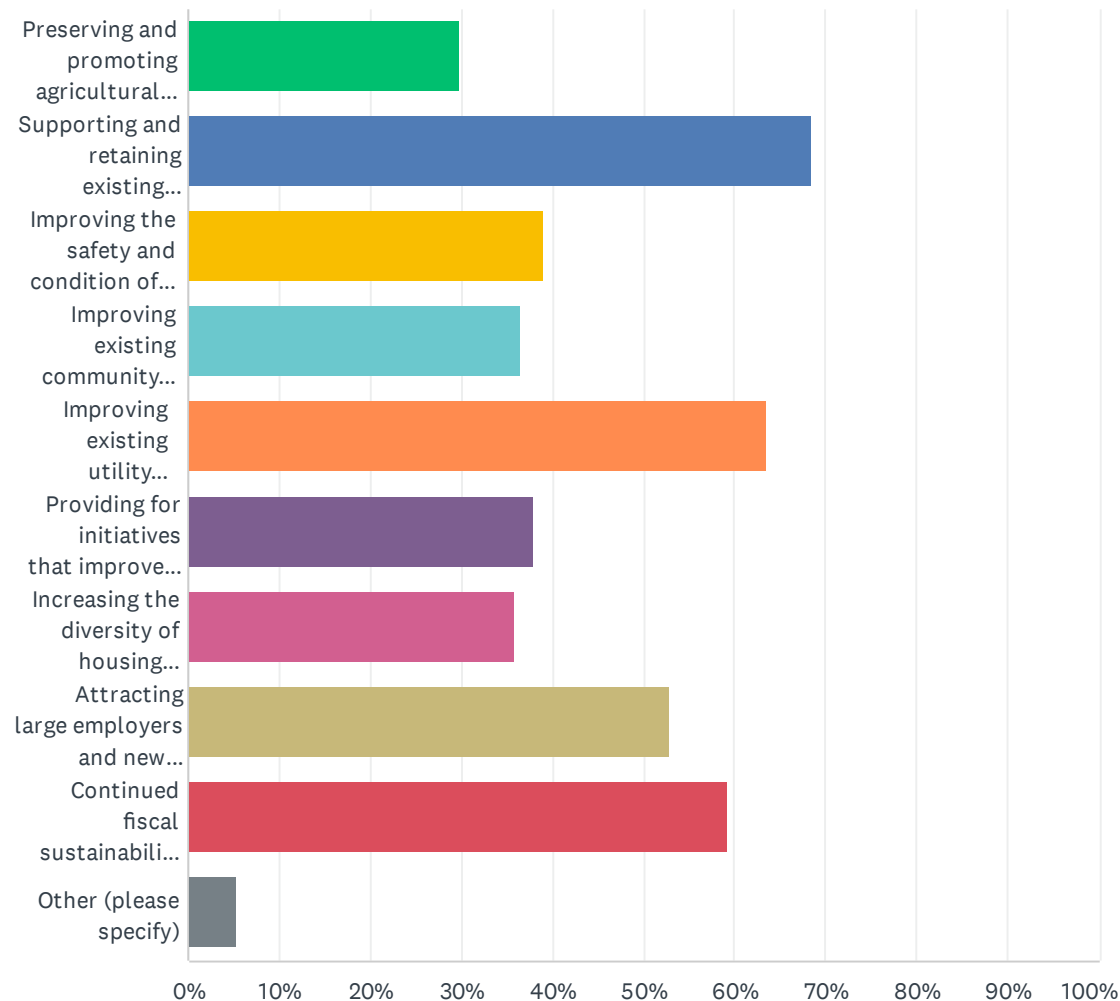
ANSWER CHOICES	RESPONSES	
Preserving and promoting agricultural land	29.95%	56
Supporting and retaining existing businesses.	68.45%	128
Improving the safety and condition of existing roadways.	39.04%	73
Improving existing community services (police, emergency response, and fire).	36.36%	68
Improving existing utility infrastructure (water, wastewater, and storm drainage).	63.64%	119
Providing for initiatives that improve local health and well-being.	37.97%	71
Increasing the diversity of housing offerings, including affordable housing options.	35.83%	67
Attracting large employers and new businesses.	52.94%	99
Continued fiscal sustainability and success	59.36%	111
Other (please specify)	5.35%	10
Total Respondents: 187		

#	OTHER (PLEASE SPECIFY)	DATE
1	Repairing our current jail rather than building a new one. Open up the juvenile center.	11/11/2024 10:56 PM
2	Improving Grant's low rating in human health and wellness is an important priority.	11/6/2024 10:27 AM
3	Improving environmental sustainability, providing more transportation options	10/30/2024 1:40 PM
4	Restricting new construction until the infrastructure is fixed and has capacity for it, then charging an infrastructure tax on new construction.	10/29/2024 7:32 AM
5	Increasing the upland library budget. Our library has a higher circulation than surrounding libraries and is in desperate need of more money to support current patrons and staff.	10/28/2024 6:48 PM
6	Attracting new small businesses to improve the local living experience while not losing the rural/small town feel	10/25/2024 12:01 PM
7	promoting walkable communities and preserving natural areas such as prairies and forests	10/24/2024 10:07 AM
8	Developing a communication tool that works (not Facebook!)	10/24/2024 9:59 AM
9	Attracting Small Businesses	10/23/2024 3:39 PM
10	Sidewalks on bypass	10/23/2024 9:45 AM

Q11 Housing: What types of housing development do you feel your community needs more of in the future? Check all that apply.

Answered: 179　　Skipped: 36
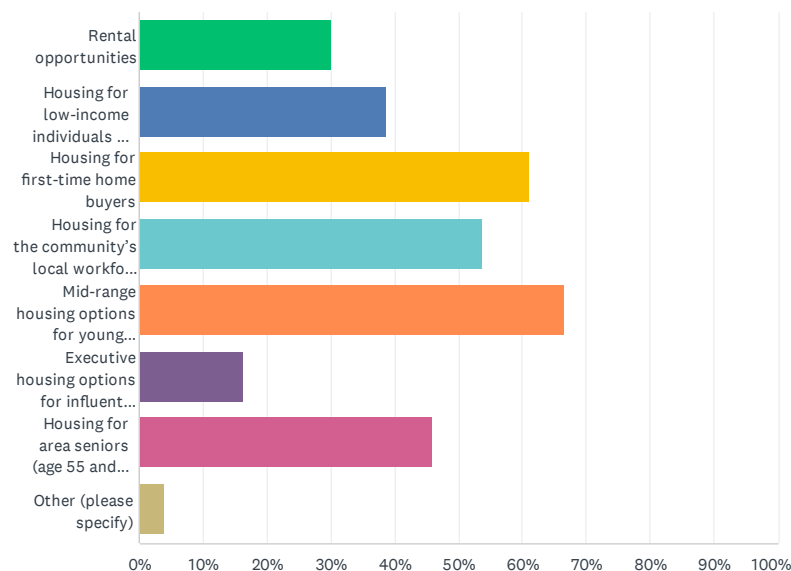
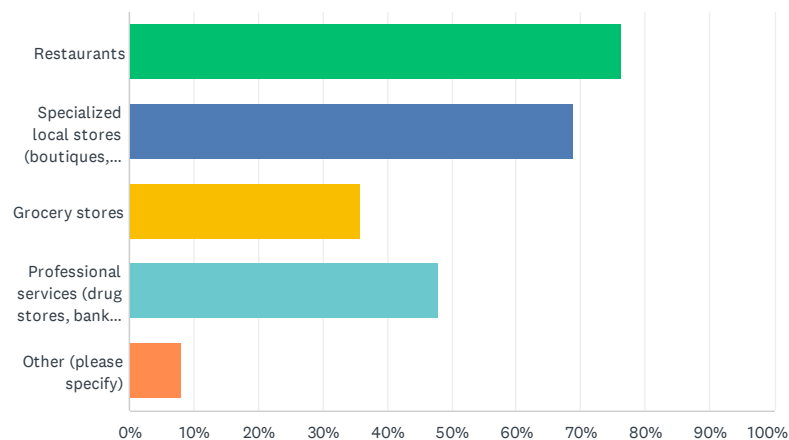| ANSWER CHOICES	RESPONSES	
Rental opportunities	30.17%	54
Housing for low-income individuals and families	38.55%	69
Housing for first-time home buyers	60.89%	109
Housing for the community's local workforce including teachers, police officers, firefighters, and others who are integral to local businesses.	53.63%	96
Mid-range housing options for young professionals, couples, and families	66.48%	119
Executive housing options for influential business owners and executives	16.20%	29
Housing for area seniors (age 55 and above)	45.81%	82
Other (please specify)	3.91%	7
Total Respondents: 179		

#	OTHER (PLEASE SPECIFY)	DATE
1	Married housing for Taylor Students	11/7/2024 8:47 AM
2	This should not be an "opinion" question. There must be reasonable data to identify the greatest needs.	11/6/2024 10:36 AM

3	Doesn't seem like a government problem to me housing is a personal issue	11/1/2024 3:01 PM
4	Diversified	10/25/2024 9:55 AM
5	Rules AGAINST Airbnb/temporary rentals	10/24/2024 2:16 PM
6	Affordable housing! So much of the new housing opportunities are unaffordable	10/24/2024 11:42 AM
7	a balance of housing options	10/24/2024 9:46 AM

Q12 Workplace Development: What type of workplace developments do you feel your community needs more of in the future? Check all that apply.

Answered: 178   Skipped: 37
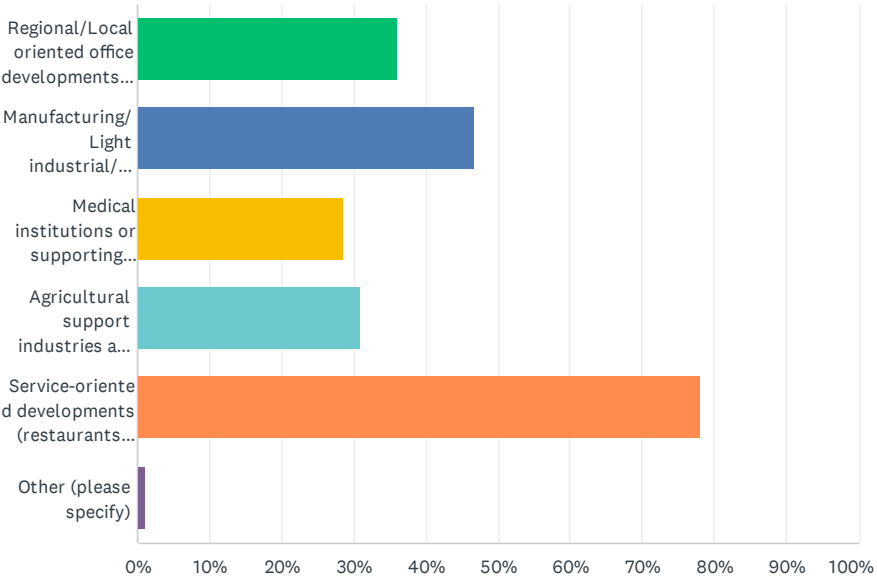
ANSWER CHOICES	RESPONSES	
Regional/Local oriented office developments (company headquarters, large satellite office campus, business parks)	35.96%	64
Manufacturing/ Light industrial/ Flexible developments (places geared towards the production of small goods)	46.63%	83
Medical institutions or supporting facilities (hospitals and local health clinics)	28.65%	51
Agricultural support industries and services	30.90%	55
Service-oriented developments (restaurants, retail shops, professional services etc.)	78.09%	139
Other (please specify)	1.12%	2
Total Respondents: 178		

#	OTHER (PLEASE SPECIFY)	DATE
1	Ethnic foods and supplies	11/7/2024 7:36 AM
2	I think this is an area I'm not qualified to comment on. Can we bring in an expert?	10/29/2024 7:38 AM

Q13 Workplace Support: What type of workplace support services do you feel your community needs more of in the future? Check all that apply.

Answered: 170   Skipped: 45
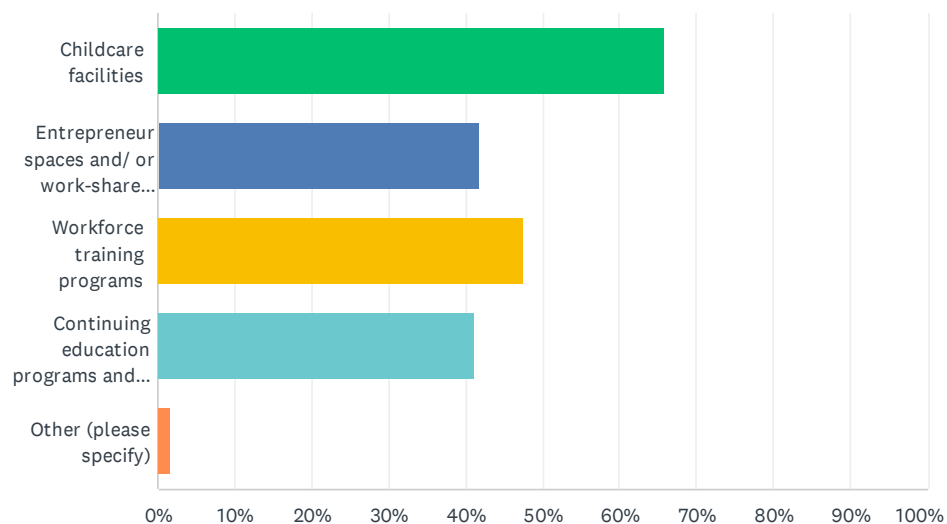
ANSWER CHOICES	RESPONSES	
Childcare facilities	65.88%	112
Entrepreneur spaces and/ or work-share locations	41.76%	71
Workforce training programs	47.65%	81
Continuing education programs and/ or facilities	41.18%	70
Other (please specify)	1.76%	3
Total Respondents: 170		

#	OTHER (PLEASE SPECIFY)	DATE
1	Apprenticeship programs	12/6/2024 9:57 PM
2	Anything to help coming to work	10/25/2024 9:15 AM
3	alternative educational pathway	10/24/2024 9:45 AM

Q14 Shopping: What type of retail developments do you feel your community need more of in the future? Check all that apply.

Answered: 173   Skipped: 42

ANSWER CHOICES	RESPONSES	
Restaurants	76.30%	132
Specialized local stores (boutiques, bakeries, antique stores, etc.)	68.79%	119
Grocery stores	35.84%	62
Professional services (drug stores, banks, hair salons, small offices, etc.)	47.98%	83
Other (please specify)	8.09%	14
Total Respondents: 173		

#	OTHER (PLEASE SPECIFY)	DATE
1	Revitalize Shopping Malls	12/11/2024 8:18 PM
2	Department stores clothing	12/8/2024 10:37 PM
3	Target	12/6/2024 5:31 PM
4	Larger dept stores such as Target, Macy's, Home Goods.	11/11/2024 11:04 PM
5	Higher quality	11/5/2024 5:43 PM
6	retail box stores [target]	11/1/2024 7:09 PM
7	The people here don't have a lot of disposable income. Maybe a restaurant would provide some jobs, but they pay would be low.	10/29/2024 7:38 AM
8	quality clothing stores	10/25/2024 9:11 AM
9	Local food co-op	10/24/2024 10:04 AM

10	I don't feel like we need more retail development.	10/24/2024 9:35 AM
11	Coffee Shops	10/24/2024 8:39 AM
12	Most any other thing	10/24/2024 8:38 AM
13	Zaxbys https://www.zaxbys.com/	10/24/2024 8:30 AM
14	Building supplies	10/23/2024 10:02 PM

Q15 Activities: What type of leisure activity options do you feel your community needs more of in the future? Check all that apply.

Answered: 175   Skipped: 40
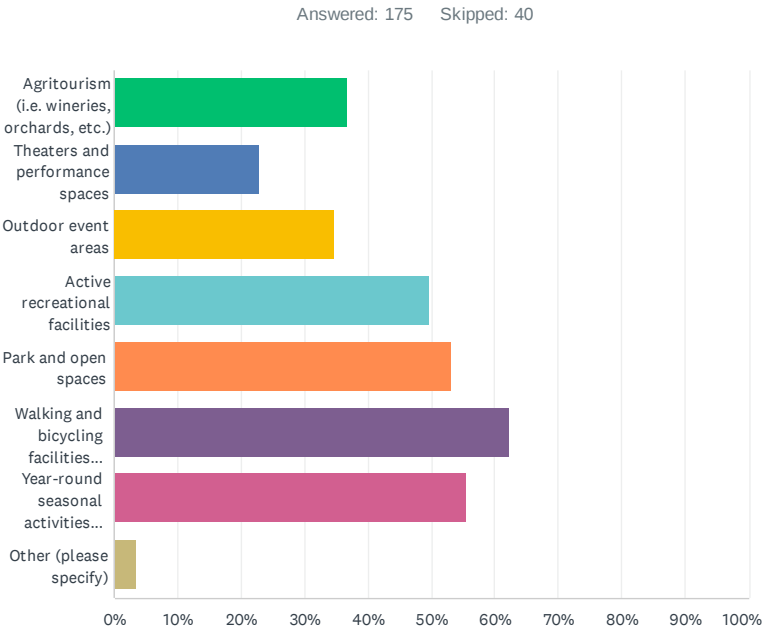
ANSWER CHOICES	RESPONSES	
Agritourism (i.e. wineries, orchards, etc.)	36.57%	64
Theaters and performance spaces	22.86%	40
Outdoor event areas	34.86%	61
Active recreational facilities	49.71%	87
Park and open spaces	53.14%	93
Walking and bicycling facilities (trails, bike lanes etc.)	62.29%	109
Year-round seasonal activities (i.e. festivals, concerts, programs)	55.43%	97
Other (please specify)	3.43%	6
Total Respondents: 175		

#	OTHER (PLEASE SPECIFY)	DATE
1	None	12/6/2024 11:44 AM
2	Theatre Performance is sufficient: Marion community theatre exists but is not supported. IWU and TU have theatre, but local residents do not attend. Gas City has a new event center. But, Grant County has a severe shortage of active recreational opportunities, especially outdoor	11/6/2024 10:36 AM

	locations other than Matter Park and small community parks. We MUST increase the attraction of the Mississinewa River as a recreational feature (like Muncie has done).	
3	Updated and sustainable	11/5/2024 5:43 PM
4	Bigger space for our library to have more programs.	10/31/2024 11:35 AM
5	Indoor recreation areas (for all seasons)	10/28/2024 6:49 PM
6	Family-friendly indoor activities	10/23/2024 3:43 PM

Q16 How would you like to see local transportation options be improved or enhanced within your community in the future?

Answered: 180   Skipped: 35
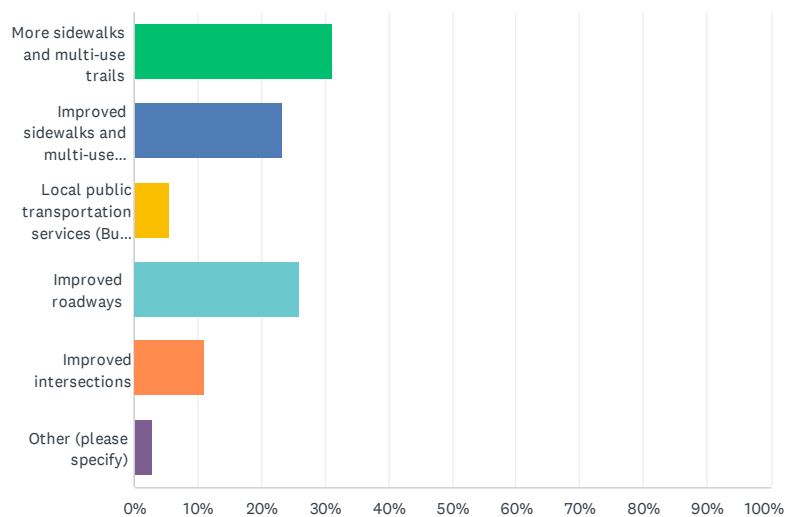
ANSWER CHOICES	RESPONSES	
More sidewalks and multi-use trails	31.11%	56
Improved sidewalks and multi-use trails	23.33%	42
Local public transportation services (Buses or ride shares)	5.56%	10
Improved roadways	26.11%	47
Improved intersections	11.11%	20
Other (please specify)	2.78%	5
TOTAL		180

#	OTHER (PLEASE SPECIFY)	DATE
1	This question only allows ONE response, but we need to improve active transportation opportunities: both MORE and IMPROVED sidewalks and trails, including bike lanes in Marion. We should pursue an assessment of bike and pedestrian friendly infrastructure. (Use Bicycle Friendly Community, or AARP assessment)	11/6/2024 10:45 AM
2	The above are currently in process	10/31/2024 7:29 PM
3	Improved roadways and sidewalks	10/30/2024 1:16 PM
4	Designated bike lanes on main roadways	10/24/2024 10:05 AM
5	County-wide public transportation service	10/23/2024 9:49 AM

Q17 If you have specific areas or ideas for transportation improvements, please provide additional information including the location.

Answered: 28   Skipped: 187

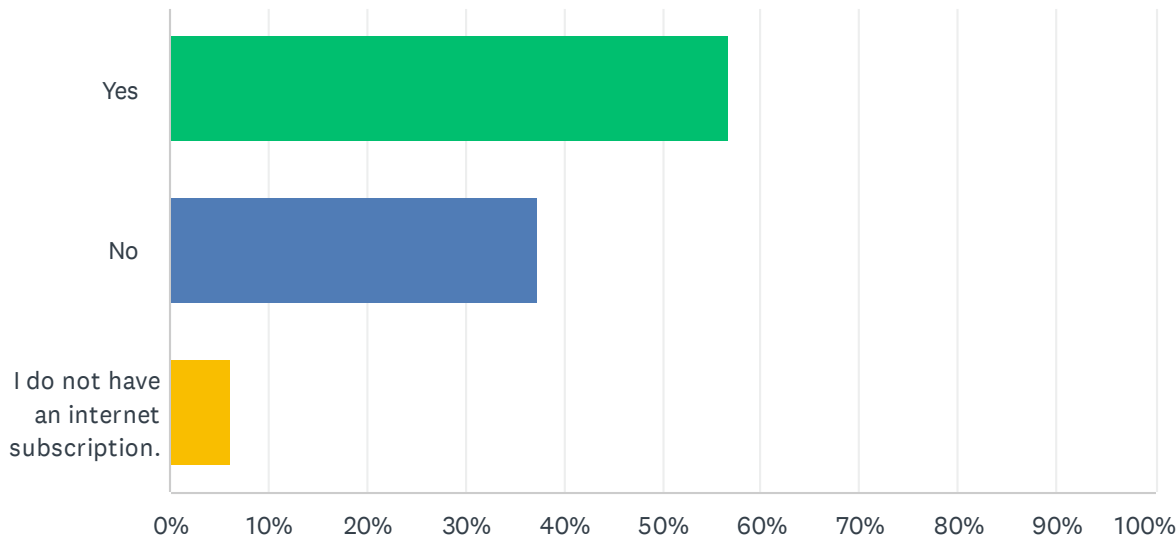| #	RESPONSES	DATE
1	back roads in need of replacement	12/6/2024 4:41 PM
2	Rural	12/6/2024 3:06 PM
3	NA	12/6/2024 11:46 AM
4	A safe bike route from Gas City to Upland.	11/6/2024 11:54 AM
5	There are many main roads through Marion and smaller communities that have poor-condition sidewalks or NO sidewalks, making it difficult and dangerous for pedestrians. Especially the bypass.	11/6/2024 10:45 AM
6	Many neighborhoods in Marion don't have sidewalks, or have sidewalks in poor condition. The neighborhoods around Indiana Wesleyan have very few sidewalks, making them hard to walk for the many young families and renters that live in the area, as well as students who may want to walk off-campus. Downtown Marion does have sidewalks, but many of them are in poor condition. The walkability of the neighborhood is also impacted by the intersections/crosswalks and the speed of the traffic on the roads. Improving walkability downtown is essential for business/economic growth in the heart of the city.	11/6/2024 10:18 AM
7	Make sure that stop signs are able to be seen	11/5/2024 12:41 PM
8	More crosswalks on Main Street	10/31/2024 8:46 PM
9	SR 26 between Upland and Matthews needs a stop light instead of that ridiculous flashing yellow sign.	10/31/2024 12:55 PM
10	The alleys around town need fixed.	10/31/2024 11:36 AM
11	I'd love to see the Detamore Trail in Upland paved so folks can ride bikes there. Ideally, it would connect to the other trails in the region as well!	10/29/2024 1:36 PM
12	County roads particularly around Upland	10/29/2024 11:21 AM
13	In Upland, 8th street is a mess. Using it as the main route through town while Main St is closed for so long is a bad idea, and allowing the construction of homes on 8th during that time is absurd.	10/29/2024 7:41 AM
14	I do not know how it would be possible, but track and cross country runners have to run on the road in multiple locations (out of town on 500 S, 600 S, on 26, or even along 8th Street.	10/29/2024 7:37 AM
15	Add a shoulder to Eighth Street	10/28/2024 6:52 PM
16	I would like to see sidewalks or trails for people to run so they do not have to run on the roads and impact traffic in an unsafe way.	10/28/2024 6:52 PM
17	continue to put money towards adding trails in the county.	10/28/2024 8:22 AM
18	More traffic lights	10/26/2024 9:39 AM
19	Complete streets	10/25/2024 8:34 PM
20	8th street upland needs a sidewalk. Someone is going to get killed	10/25/2024 3:55 PM
21	Investment in auto-drive local public transportation services for local use or even county use. We don't need buses, but having on-call, driverless cars that can be used for a minimal cost that can get people to local businesses would be helpful.	10/25/2024 12:09 PM
22	Drainage ditches kept clean	10/25/2024 9:10 AM

23	better roads in Upland	10/24/2024 8:39 AM
24	Connect Upland to the Cardinal Greenway	10/24/2024 8:30 AM
25	Connection of remaining communities in Grant County to the Cardinal Greenway, including Gas City --> Upland and Upland --> Matthews.	10/23/2024 1:53 PM
26	The County needs to make the necessary investment to assure Grant County has a county-wide, rural public transportation service for all residents of Grant County and for cross-county needs.	10/23/2024 9:49 AM
27	Walkable areas around schools. Specifically MHS-Kids have to walk in the street east and west of the high school.	10/23/2024 8:33 AM
28	Bike paths in roadways, especially between campuses and downtown	10/23/2024 5:48 AM

Q18 Are you satisfied with your current internet service?

Answered: 180   Skipped: 35

ANSWER CHOICES	RESPONSES	
Yes	56.67%	102
No	37.22%	67
I do not have an internet subscription.	6.11%	11
TOTAL		180

Q19 If you answered 'No' to question 14, please indicate why you are unsatisfied. Check all that apply.

Answered: 74   Skipped: 141
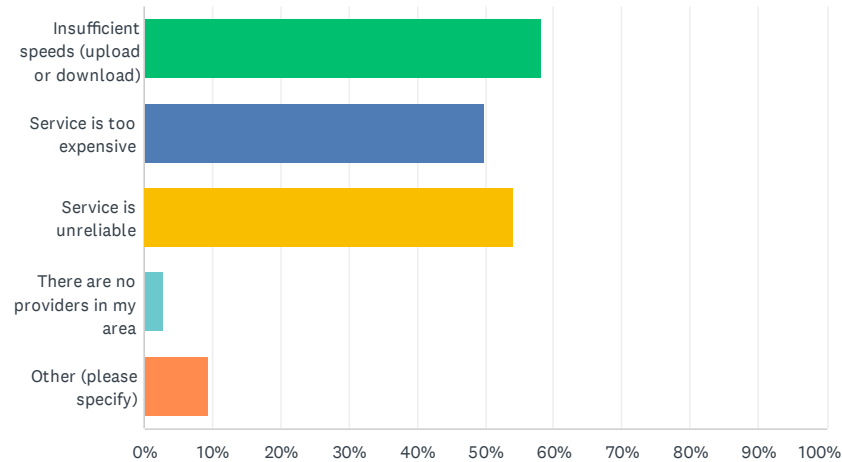
ANSWER CHOICES	RESPONSES	
Insufficient speeds (upload or download)	58.11%	43
Service is too expensive	50.00%	37
Service is unreliable	54.05%	40
There are no providers in my area	2.70%	2
Other (please specify)	9.46%	7
Total Respondents: 74		

#	OTHER (PLEASE SPECIFY)	DATE
1	I use a T-Mobile Tower because I can't get anything else	12/11/2024 8:25 PM
2	No broadband in rural areas	12/6/2024 10:03 PM
3	Did you mean question 18?	12/6/2024 9:59 PM
4	too few providers in Jefferson Township	11/8/2024 8:51 AM
5	Would like to have options	10/30/2024 3:28 PM
6	Need fiber	10/28/2024 4:13 PM
7	has to be rebooted every day	10/24/2024 9:48 AM

Q20 Regarding community services and infrastructure, which systems need the most improvement? Check all that apply.

Answered: 170   Skipped: 45
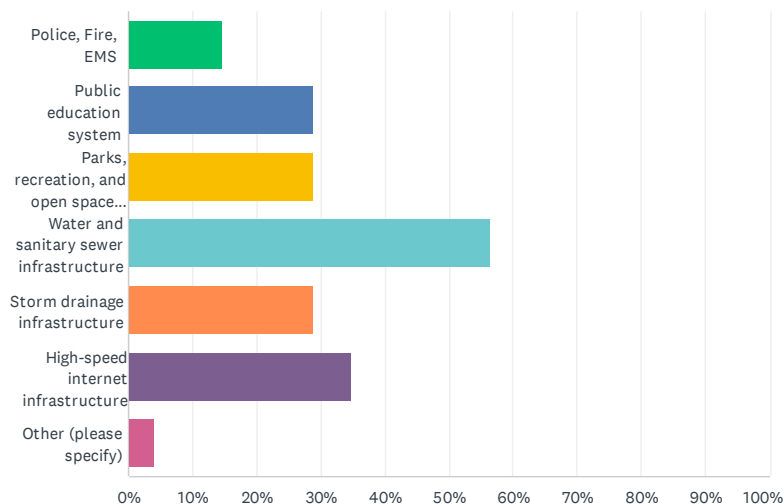
ANSWER CHOICES	RESPONSES	
Police, Fire, EMS	14.71%	25
Public education system	28.82%	49
Parks, recreation, and open space system	28.82%	49
Water and sanitary sewer infrastructure	56.47%	96
Storm drainage infrastructure	28.82%	49
High-speed internet infrastructure	34.71%	59
Other (please specify)	4.12%	7
Total Respondents: 170		

#	OTHER (PLEASE SPECIFY)	DATE
1	Cleaner energy alternatives	11/7/2024 2:42 PM
2	Water quality!!	11/5/2024 5:45 PM
3	We need to raise our revenue for the Upland library so we can maintain the good work that is being done there. It serves our community in HUGE ways!	10/29/2024 1:36 PM
4	Seriously; our water is yellow.	10/29/2024 7:41 AM
5	Library	10/28/2024 6:51 PM

| 6 | Nothing is perfect all could use improvment. | 10/28/2024 9:08 AM |
| 7 | Non motorized transportation | 10/23/2024 5:48 AM |

Q21 Are you:

Answered: 181   Skipped: 34
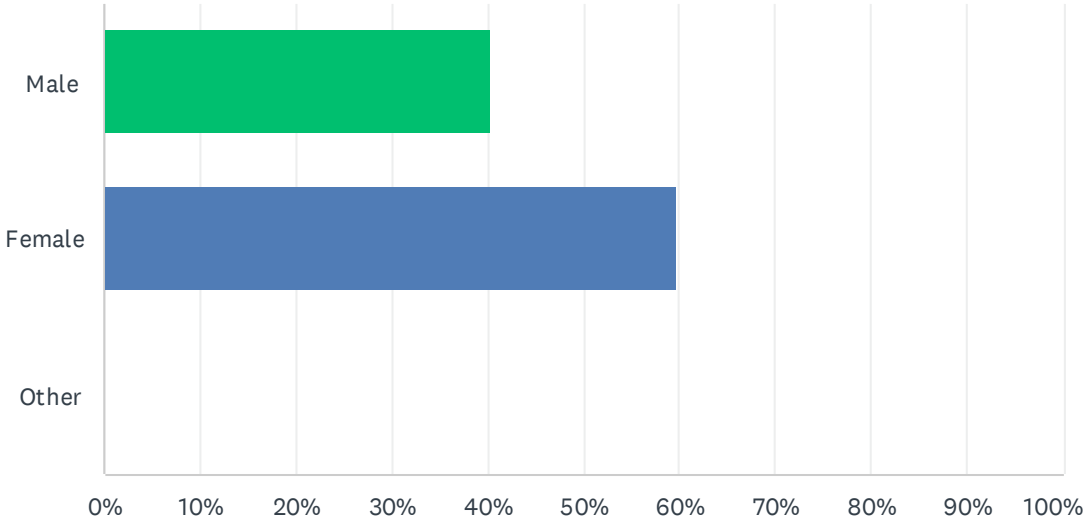
ANSWER CHOICES	RESPONSES	
Male	40.33%	73
Female	59.67%	108
Other	0.00%	0
TOTAL		181

Q22 How would you describe yourself?

Answered: 178   Skipped: 37
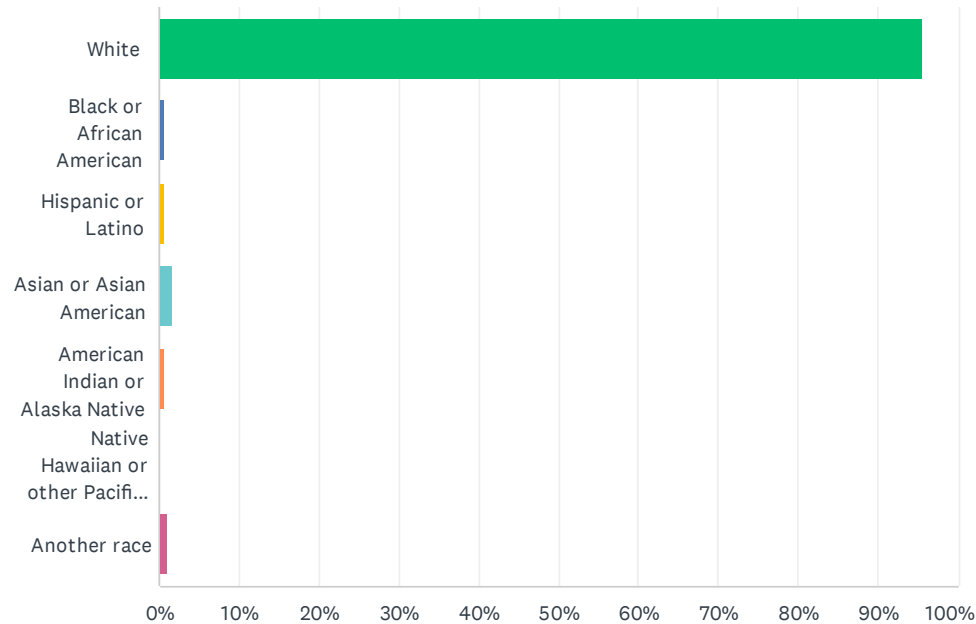
ANSWER CHOICES	RESPONSES	
White	95.51%	170
Black or African American	0.56%	1
Hispanic or Latino	0.56%	1
Asian or Asian American	1.69%	3
American Indian or Alaska Native	0.56%	1
Native Hawaiian or other Pacific Islander	0.00%	0
Another race	1.12%	2
TOTAL		178

Q23 Are you of Hispanic/Latino/Spanish origin?

Answered: 174   Skipped: 41
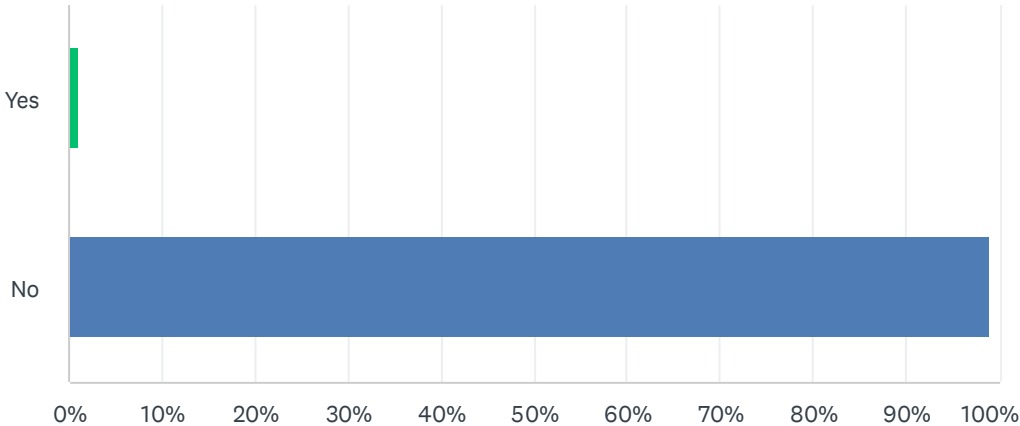
ANSWER CHOICES	RESPONSES	
Yes	1.15%	2
No	98.85%	172
TOTAL		174

Q24 What is your age?

Answered: 181   Skipped: 34
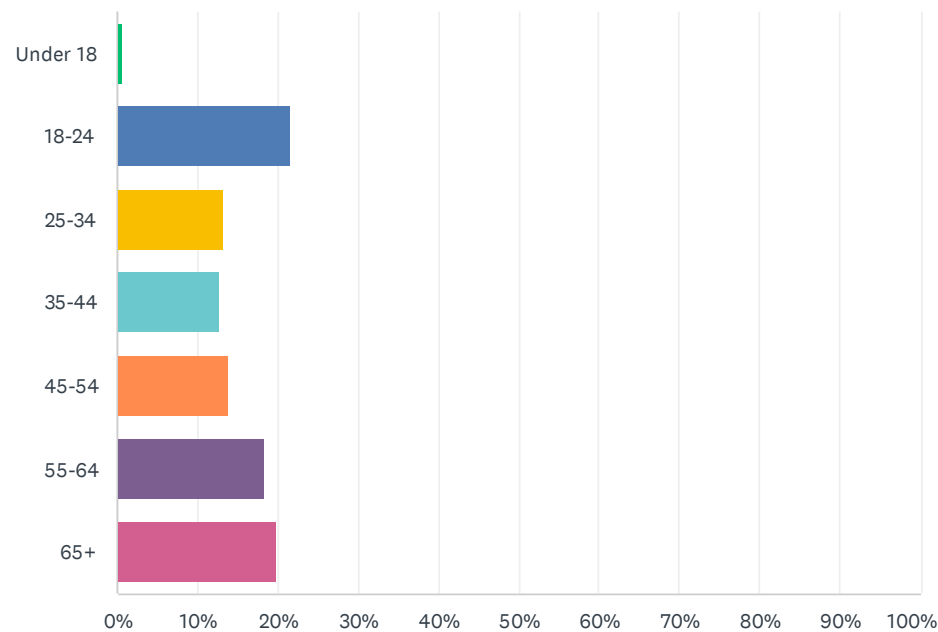
ANSWER CHOICES	RESPONSES	
Under 18	0.55%	1
18-24	21.55%	39
25-34	13.26%	24
35-44	12.71%	23
45-54	13.81%	25
55-64	18.23%	33
65+	19.89%	36
TOTAL		181

Q25 How long have you lived within Grant County?

Answered: 180   Skipped: 35
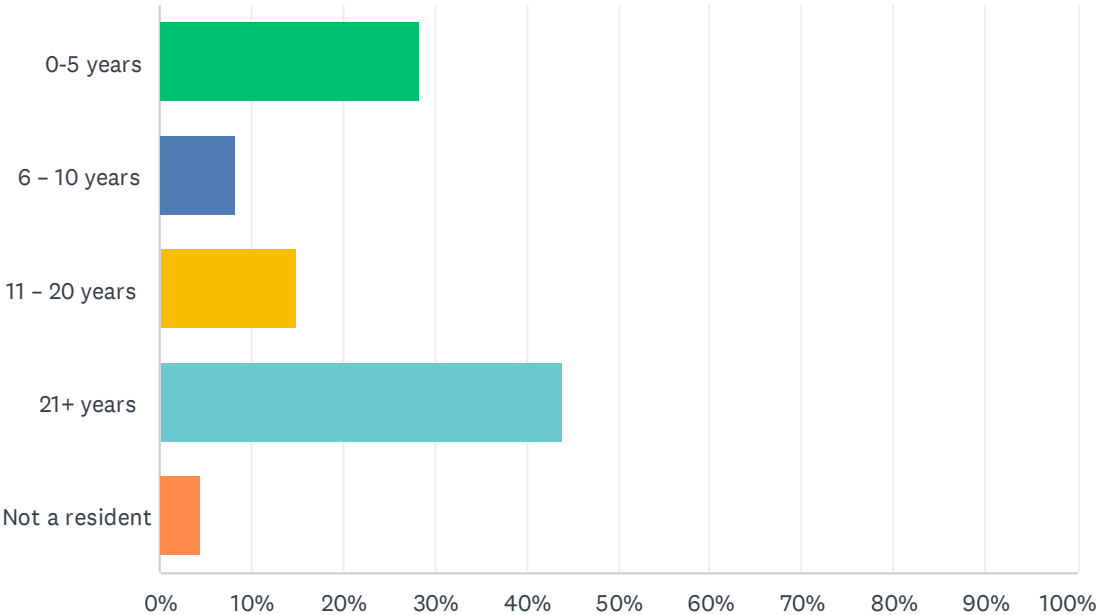
ANSWER CHOICES	RESPONSES	
0-5 years	28.33%	51
6 – 10 years	8.33%	15
11 – 20 years	15.00%	27
21+ years	43.89%	79
Not a resident	4.44%	8
TOTAL		180

Q26 What is your employment status?

Answered: 181   Skipped: 34
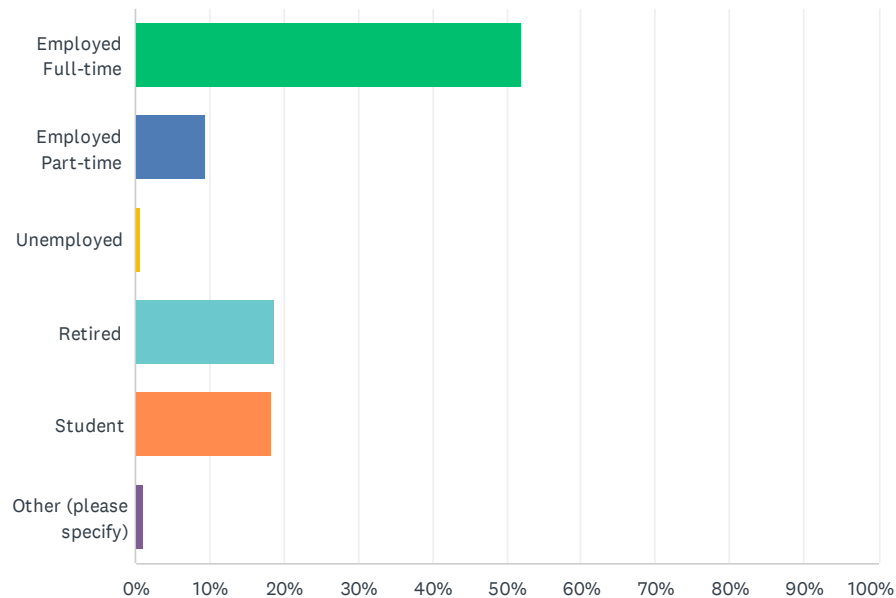
ANSWER CHOICES	RESPONSES	
Employed Full-time	51.93%	94
Employed Part-time	9.39%	17
Unemployed	0.55%	1
Retired	18.78%	34
Student	18.23%	33
Other (please specify)	1.10%	2
TOTAL		181

#	OTHER (PLEASE SPECIFY)	DATE
1	Homemaker	11/7/2024 6:33 AM
2	Homemaker	10/24/2024 8:10 AM

Q27 What is your estimated household income?

Answered: 176   Skipped: 39
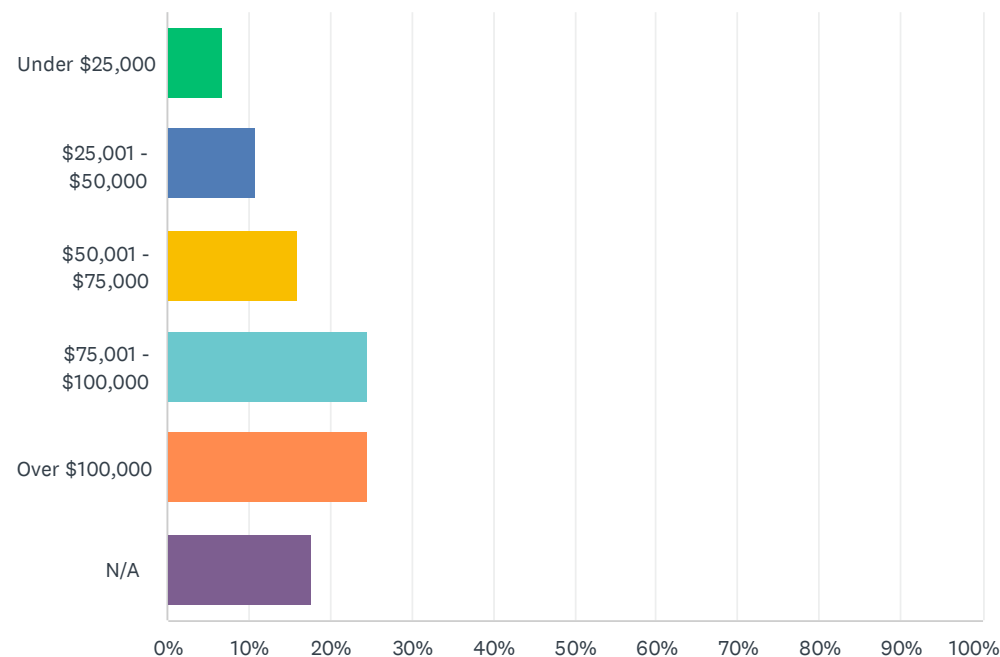
ANSWER CHOICES	RESPONSES	
Under $25,000	6.82%	12
$25,001 - $50,000	10.80%	19
$50,001 - $75,000	15.91%	28
$75,001 - $100,000	24.43%	43
Over $100,000	24.43%	43
N/A	17.61%	31
TOTAL		176

COMMUNITY SURVEY 2

Grant County Comprehensive Plan Community Survey 2   SurveyMonkey

Q1 Did you attend and participate in the public engagement activities at the Grant County Fairgrounds on March 20, 2025?

Answered: 174   Skipped: 1
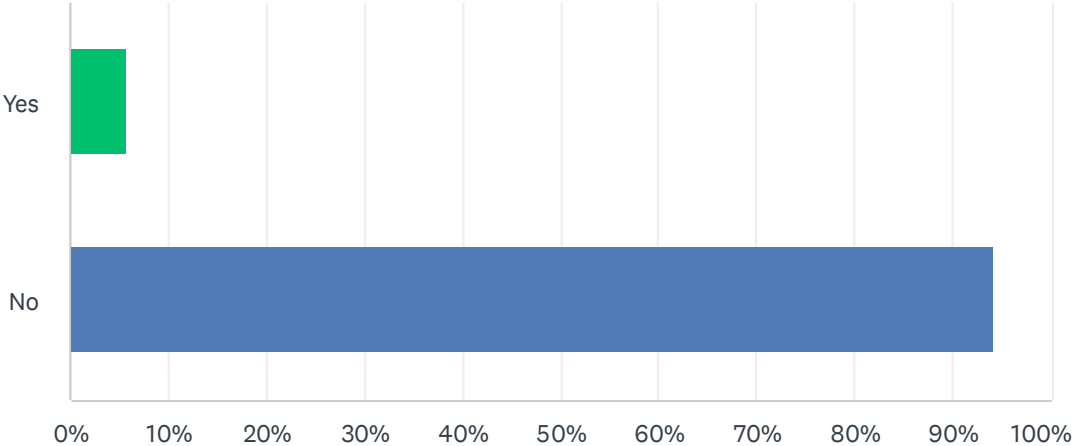
ANSWER CHOICES	RESPONSES	
Yes	5.75%	10
No	94.25%	164
TOTAL		174

Q2 Does the above statement reflect what the vision for Grant County should be? Do you have other suggestions?

Answered: 121   Skipped: 54
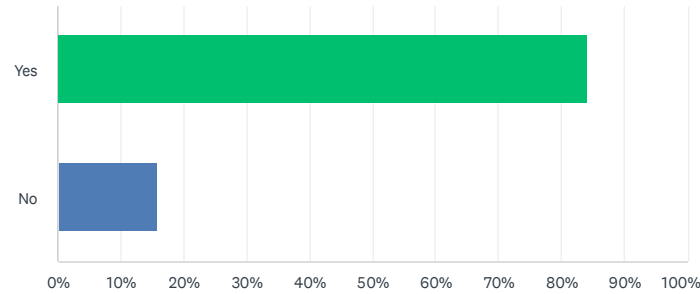
ANSWER CHOICES	RESPONSES	
Yes	84.30%	102
No	15.70%	19
TOTAL		121

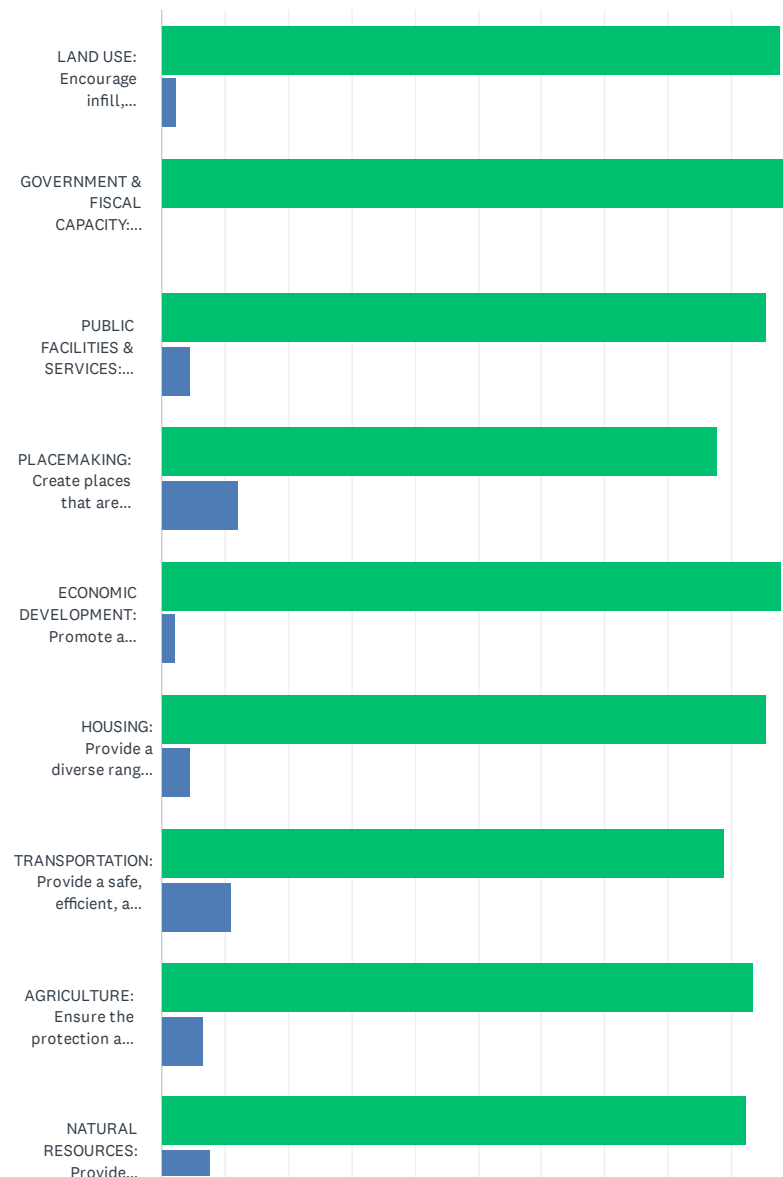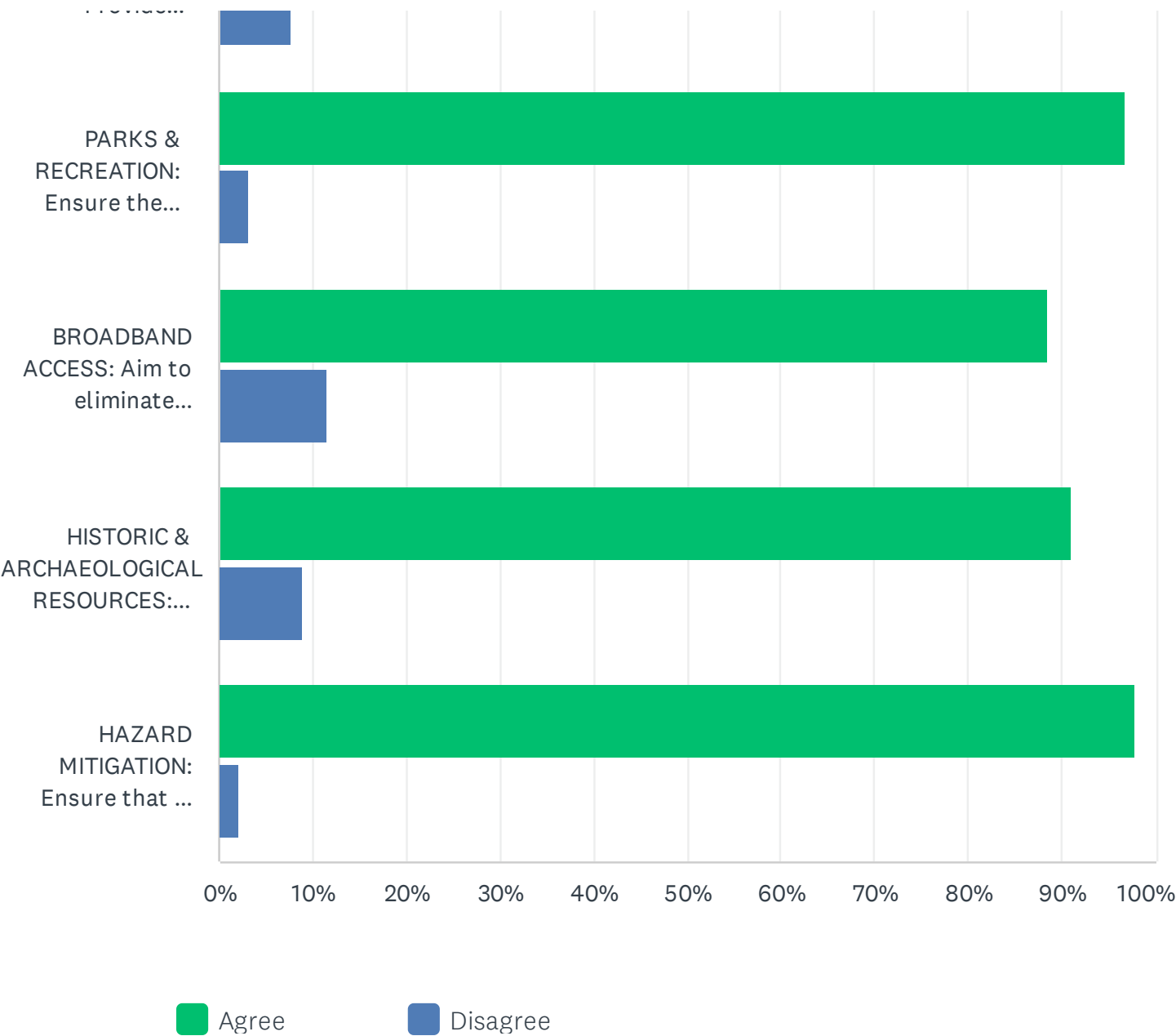| #	COMMENTS	DATE
1	The price of water and sewage is discouraging. If there is a way to bring that down it would be an encouragement, especially for families with children.	4/4/2025 7:10 AM
2	I don't think economic development need to be explicitly limited to "existing urban areas". The word culture might also be included.	4/1/2025 10:43 AM
3	Maybe add something about promoting quality education.	3/31/2025 9:19 PM
4	Need things for teens to do	3/31/2025 9:41 AM
5	none	3/31/2025 9:29 AM
6	sustainability?	3/29/2025 1:52 PM
7	You've covered it all in this statement - aiming high!	3/28/2025 3:25 PM
8	I do agree with the statement above, but I would suggest including something about caring for the natural state of Grant County and caring for the land in a sustainable way. I think that the health of the land is very important and make a large impact on the community. We should remember that humans aren't the only ones that live in Grant County. I think we should make a point to care for the ecosystem within Grant County, and in turn that will improve the wellbeing of Grant County residents.	3/28/2025 11:03 AM
9	It should state "promoting sustainable economic development" and should include "protecting crucial ecosystem services" meaning clean drinking water, clean air, flood mitigation, and pollinators as well as "enhancing biodiversity" so that we have abundant fishing and hunting opportunities, protected endangered species and increased effort to control invasive species.	3/28/2025 9:57 AM
10	Unbridled development could destroy Grant County's environment. This statement must include an intention to develop Grant Count in a sustainable way that preserves the natural environment we and future generations can continue to enjoy.	3/28/2025 9:52 AM

11	Excellent vision statement. We must believe that maintaining "its rich heritage, history, and unique rural character" is important AND help our young people to believe it too.	3/28/2025 8:10 AM
12	I like the combination of appreciating our past and also looking to the future for healthy growth.	3/28/2025 7:40 AM
13	"Maintaining rich heritage" is a bit difficult seeing that one of the last lynchings happened in Grant county by the court house. I hope we do not "maintain" any portion of the horror that occurred here. Grant county also is one of the all time leading counties in Indiana for food poverty along with a number of other horrible statistics on lives thriving in Indiana. Perhaps acknowledging what has been and making decisions for all to flourish!	3/28/2025 7:05 AM
14	Preserving agriculture and family farms, rural areas.	3/28/2025 6:04 AM
15	Promotion of economic development, even in outlying rural areas, is vital to the County's success.	3/27/2025 1:49 PM
16	Agriculture and farming need STRONG support, it is still the backbone of the county!	3/26/2025 8:58 AM
17	As long as growth is kept in check and current residents are not priced out due to inflated property values and school referendums.	3/26/2025 1:02 AM
18	The only phrase that might need reconsideration is "...while promoting economic development within existing urban areas...". It could be said that this excludes the promotion of economic development that could occur outside of "existing urban areas" which would a shame. Perhaps consider removing the limiting phrasing of "within existing urban areas" or modifying it to allow for a shared focus with potential new sub-urban areas or existing rural areas (where the economic development could be carefully planned and limited as to guard against undesired harm to the rural character of the community).	3/26/2025 12:07 AM
19	To maintain our unique rural character ...enhancing the quality of life for ALL residents. We do not just grow the city and economic development at all costs, which includes the cost of stripping America's farmland of its rich soil and productive farmland to enrich the city's growth. We protect both.	3/25/2025 7:03 PM
20	None	3/25/2025 4:15 PM
21	We do want to make sure the Grant County farm ground stays agriculture and does not change go commercial.	3/25/2025 1:05 PM
22	Completely agree with above statement.	3/25/2025 9:59 AM

Q3 Review the following proposed goals. Please indicate the goals that you agree are appropriate for Grant County or goals you feel are not appropriate for Grant County.

Answered: 92   Skipped: 83

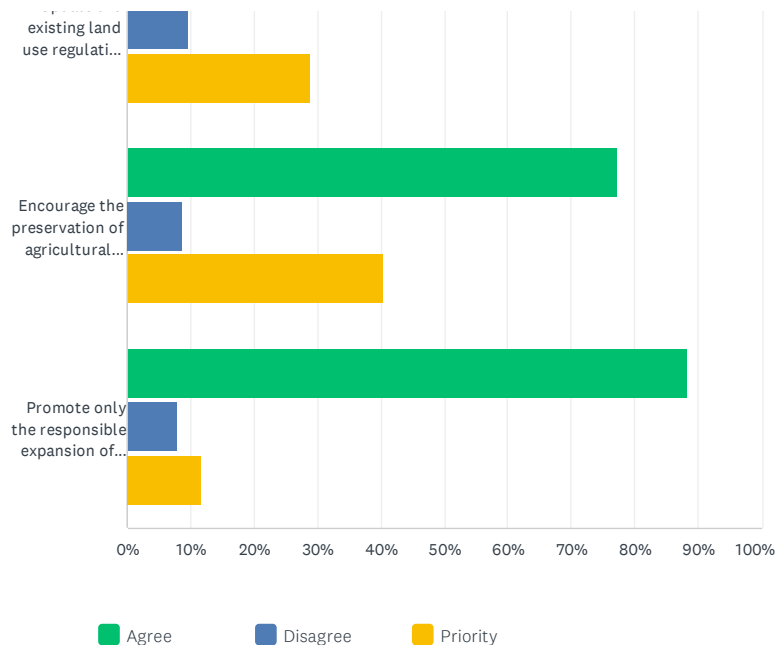|	Agree	Disagree

	AGREE	DISAGREE	TOTAL
LAND USE: Encourage infill, revitalization, and context sensitive development in existing communities to maintain and enhance community character.	97.70% 85	2.30% 2	87
GOVERNMENT & FISCAL CAPACITY: Maintain and grow the community through fiscally responsible decisions and the ability of the local towns to support the growth.	100.00% 92	0.00% 0	92
PUBLIC FACILITIES & SERVICES: Provide adequate public facilities and services that will meet basic needs and improve quality of life.	95.60% 87	4.40% 4	91
PLACEMAKING: Create places that are meaningful, compelling, and reflect the unique identity and cultural heritage of Grant County.	87.91% 80	12.09% 11	91
ECONOMIC DEVELOPMENT: Promote a balanced and diversified economy.	97.78% 88	2.22% 2	90
HOUSING: Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.	95.56% 86	4.44% 4	90
TRANSPORTATION: Provide a safe, efficient, and interconnected transportation system.	89.01% 81	10.99% 10	91
AGRICULTURE: Ensure the protection and preservation of prime agricultural lands.	93.41% 85	6.59% 6	91
NATURAL RESOURCES: Provide adequate protection for, and enhanced stewardship of, environmental resources and sensitive areas.	92.31% 84	7.69% 7	91
PARKS & RECREATION: Ensure the parks and recreation offerings remain relevant to meet the recreation needs of the population.	96.70% 88	3.30% 3	91
BROADBAND ACCESS: Aim to eliminate broadband access gaps in the county by expanding infrastructure and implementing digital literacy programs to promote equitable internet usage.	88.51% 77	11.49% 10	87
HISTORIC & ARCHAEOLOGICAL RESOURCES: Enhance the County's rich rural and cultural heritage through land preservation and historic preservation efforts.	91.11% 82	8.89% 8	90
HAZARD MITIGATION: Ensure that the county remains up to date with preparedness so residents can receive emergency information in a timely manner.	97.78% 88	2.22% 2	90

Q4 LAND USEReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 60   Skipped: 115
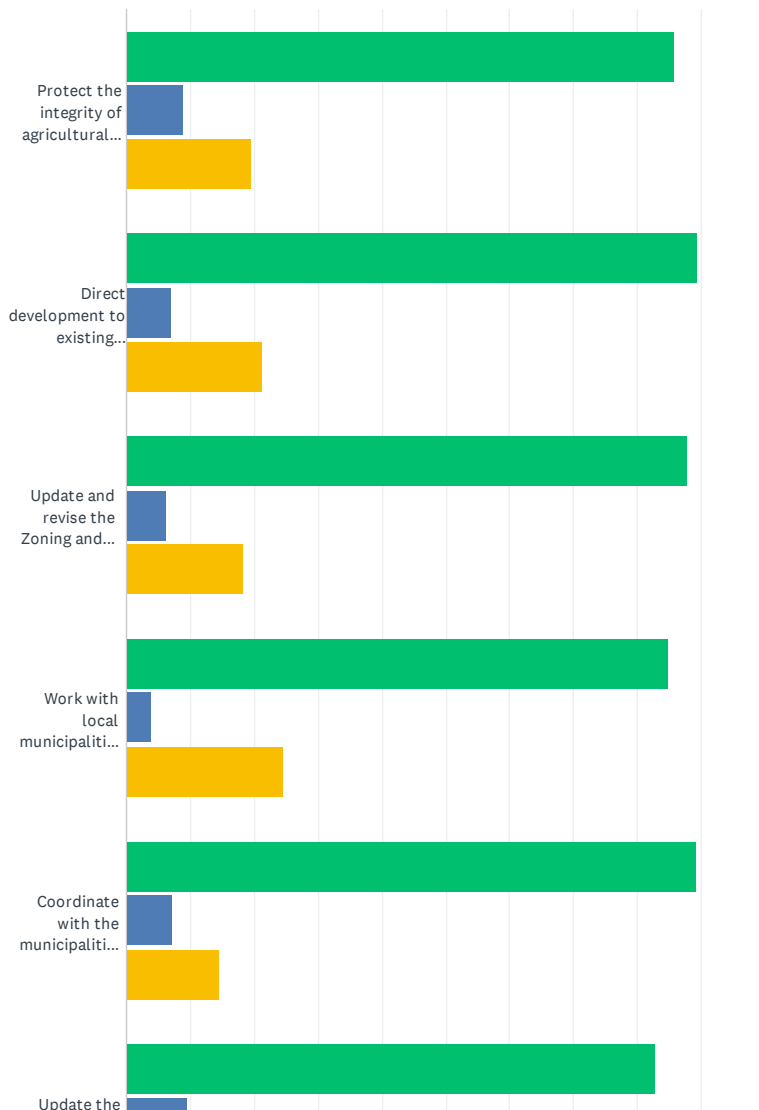
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Protect the integrity of agricultural and environmentally sensitive areas through zoning incentives, such as cluster development, that promote growth within developed areas.	85.71% 48	8.93% 5	19.64% 11	56
Direct development to existing development centers where infrastructure and services are readily available or easily provided.	89.29% 50	7.14% 4	21.43% 12	56
Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.	87.76% 43	6.12% 3	18.37% 9	49
Work with local municipalities to incorporate incentives and other measures that facilitate development in appropriate areas, including the designated growth areas, as they update their community comprehensive plans.	84.91% 45	3.77% 2	24.53% 13	53
Coordinate with the municipalities to plan for future annexations, and for compatible land uses along common boundaries.	89.09% 49	7.27% 4	14.55% 8	55
Update the existing land use regulations and evaluate them regularly to better facilitate the ever-changing needs of the County.	82.69% 43	9.62% 5	28.85% 15	52
Encourage the preservation of agricultural land and local businesses.	77.19% 44	8.77% 5	40.35% 23	57
Promote only the responsible expansion of city limits and utilities into unincorporated areas.	88.24% 45	7.84% 4	11.76% 6	51

| #	DID WE MISS ANYTHING?	DATE
1	Incentivize and recruit commercial businesses to Grant County	4/4/2025 9:10 AM
2	The wording of statements is all or nothing and therefore not helpful in really finding out what	3/31/2025 9:42 PM

	residents want.	
3	Road repairs in county	3/31/2025 10:02 AM
4	mixed-use development?	3/29/2025 2:16 PM
5	Support diversified agriculture through stronger local food procurement options. Regulate nutrient and pesticide runoff from large scale farms. Incentivize buffer zones to protect streams from sediment and nutrient leaching.	3/28/2025 12:14 PM
6	There is so little natural undeveloped land in Grant County that zoning laws MUST continue to protect these lands.	3/28/2025 10:33 AM
7	Encourage the return of land to natural prairies and woods.	3/28/2025 8:32 AM
8	Instead of emphasis on growth and repurpose, Grant county should utilize the vacant lots and empty building spaces already sitting useless.	3/28/2025 8:11 AM
9	Don't accept outsiders coming into county with motives that aren't beneficial to the whole of the county!	3/26/2025 9:25 AM
10	We just want to make sure the agriculture use ordinance remains agricultural and cannot be changed to commercial	3/25/2025 1:46 PM
11	N/A	3/25/2025 10:13 AM

Q5 GOVERNMENT & FISCAL CAPACITYReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 58   Skipped: 117
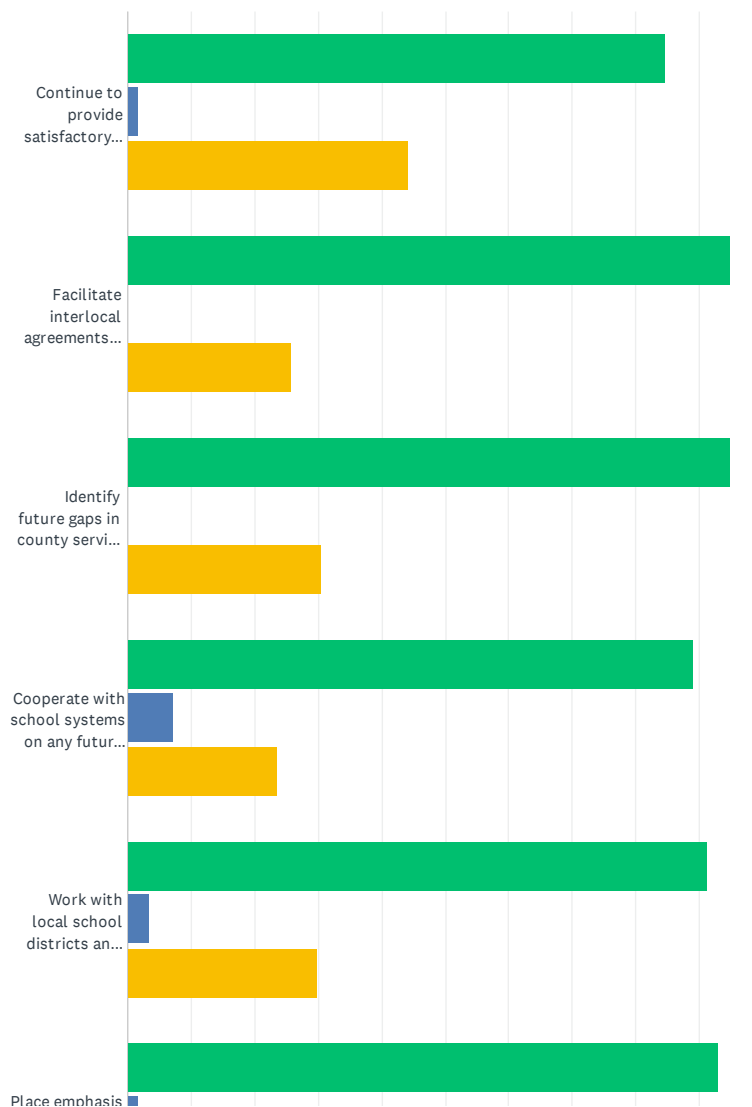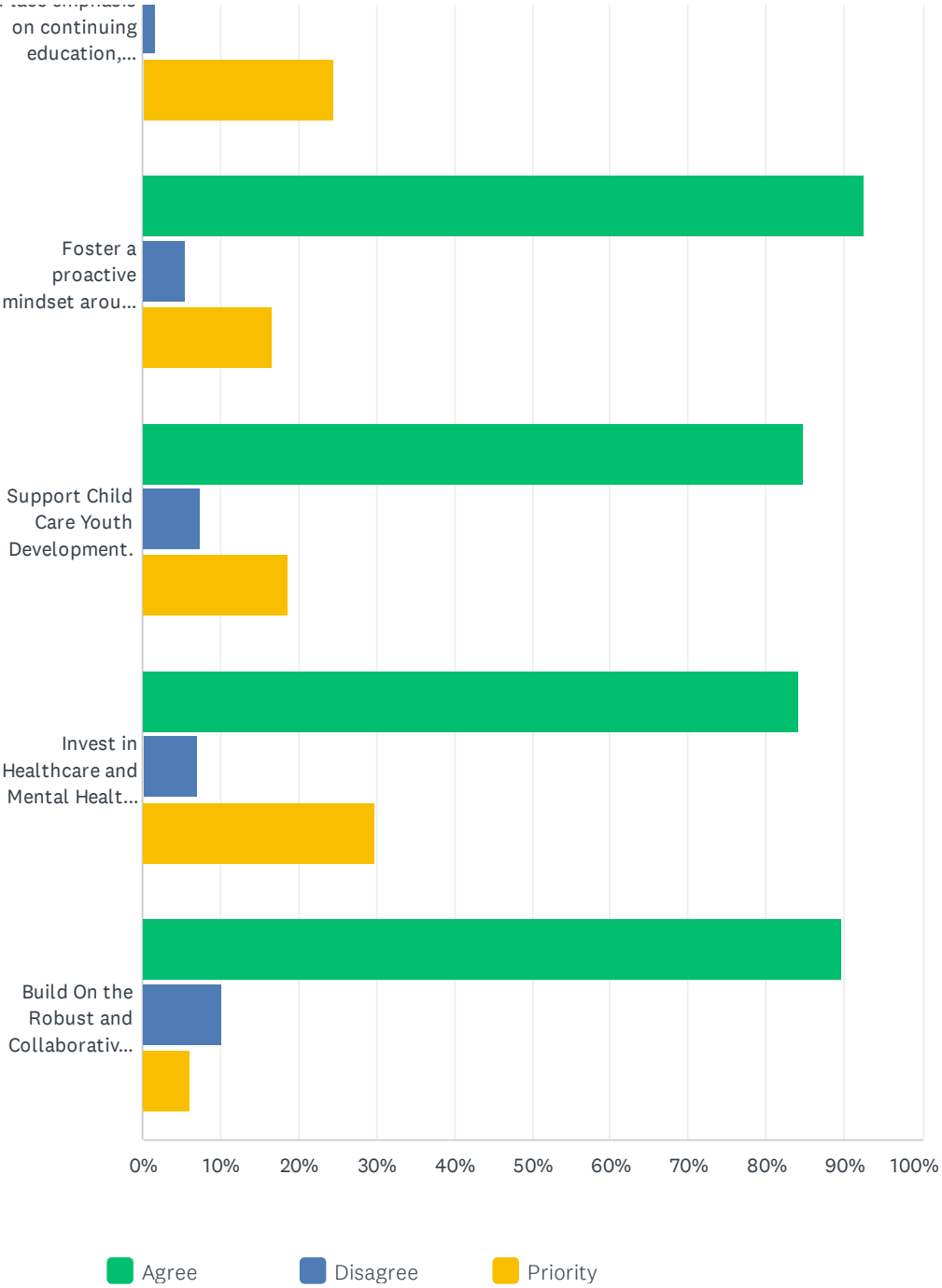
🟩 Agree   🟦 Disagree   🟨 Priority
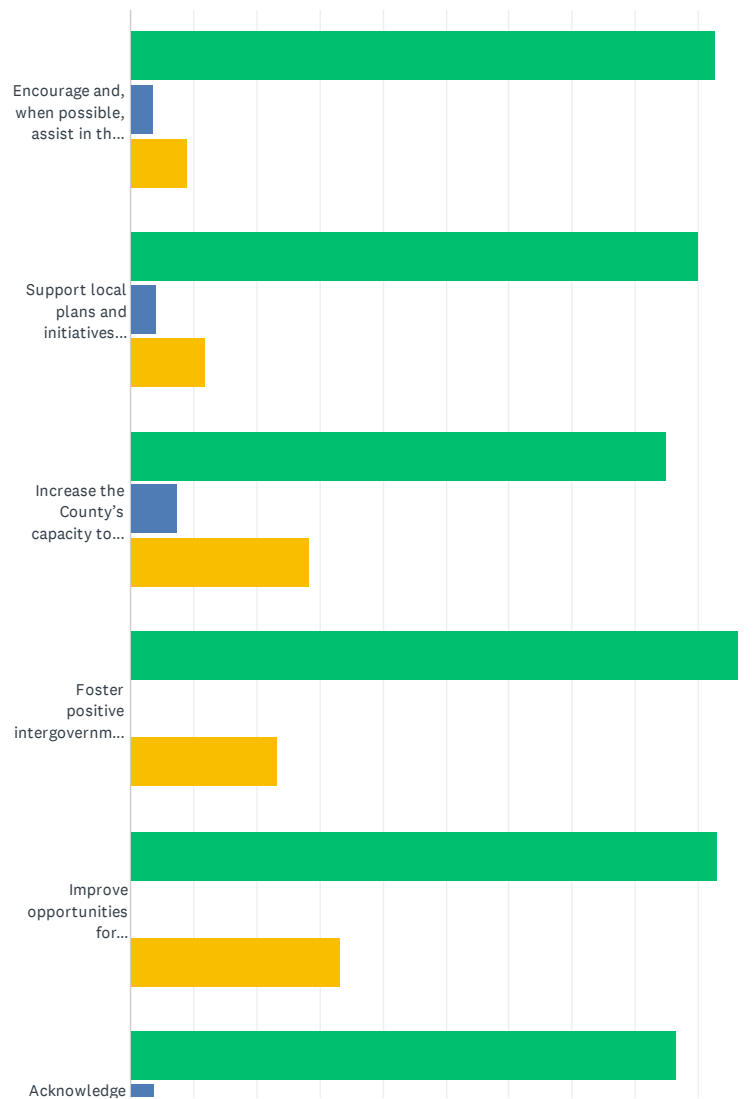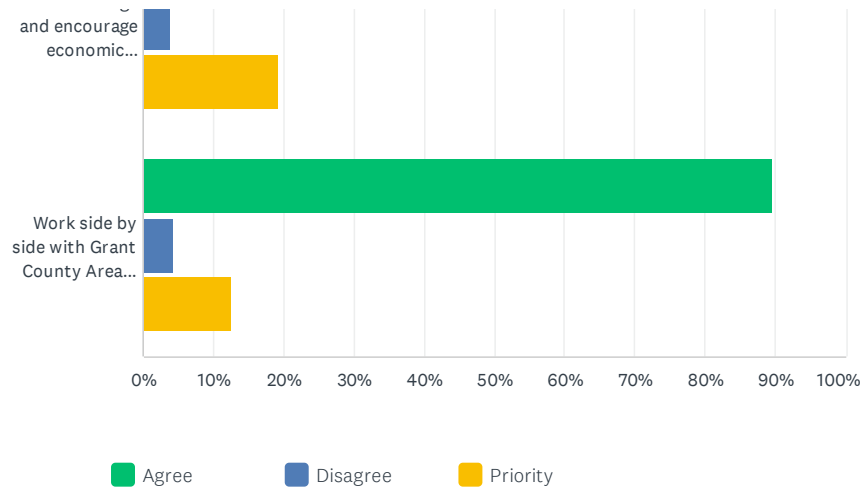
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Encourage and, when possible, assist in the development of current community comprehensive plans.	92.86% 52	3.57% 2	8.93% 5	56
Support local plans and initiatives such as the 2024 Swayzee Comprehensive Plan, 2015 Upland Master Plan, and the Marion 2030 Comprehensive Plan.	90.00% 45	4.00% 2	12.00% 6	50
Increase the County's capacity to support economic development initiatives.	84.91% 45	7.55% 4	28.30% 15	53
Foster positive intergovernmental county/community collaboration.	96.43% 54	0.00% 0	23.21% 13	56
Improve opportunities for communication, cooperation, and resource sharing between all layers of government.	92.98% 53	0.00% 0	33.33% 19	57
Acknowledge and encourage economic development programs that involve countywide involvement	86.54% 45	3.85% 2	19.23% 10	52
Work side by side with Grant County Area Plan Department on regional planning issues; incorporating keystone organizations to ensure expertise from other jurisdictional boundaries are recognized.	89.58% 43	4.17% 2	12.50% 6	48

#	DID WE MISS ANYTHING?	DATE
1	I am concerned about Upland. Would you do what you can to ensure that developers not put up ugly apartments in a single home area. Thank you!	3/31/2025 2:31 PM
2	Area Plan needs to work fast updating State codes for Grant County.	3/31/2025 1:47 PM
3	water?	3/29/2025 2:16 PM
4	Increase civic engagement through innovative events by local governments to help residents interact with decision-makers	3/28/2025 12:14 PM
5	N/A	3/25/2025 10:13 AM

Q6 PUBLIC FACILITIES & SERVICESReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 59   Skipped: 116

Legend: Agree (green), Disagree (blue), Priority (yellow)

Categories (top to bottom):
- Place emphasis on continuing education,...
- Foster a proactive mindset arou...
- Support Child Care Youth Development.
- Invest in Healthcare and Mental Healt...
- Build On the Robust and Collaborativ...

	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Continue to provide satisfactory public safety, law enforcement and emergency management and response services and facilities.	84.75% 50	1.69% 1	44.07% 26	59
Facilitate interlocal agreements between different emergency response and public safety agencies where none exist.	94.83% 55	0.00% 0	25.86% 15	58
Identify future gaps in county services (EMS, fire, police, recycling, etc.) and support their expansion as new growth occurs in the county.	94.92% 56	0.00% 0	30.51% 18	59
Cooperate with school systems on any future expansion or development of joint facilities, to ensure they can adequately meet future educational needs.	89.09% 49	7.27% 4	23.64% 13	55
Work with local school districts and educational institutions to develop workforce training and adult education programs that are directly tied to local industries and employers.	91.23% 52	3.51% 2	29.82% 17	57
Place emphasis on continuing education, youth activities, and talent retention.	92.98% 53	1.75% 1	24.56% 14	57
Foster a proactive mindset around creating an environment for human thriving.	92.59% 50	5.56% 3	16.67% 9	54
Support Child Care Youth Development.	84.91% 45	7.55% 4	18.87% 10	53
Invest in Healthcare and Mental Health Access.	84.21% 48	7.02% 4	29.82% 17	57
Build On the Robust and Collaborative Nonprofit Culture.	89.80% 44	10.20% 5	6.12% 3	49

#	DID WE MISS ANYTHING?	DATE
1	Consider merging existing police, fire protection, and ambulance services.	3/31/2025 4:29 PM
2	When talking higher education look at trades not just 4 year college. Build up the resources for students with disabilities not just physical disabilities but also those unseen intellectual disabilities. Bus transportation for county schools to get to career center not all can drive or have a way to get there	3/31/2025 10:02 AM
3	Health care options that aren't connected to Marion General's monopoly would be appreciated	3/28/2025 8:11 AM
4	Continue and support County ran First responder agencies at all cost!	3/27/2025 2:32 PM
5	School systems need to be reined in from burdening tax payers.	3/26/2025 2:05 AM
6	I think we need to be careful what "truths" we are teaching our children. To teach them they may be a cat or dog or a sex opposite to what they were born is ludicrous!	3/25/2025 7:53 PM
7	Shrink government and public education needs an overhaul	3/25/2025 5:35 PM
8	N/A	3/25/2025 10:13 AM

Q7 PLACEMAKINGReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 56   Skipped: 119
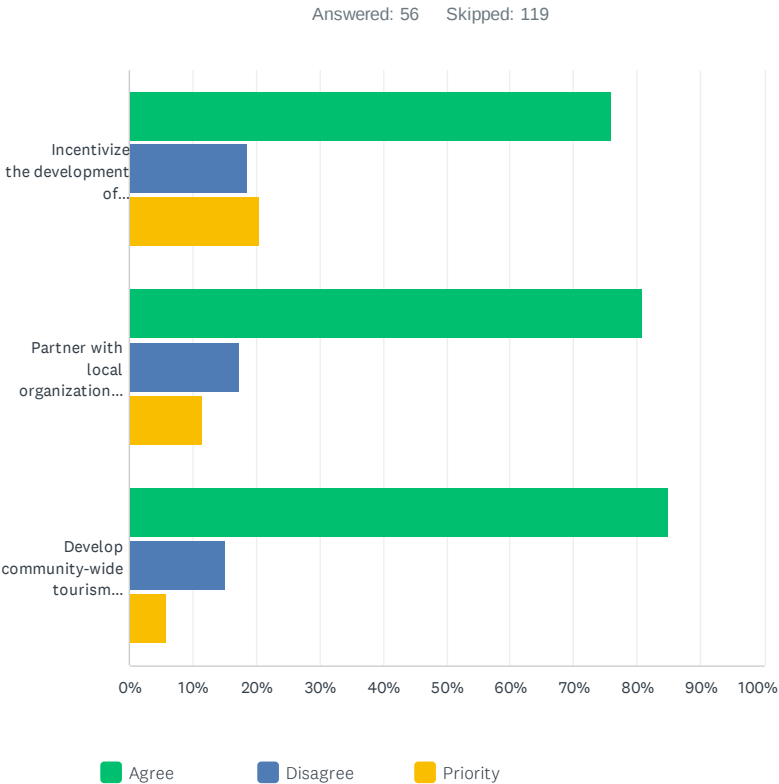
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Incentivize the development of entertainment venues and restaurants that are missing within the community and support resident or visitor demands.	75.93% 41	18.52% 10	20.37% 11	54
Partner with local organizations and institutions to develop a county-wide arts and culture initiative	80.77% 42	17.31% 9	11.54% 6	52
Develop community-wide tourism opportunities that guide residents and visitors to local destinations to extend their stay in Grant County.	84.91% 45	15.09% 8	5.66% 3	53

#	DID WE MISS ANYTHING?	DATE
1	Restaurants are all over some have multiples in the county. Look more for things to do or small	3/31/2025 10:02 AM

	family owned restaurants.	
2	gentrification?	3/29/2025 2:16 PM
3	Only after careful consideration of all basic community needs keeping within the affordable tax parameters of the existing population.	3/26/2025 2:05 AM
4	N/A	3/25/2025 10:13 AM

Q8 ECONOMIC DEVELOPMENTReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 57   Skipped: 118
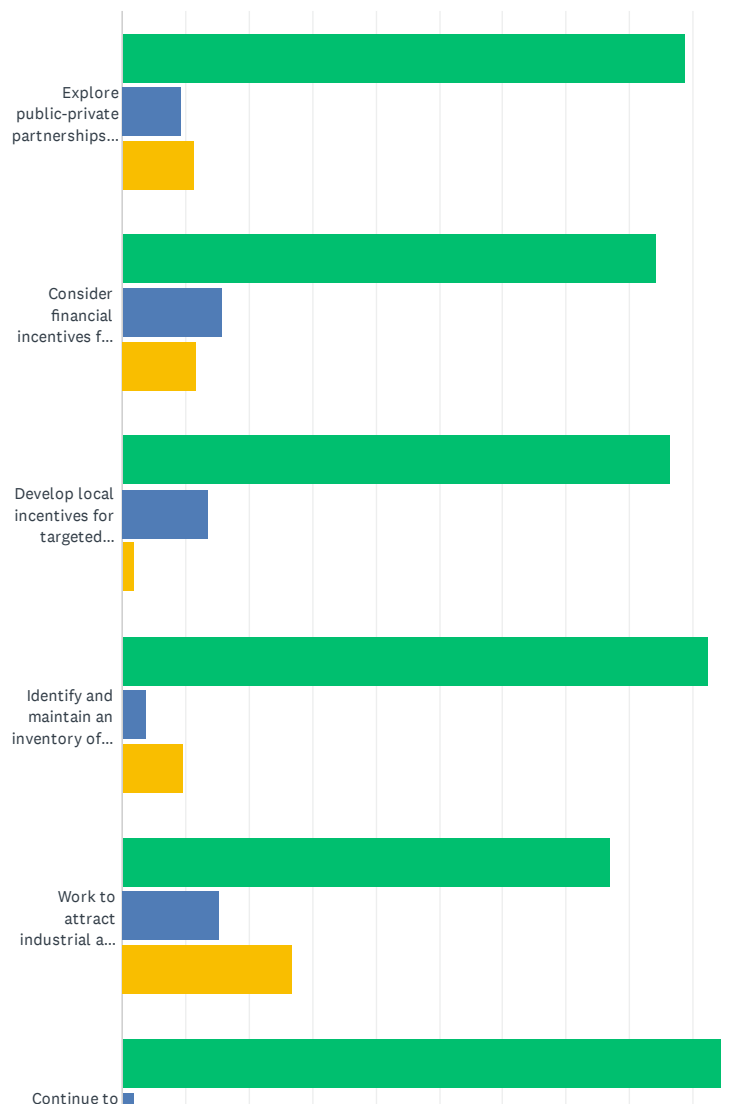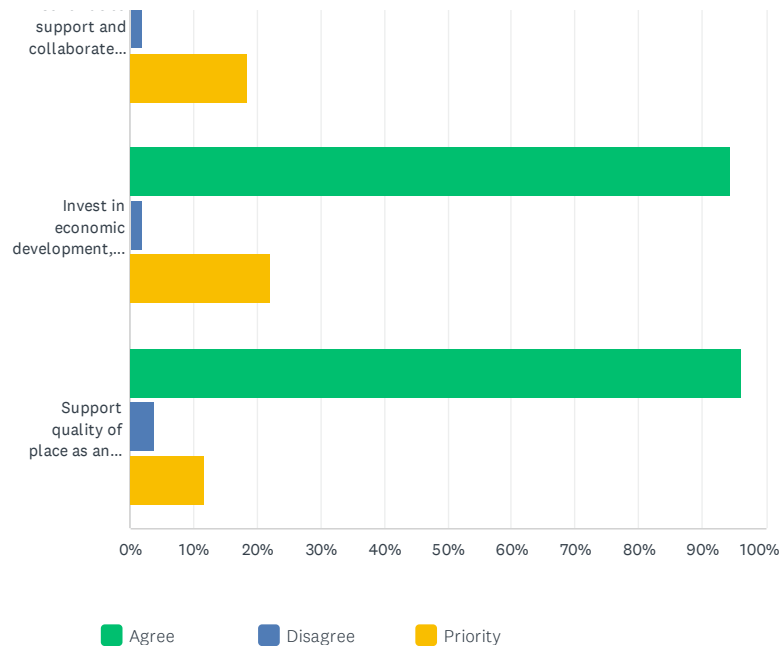
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Explore public-private partnerships as a method to create reinvestment and infill opportunities in the growth areas and targeted economic development areas.	88.68% 47	9.43% 5	11.32% 6	53
Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.	84.31% 43	15.69% 8	11.76% 6	51
Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement.	86.27% 44	13.73% 7	1.96% 1	51
Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.	92.31% 48	3.85% 2	9.62% 5	52
Work to attract industrial and commercial development in key areas along I-69.	76.92% 40	15.38% 8	26.92% 14	52
Continue to support and collaborate with the cities and towns of the county in their economic development initiatives.	94.44% 51	1.85% 1	18.52% 10	54
Invest in economic development, wealth creation, infrastructure, and support for a strong small business environment.	94.44% 51	1.85% 1	22.22% 12	54
Support quality of place as an economic and social development strategy.	96.08% 49	3.92% 2	11.76% 6	51

| #	DID WE MISS ANYTHING?	DATE
1	Need more industrial jobs with higher pay range. Restaurants paying minimum wage does not support families	3/31/2025 10:02 AM
2	Find engaging ways to help residents with improved financial management so that money is used wisely and more stays within the county	3/28/2025 12:14 PM

3	Be VERY frugal in approving tax abatements! History of past abatements isn't good.	3/26/2025 9:25 AM
4	Tax incentives should not be allowed to cause undue burden on current taxpayers.	3/26/2025 2:05 AM
5	If we maintain an inventory of land that is "appropriate" for development, opinions could differ as they have with the solar dilemma. It was said that solar would be installed on "unproductive" land, yet language was changed so that they could. So opinions can differ on all these statements as to what angle you are answering them from.	3/25/2025 7:53 PM
6	Again, we do not to support any development support to change the plan from agriculture to commercial	3/25/2025 1:46 PM
7	N/A	3/25/2025 10:13 AM

Q9 HOUSINGReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.
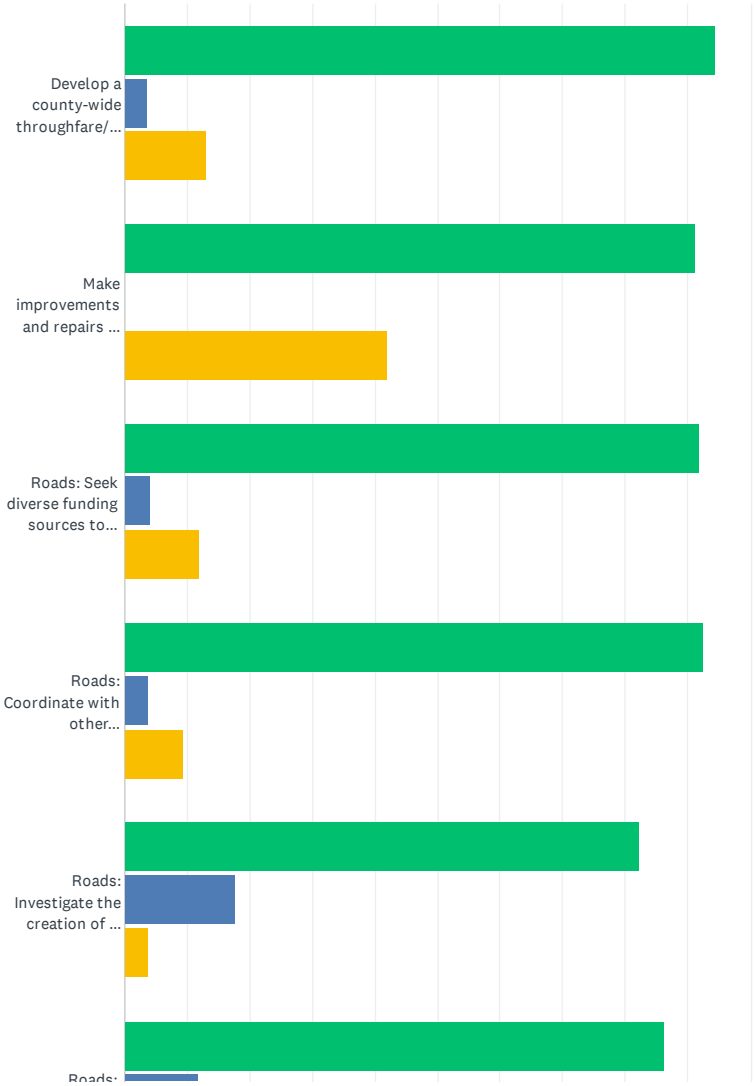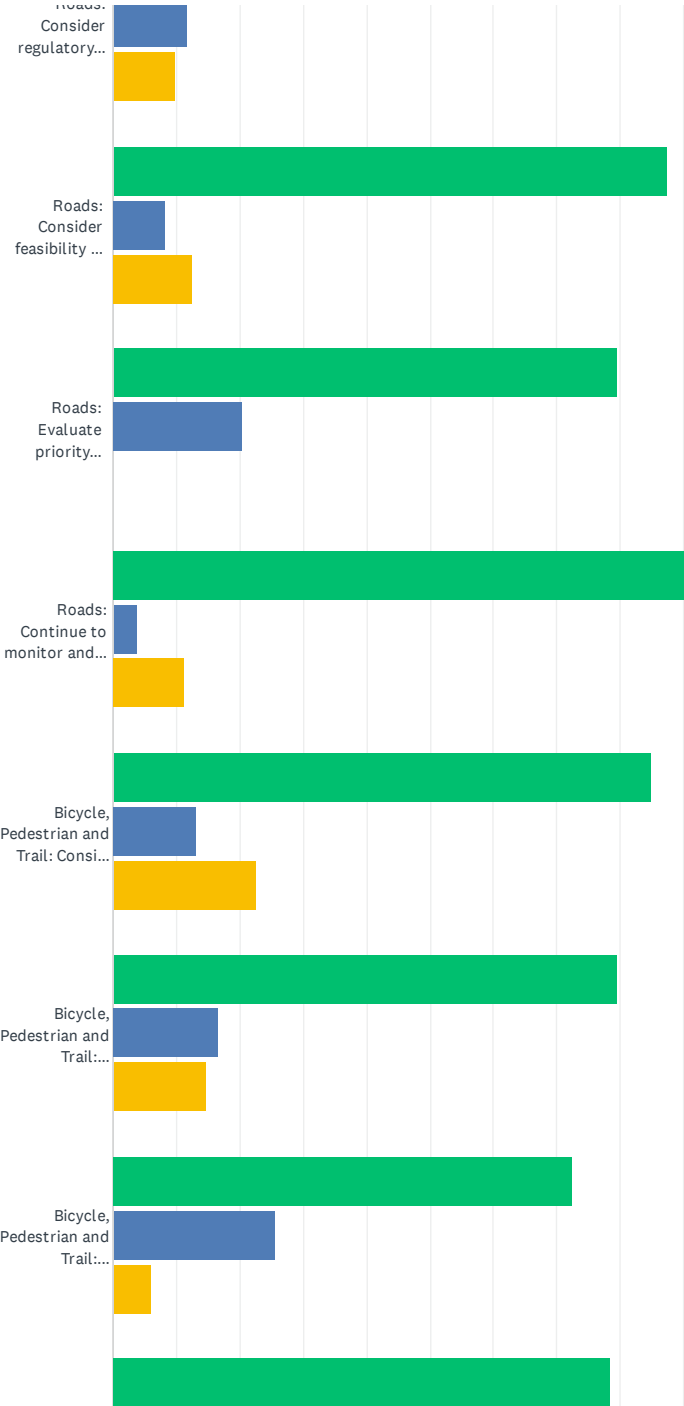
Answered: 54   Skipped: 121

Legend: ■ Agree ■ Disagree ■ Priority
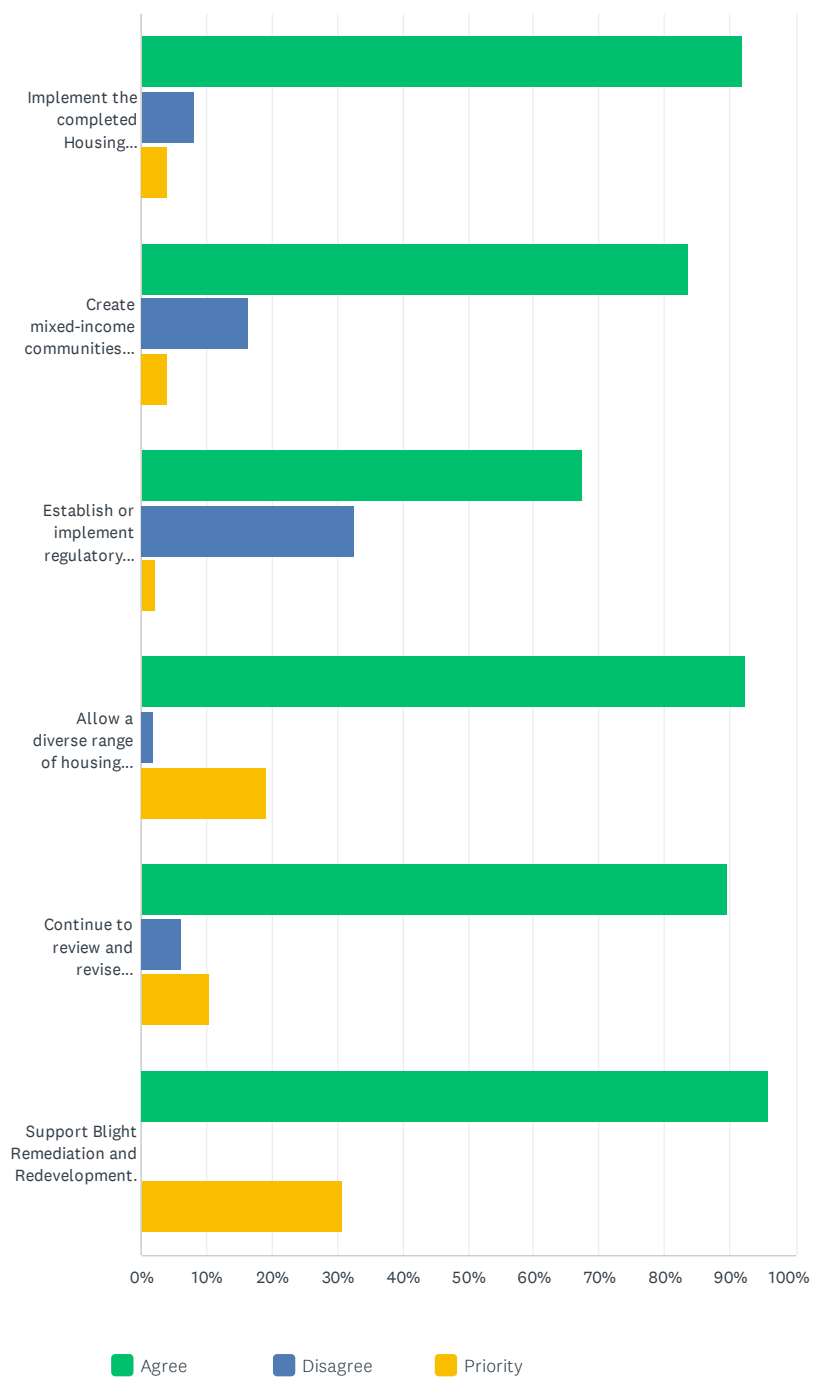
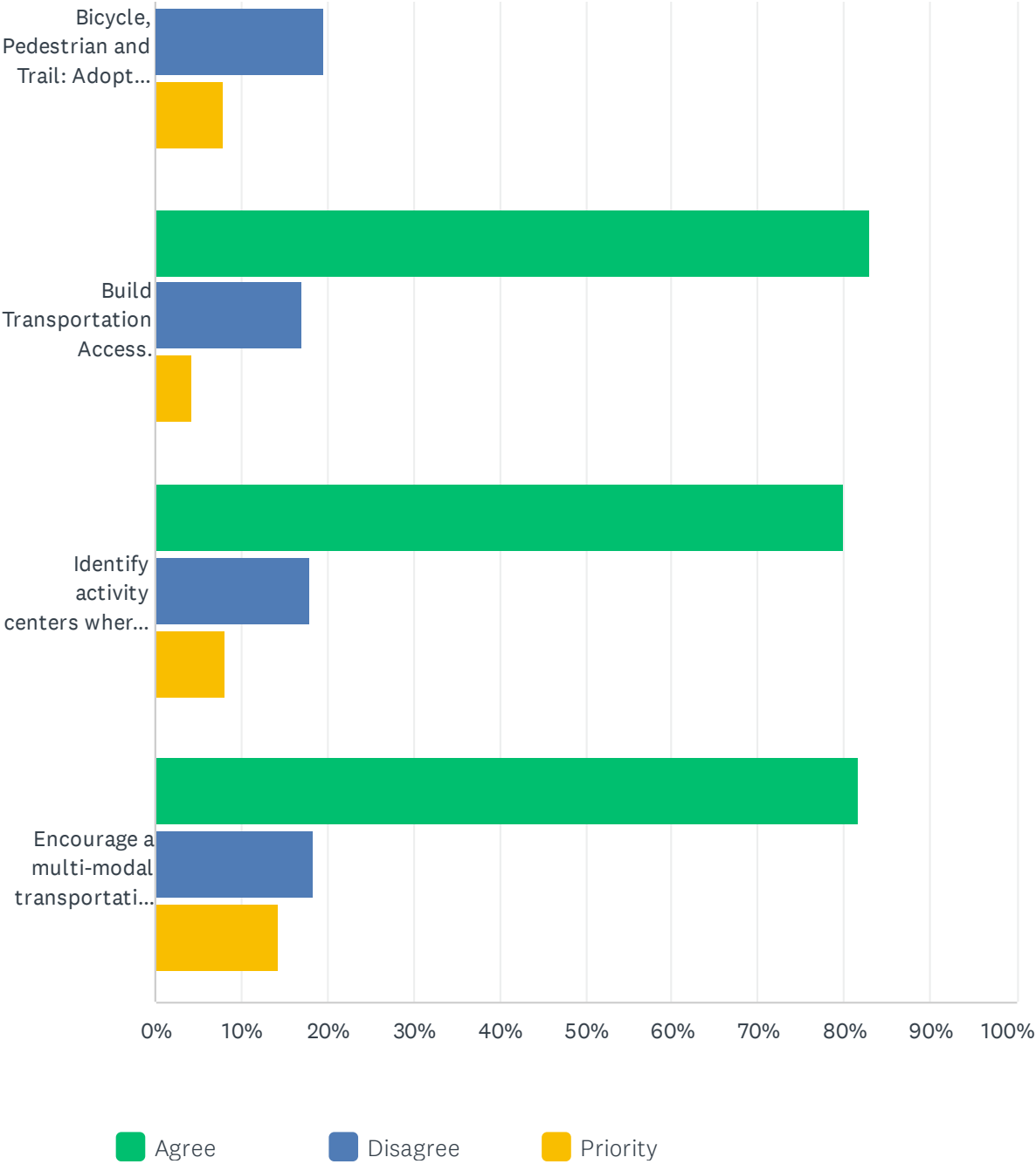|	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Implement the completed Housing Assessment for the County.	92.00% 46	8.00% 4	4.00% 2	50
Create mixed-income communities through flexible land use regulations.	83.67% 41	16.33% 8	4.08% 2	49
Establish or implement regulatory mechanisms including density bonuses, inclusionary zoning, and tax incentive programs.	67.39% 31	32.61% 15	2.17% 1	46
Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.	92.31% 48	1.92% 1	19.23% 10	52
Continue to review and revise development ordinances and codes in keeping with national and state standards and trends.	89.58% 43	6.25% 3	10.42% 5	48
Support Blight Remediation and Redevelopment.	95.92% 47	0.00% 0	30.61% 15	49

#	DID WE MISS ANYTHING?	DATE
1	Need income driven housing in more areas than in Marion. Section 8 is not the answer	3/31/2025 10:02 AM
2	college students?	3/29/2025 2:16 PM
3	Be cautious in approving tax abatements!	3/26/2025 9:25 AM
4	We do not want to follow state standards. One of the reasons is that they want to take over local control and push their standards to promote solar on agricultural land	3/25/2025 1:46 PM
5	N/A	3/25/2025 10:13 AM

Q10 TRANSPORTATIONReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 58   Skipped: 117

Roads: Consider regulatory...

Roads: Consider feasibility ...

Roads: Evaluate priority...

Roads: Continue to monitor and...

Bicycle, Pedestrian and Trail: Consi...

Bicycle, Pedestrian and Trail:...

Bicycle, Pedestrian and Trail:...

Agree ▇   Disagree ▇   Priority ▇

	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Develop a county-wide throughfare/road plan that specifies all proposed improvements, prioritizes them and identifies potential funding sources for each.	94.44% 51	3.70% 2	12.96% 7	54
Make improvements and repairs to existing county roads to provide for safe and efficient travel throughout the county.	91.23% 52	0.00% 0	42.11% 24	57
Roads: Seek diverse funding sources to plan, design and construct priority projects identified in the County's Capital Improvement Plan.	92.00% 46	4.00% 2	12.00% 6	50
Roads: Coordinate with other jurisdictions and transportation planning entities at the Federal, State, regional and local levels to efficiently and cost-effectively create transportation improvements in a timely manner.	92.45% 49	3.77% 2	9.43% 5	53
Roads: Investigate the creation of an inventory and ranking system of Rural Roads with scenic, historic or environmentally significant resources.	82.35% 42	17.65% 9	3.92% 2	51
Roads: Consider regulatory changes and/ or create corridor management plans that protect highly ranked road corridors to maintain the County's rural character and heritage.	86.27% 44	11.76% 6	9.80% 5	51
Roads: Consider feasibility of transit plans that would connect commuters with employment centers along the I-69 corridor.	87.50% 42	8.33% 4	12.50% 6	48
Roads: Evaluate priority locations for new truck parking facilities along major arterial routes and pursue opportunities for their development in context appropriate locations.	79.59% 39	20.41% 10	0.00% 0	49
Roads: Continue to monitor and make capital improvements to at-grade railroad crossings to promote multi-modal transportation safety.	92.45% 49	3.77% 2	11.32% 6	53
Bicycle, Pedestrian and Trail: Consider creating, with input from transportation planning partners, a Bicycle and Pedestrian Plan. The plan would identify gaps in the network and prioritize improvements based upon public safety concerns and opportunities to encourage modal switching and reduce traffic congestion.	84.91% 45	13.21% 7	22.64% 12	53
Bicycle, Pedestrian and Trail: Coordinate with Towns in identifying dedicated bicycle and/or pedestrian projects on County roads that fall within their jurisdictions for inclusion in County capital budgeting.	79.63% 43	16.67% 9	14.81% 8	54
Bicycle, Pedestrian and Trail: Incorporate consideration for the creation of on-road bicycle facilities into resurfacing projects to allow for routine expansion of the bicycle network in a cost-effective manner.	72.55% 37	25.49% 13	5.88% 3	51
Bicycle, Pedestrian and Trail: Adopt design standards for on and off-street bicycle facilities and multi-use trails.	78.43% 40	19.61% 10	7.84% 4	51
Build Transportation Access.	82.98% 39	17.02% 8	4.26% 2	47
Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in proximity and strengthen bicycle and pedestrian connections between these places where those facilities are absent.	80.00% 40	18.00% 9	8.00% 4	50
Encourage a multi-modal transportation system that ensures safety, full connectivity and accessibility through the City and region.	81.63% 40	18.37% 9	14.29% 7	49

| #	DID WE MISS ANYTHING?	DATE
1	Promote a ride service to help elderly, disabled, or remote residents without reliable transportation.	4/1/2025 11:59 AM
2	Inter- town transit such as busses or trains	3/31/2025 9:42 PM

3	Please no round abouts!	3/31/2025 4:29 PM
4	A county bus system so those that don't drive and live in rural areas can get into Marion for jobs easier	3/31/2025 10:02 AM
5	Invest in wildlife corridors to reduce accidents with wildlife and facilitate conservation	3/28/2025 12:14 PM
6	Traffic speed control - many Grant County roads have vehicles traveling well over the speed limit!	3/26/2025 9:25 AM
7	I disagree with any 15 minute or smart city development.	3/26/2025 2:05 AM
8	Again, I'm not sure how to answer these as an answer to build along the interstates could include taking more farmland away. We are already contending with housing and businesses coming more into the rural communities, then came solar, so what's next? If we took solar panels and put them in the center of interstates then land is not being stripped away because those areas are already taken away. I'm not against the city growing but it feels like the city's desires and needs come over the rural areas of the county...as development continues to invade rural areas.	3/25/2025 7:53 PM
9	Don't encourage bicycle paths on the main roads	3/25/2025 5:35 PM
10	N/A	3/25/2025 10:13 AM

Q11 AGRICULTUREReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 58   Skipped: 117

Agree   Disagree   Priority
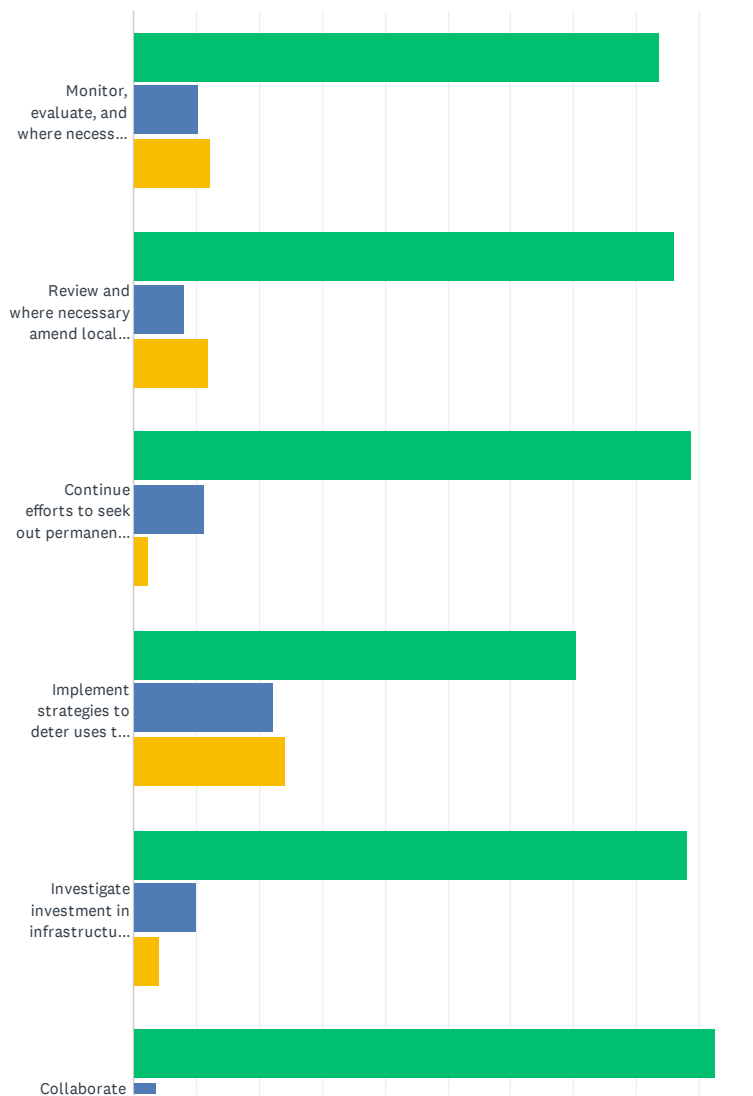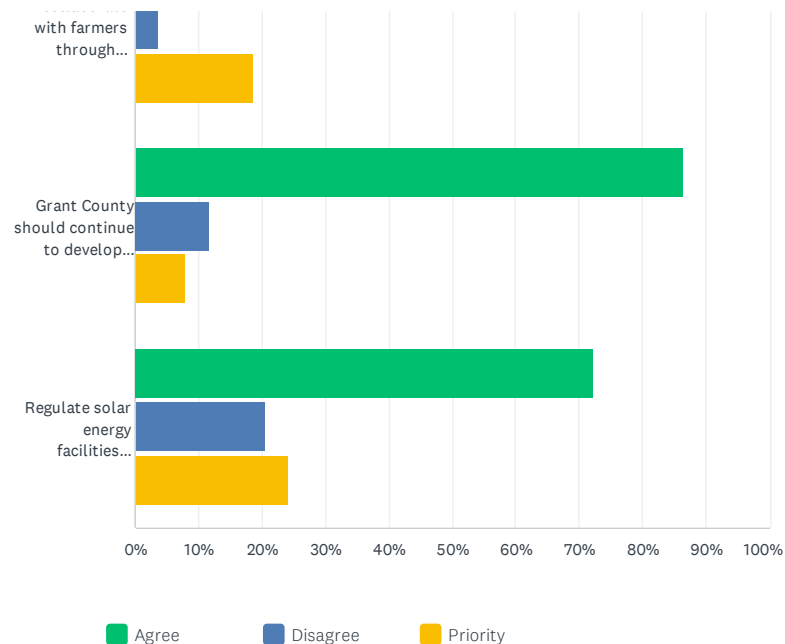
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Monitor, evaluate, and where necessary amend regulatory ordinances, such as the Zoning Ordinance, to include emerging agri-business and agri-tourism opportunities.	83.67% 41	10.20% 5	12.24% 6	49
Review and where necessary amend local ordinances to support new agricultural business opportunities.	86.00% 43	8.00% 4	12.00% 6	50
Continue efforts to seek out permanent funding sources that sustain agricultural easement and development rights acquisition.	88.64% 39	11.36% 5	2.27% 1	44
Implement strategies to deter uses that remove large blocks of prime agricultural land out of active production.	70.37% 38	22.22% 12	24.07% 13	54
Investigate investment in infrastructure such as bridge/culvert widening or construction of large shoulders on high-traffic roadways to help accommodate the requirements of larger farm equipment.	88.00% 44	10.00% 5	4.00% 2	50
Collaborate with farmers through organizations such as the Farm Bureau to understand how best to support and preserve agriculture in Grant County.	92.59% 50	3.70% 2	18.52% 10	54
Grant County should continue to develop policies that encourage livestock production where environmental conditions are appropriate.	86.27% 44	11.76% 6	7.84% 4	51
Regulate solar energy facilities subject to reasonable restrictions to protect public health, safety, and welfare and preserve farmland.	72.22% 39	20.37% 11	24.07% 13	54

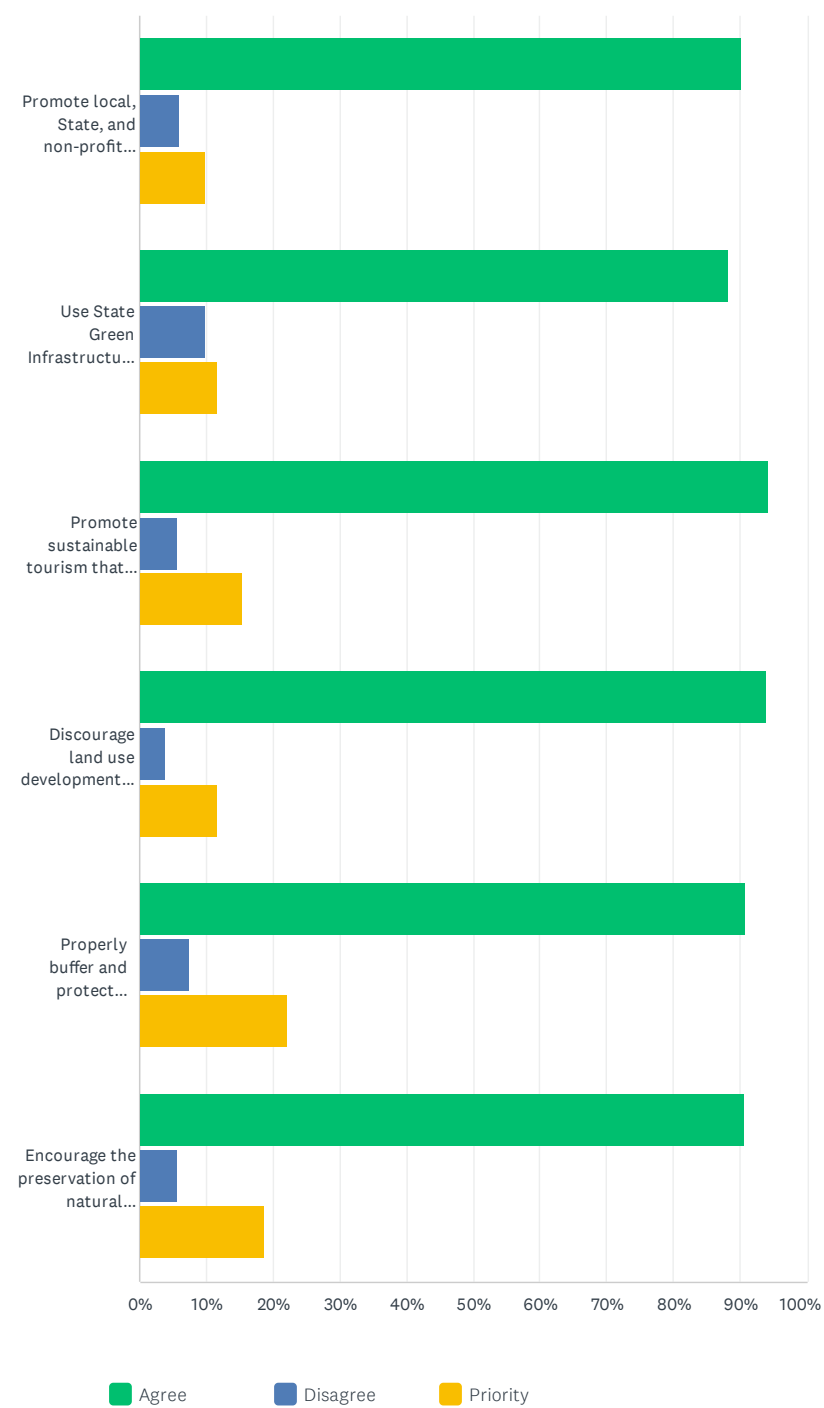| #	DID WE MISS ANYTHING?	DATE
1	Diversify agriculture away from row crops towards specialty crops and pastured livestock	3/28/2025 12:14 PM
2	Promote growth of agricultural development within communal and/or personal frames.	3/28/2025 11:43 AM

3	Grant County needs more clean energy sources. Disinformation about solar energy must be countered with data and facts, not knee-jerk reactions.	3/28/2025 10:33 AM
4	Please consider the needs of the broader community, rather than the desires of the few, such as large-scale landowners.	3/28/2025 9:30 AM
5	Bring solar!!! Big money for county that could help in many ways!!!	3/27/2025 2:06 PM
6	Solar and wind energy permitted only on non Agriculture use land!	3/26/2025 9:25 AM
7	Upland just put a curb along the whole main street of Upland. This has made it difficult for machinery to travel down, if not impossible. It is important to remember this in that it is already difficult to get down back roads and this kind of "beautification" that happened in Upland causes the farmer great difficulty to know how to get to other fields that they farm. Another example is the round-abouts on the outer edges of cities. Big equipment cannot clear some of these areas and sometimes that is the best route without going miles out of your way.	3/25/2025 7:53 PM
8	I don't like government subsidies on energy	3/25/2025 5:35 PM
9	Solar energy on unused parking lots or factory lots rather than on farm ground.	3/25/2025 3:21 PM
10	Again, we do not want any government group that can change agriculture to commercial	3/25/2025 1:46 PM
11	N/A	3/25/2025 10:13 AM

Q12 NATURAL RESOURCESReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 57   Skipped: 118

	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Promote local, State, and non-profit efforts to encourage private property owners to plant trees.	90.20% 46	5.88% 3	9.80% 5	51
Use State Green Infrastructure Assessment and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.	88.24% 45	9.80% 5	11.76% 6	51
Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.	94.23% 49	5.77% 3	15.38% 8	52
Discourage land use development within the floodplains and other naturally sensitive areas.	94.12% 48	3.92% 2	11.76% 6	51
Properly buffer and protect environmentally sensitive areas from new development.	90.74% 49	7.41% 4	22.22% 12	54
Encourage the preservation of natural vegetation as new development occurs when appropriate.	90.57% 48	5.66% 3	18.87% 10	53

#	DID WE MISS ANYTHING?	DATE
1	Control invasive species; enhance water quality by reducing farm runoff through buffer strips and cover crops; improve habitat for native species, especially endangered species	3/28/2025 12:14 PM
2	To much government regulation is very bad for business and community	3/25/2025 5:35 PM
3	N/A	3/25/2025 10:13 AM

Q13 PARKS & RECREATIONReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 57   Skipped: 118

	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Grant county should continue to work closely with different entities including the local community's and IDNR to maintain and enhance the existing parks, riverfront, and other local community facilities.	98.25% 56	1.75% 1	10.53% 6	57
Collaborate with municipal parks departments to provide resources for significant parks and recreation projects.	96.49% 55	1.75% 1	12.28% 7	57
Collaborate with local municipalities or organizations that manage annual events or festivals to promote their events and, where possible, provide additional resources.	90.91% 50	5.45% 3	9.09% 5	55
Consider constructing a trail from Jonesboro to the county line to formalize the section of the Cardinal Greenway that follows local roads.	76.00% 38	20.00% 10	18.00% 9	50

#	DID WE MISS ANYTHING?	DATE
1	Begin planning for the conversion of the CERA railroad from Jonesboro to Hartford City for future conversion to a bike trail	4/1/2025 11:59 AM
2	The disabled community needs park access. Not all disabilities are the same	3/31/2025 10:02 AM
3	Create a guide for enjoying local trails (website, flyers, hiking clubs)	3/28/2025 12:14 PM
4	Completing the Cardinal Greenway or 'filling the gap' should be an extraordinarily high priority for the county	3/28/2025 9:30 AM
5	build trail along river from Jonesboro to Matthews	3/25/2025 10:51 AM
6	N/A	3/25/2025 10:13 AM

Q14 BROADBAND ACCESSReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 53   Skipped: 122

	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Continue to partner with ECI RPD on the Mainstream Fiber's BEAD program initiatives to broaden county-wide broadband buildout.	92.00% 46	8.00% 4	4.00% 2	50
Establish the Infrastructure Development Zone to assist in broadband facility improvement implementation to increase local access to internet services.	87.50% 42	10.42% 5	14.58% 7	48
Encourage the installation of infrastructure that will secure affordable high-speed internet and cellular communication services.	92.31% 48	3.85% 2	21.15% 11	52
Improve and expand the presence of county government on digital platforms.	88.00% 44	10.00% 5	6.00% 3	50

#	DID WE MISS ANYTHING?	DATE
1	Once infrastructure is in place, ensure that it is connected for actual usability	3/28/2025 8:11 AM
2	I do not promote every agency becoming digital only.	3/26/2025 2:05 AM
3	Government needs to get out of the way	3/25/2025 5:35 PM
4	N/A	3/25/2025 10:13 AM

Q15 HISTORIC & ARCHAEOLOGICAL RESOURCESReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 56   Skipped: 119

Legend: Agree · Disagree · Priority
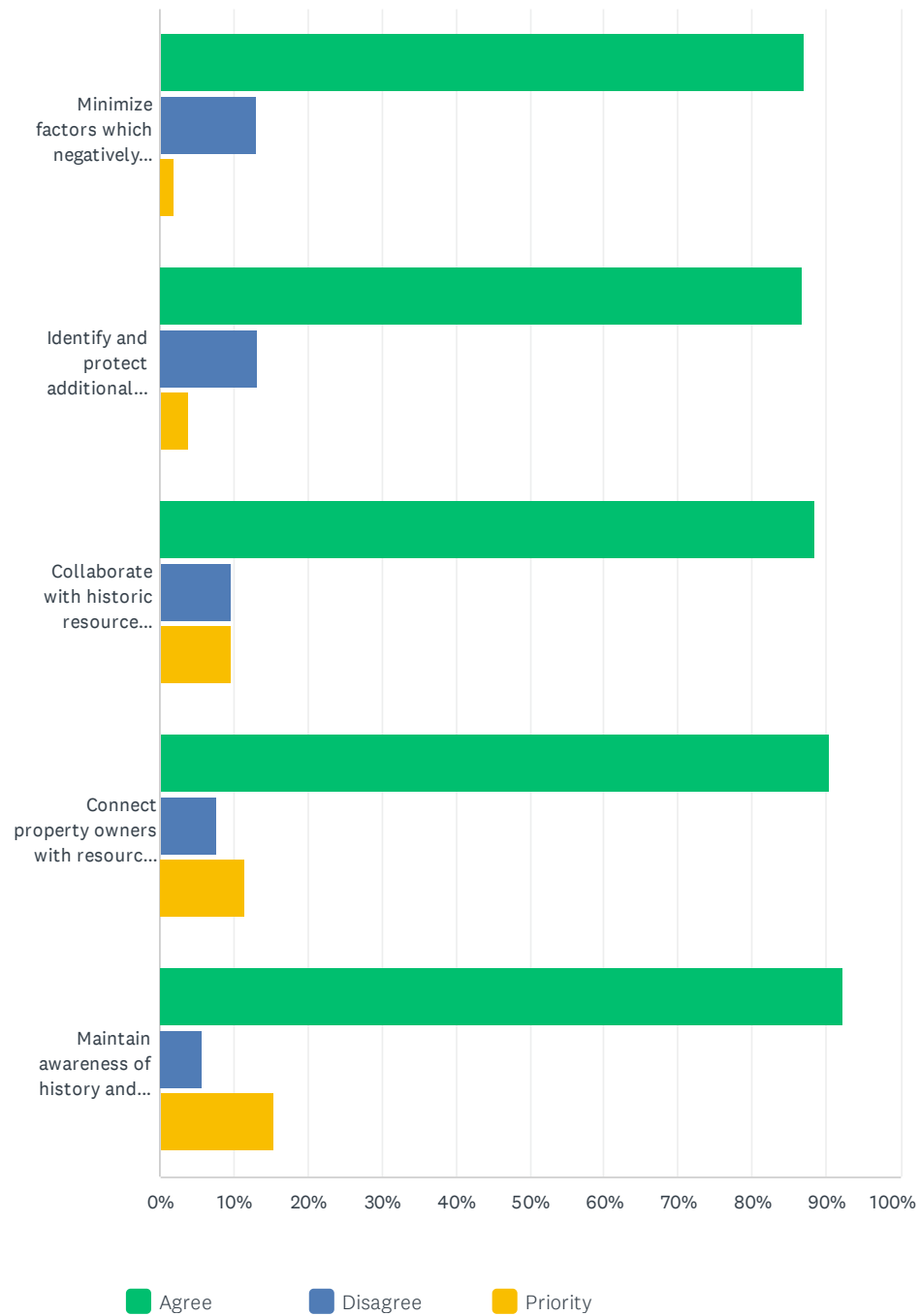
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Minimize factors which negatively impact historic and cultural resources by balancing growth and providing education opportunities which promote historic resource appreciation.	87.04% 47	12.96% 7	1.85% 1	54
Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.	86.79% 46	13.21% 7	3.77% 2	53
Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.	88.46% 46	9.62% 5	9.62% 5	52
Connect property owners with resources and information that will facilitate the renovation of historic structures.	90.38% 47	7.69% 4	11.54% 6	52
Maintain awareness of history and preservation during development and redevelopment efforts.	92.31% 48	5.77% 3	15.38% 8	52

#	DID WE MISS ANYTHING?	DATE
1	Create signs and a website to guide those interested in exploring local history	3/28/2025 12:14 PM
2	Please maintain a reasonable definition of what a 'historic' structure entails, and ensure that this classification cannot be hijacked by those who oppose development.	3/28/2025 9:30 AM
3	N/A	3/25/2025 10:13 AM

Q16 HAZARD MITIGATIONReview the following proposed recommendations. Please indicate the recommendationsthat you think are appropriate for Grant County(AGREE) or recommendations you feel are not appropriate for Grant County(DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Grant County.

Answered: 54   Skipped: 121
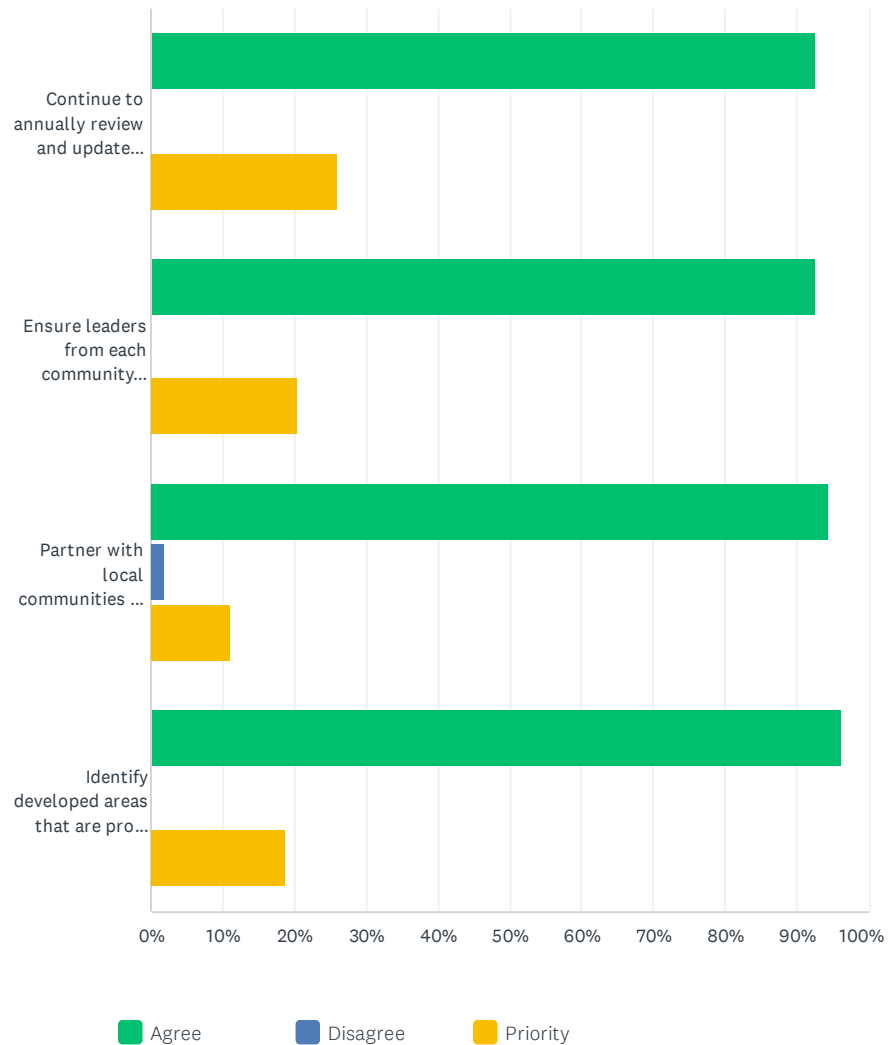
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Continue to annually review and update hazard preparedness plans to ensure the county remains prepared for emergencies such as extreme weather or flooding.	92.59% 50	0.00% 0	25.93% 14	54
Ensure leaders from each community within the county are engaged in the annual review of hazard preparedness plans.	92.59% 50	0.00% 0	20.37% 11	54
Partner with local communities to promote Nixle, the county's emergency text notification system, to people in all areas across the county.	94.44% 51	1.85% 1	11.11% 6	54
Identify developed areas that are prone to flooding and create plans to mitigate the impact of stormwater damage.	96.23% 51	0.00% 0	18.87% 10	53

#	DID WE MISS ANYTHING?	DATE
1	Roads in Upland flood when it rains. The roads turn to rivers	3/31/2025 10:02 AM
2	This is very important to text All in county regarding county emergency notification	3/25/2025 1:46 PM
3	N/A	3/25/2025 10:13 AM

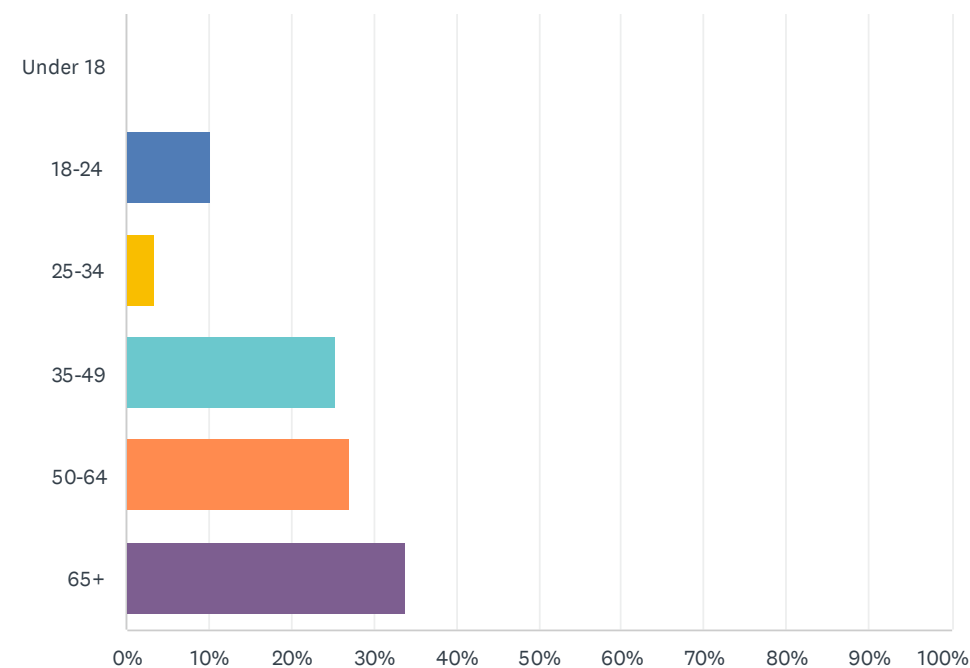## Q17 Where do you live?

Answered: 58   Skipped: 117
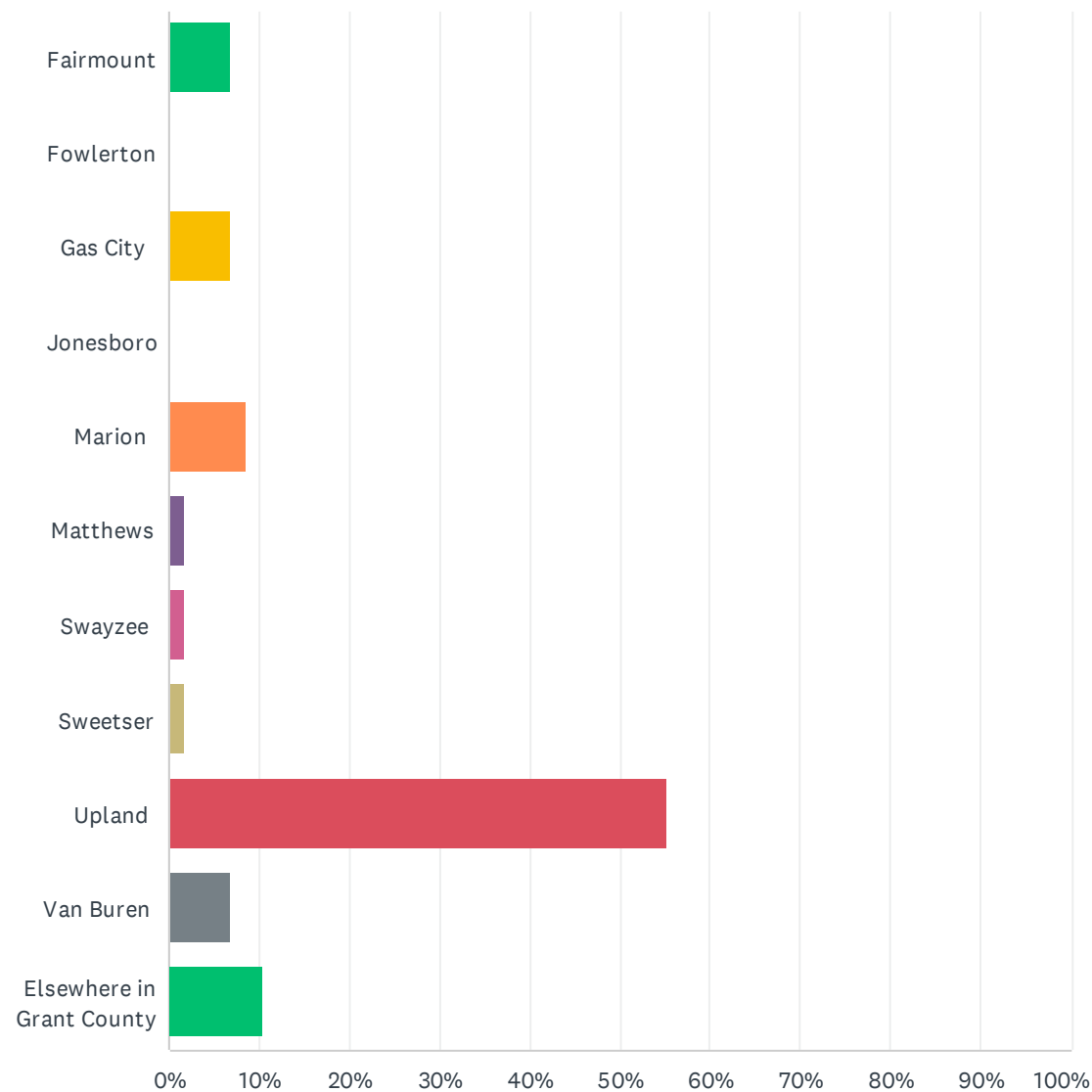
ANSWER CHOICES	RESPONSES	
Fairmount	6.90%	4
Fowlerton	0.00%	0
Gas City	6.90%	4
Jonesboro	0.00%	0
Marion	8.62%	5
Matthews	1.72%	1
Swayzee	1.72%	1
Sweetser	1.72%	1
Upland	55.17%	32
Van Buren	6.90%	4
Elsewhere in Grant County	10.34%	6
TOTAL		58

Q18 What is your age?

Answered: 59   Skipped: 116

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	10.17%	6
25-34	3.39%	2
35-49	25.42%	15
50-64	27.12%	16
65+	33.90%	20
TOTAL		59

Q19 What do you do? Tell us about your occupation in the comment box.

Answered: 58   Skipped: 117
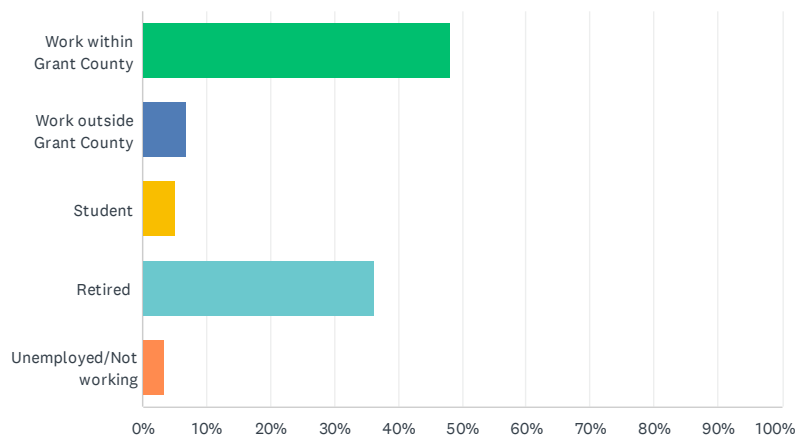
ANSWER CHOICES	RESPONSES	
Work within Grant County	48.28%	28
Work outside Grant County	6.90%	4
Student	5.17%	3
Retired	36.21%	21
Unemployed/Not working	3.45%	2
TOTAL		58

#	OCCUPATION	DATE
1	Registered Nurse	4/9/2025 12:55 PM
2	VP for a bank based in Connecticut and also adjunct faculty for Taylor University	4/4/2025 9:40 AM
3	Education	4/3/2025 9:08 PM
4	Bank Manager	4/1/2025 11:28 PM
5	LMHC	3/31/2025 9:43 PM
6	Educator public schools and educator at university level	3/31/2025 4:31 PM
7	Director of Division of Weights & Measures	3/31/2025 1:49 PM
8	Engineer	3/31/2025 10:02 AM
9	Librarian	3/30/2025 10:52 PM
10	Business Owner	3/30/2025 2:50 PM
11	Student at private university	3/29/2025 2:16 PM

12	Professor	3/28/2025 12:15 PM
13	university professor	3/28/2025 10:33 AM
14	Adminstrative Assistant	3/28/2025 9:56 AM
15	Community Development	3/28/2025 9:30 AM
16	Program Assistant	3/28/2025 9:24 AM
17	Teacher	3/28/2025 8:45 AM
18	Higher Education	3/28/2025 8:36 AM
19	Taylor professor	3/28/2025 8:24 AM
20	secretary	3/28/2025 8:12 AM
21	professor	3/28/2025 7:51 AM
22	Supervisor EMT for Grant county EMS	3/27/2025 2:32 PM
23	Project manager	3/27/2025 2:06 PM
24	Retired and farming	3/25/2025 7:54 PM
25	Trucker	3/25/2025 5:35 PM
26	Grandma, watch kids/maintain family farm	3/25/2025 10:52 AM
27	Nurse	3/22/2025 11:48 AM

PUBLIC MEETING 1

Public Meeting #1

October 22, 2024

Meeting Summary

The project team facilitated a public meeting for the Grant County Comprehensive Plan on October 22, 2024. The meeting occurred at the Grant County Fairgrounds at 1403 State Road 18 in Marion, Indiana. It was organized as an open house in which attendees could participate at their own pace over a two-hour period. The meeting was from 5:30 pm to 7:30 pm in the evening and had 31 attendees. The purpose of the meeting was to introduce the Grant County Comprehensive Plan to the public and gather input on the items that should be addressed in the plan.

Attendees –

- Katie Clark – TSWDG
- Isaac Reinoehl – TSWDG
- Matthew Pytel – TSWDG
- 31 Attendees (by count) – 24 attendees signed in

Overview and Discussion

The project team prepared a presentation, ten presentation boards, a large future land use and transportation improvements map, and a collection of ten statements to gauge the community's opinions and values. The presentation and six of the boards introduced and explained the comprehensive planning process and gave instructions for the meeting. Meeting attendees were encouraged to interact with the map by placing stickers to indicate where they would like to see specific land uses and transportation improvements. They could also leave sticky notes on the map or boards to share comments or respond to the various exercises. The project team also used Feedback Frames to present the ten statements and allow attendees to vote whether they agree or disagree with each one.

The following summary outlines the feedback received on each of the meeting materials.

1. Feedback Frames – Attendees read the statement and voted whether they agreed or disagreed.
    a. Grant County should embrace growth in all areas of the county.
        i. Strong Agreement: 8 votes
        ii. Agreement: 5 votes
        iii. Neutral: 1 vote
        iv. Disagreement: 4 votes
        v. Strong Disagreement: 4 votes
        vi. Not Sure: 0 votes
        vii. Total: 22 votes
    b. Grant County should prioritize redevelopment and infill within cities and towns over new development.
        i. Strong Agreement: 13 votes
        ii. Agreement: 5 votes
        iii. Neutral: 2 votes
        iv. Disagreement: 2 votes
        v. Strong Disagreement: 0 votes
        vi. Not Sure: 0 votes
        vii. Total: 22 votes
    c. Agricultural land should be preserved from development.
        i. Strong Agreement: 30 votes
        ii. Agreement: 2 votes
        iii. Neutral: 1 vote
        iv. Disagreement: 0 vote
        v. Strong Disagreement: 2 votes
        vi. Not Sure: 0 votes
        vii. Total: 35 votes
    d. More resources should be available to support new and existing small businesses in Grant County.
        i. Strong Agreement: 12 votes
        ii. Agreement: 5 votes
        iii. Neutral: 4 votes
        iv. Disagreement: 0 votes
        v. Strong Disagreement: 0 votes
        vi. Not Sure: 0 votes
        vii. Total: 21 votes
            - Additional note left by attendee: Resources is not just money. Create the environment needed for startup or small business.
    e. Grant County should work to attract industrial development in key areas along I-69.
        i. Strong Agreement: 9 votes
        ii. Agreement: 10 votes
        iii. Neutral: 0 vote
        iv. Disagreement: 0 votes
        v. Strong Disagreement: 1 vote
        vi. Not Sure: 2 vote
        vii. Total: 22 votes
    f. Grant County should dedicate resources to building new county-owned parks and trails.
        i. Strong Agreement: 6 votes
        ii. Agreement: 7 votes

iii.   Neutral: 5 votes
        iv.   Disagreement: 4 votes
        v.   Strong Disagreement: 1 vote
        vi.   Not Sure: 0 votes
        vii.   Total: 23 votes
g.   Grant County needs more starter housing options for new graduates, young families, and emerging professionals.
        i.   Strong Agreement: 10 votes
        ii.   Agreement: 6 votes
        iii.   Neutral: 4 votes
        iv.   Disagreement: 3 votes
        v.   Strong Disagreement: 1 vote
        vi.   Not Sure: 1 vote
        vii.   Total: 25 votes
h.   Grant County needs improved broadband infrastructure to increase local access to internet services.
        i.   Strong Agreement: 8 votes
        ii.   Agreement: 7 votes
        iii.   Neutral: 5 votes
        iv.   Disagreement: 1 vote
        v.   Strong Disagreement: 1 vote
        vi.   Not Sure: 1 vote
        vii.   Total: 23 votes
i.   Grant County needs more restaurants, retail shops, and businesses geared towards residential needs/services.
        i.   Strong Agreement: 4 votes
        ii.   Agreement: 11 votes
        iii.   Neutral: 3 votes
        iv.   Disagreement: 3 votes
        v.   Strong Disagreement: 0 votes
        vi.   Not Sure: 1 vote
        vii.   Total: 22 votes
            •   Additional note left by attendee: Grant County doesn't need more restaurants, but it does need more residential services.
j.   Grant County should focus on improving existing infrastructure and amenities as a way to support population growth.
        i.   Strong Agreement: 15 votes
        ii.   Agreement: 9 votes
        iii.   Neutral: 0 vote
        iv.   Disagreement: 1 vote
        v.   Strong Disagreement: 0 votes
        vi.   Not Sure: 1 vote
        vii.   Total: 26 votes

2.   Future Land Use Exercise – Attendees were asked to use stickers and sticky notes to indicate on a map where they would like to see different types of development.
    a.   The following are notes left by attendees:
        i.   Eastbrook High School near the corner of SR 5 and SR 18 is disconnected, on its own away from the communities.
        ii.   Mississinewa 1812 organization and event has moved to a location between Marion and Gas City on the river. Preserve the land and the organization so it can continue to operate.
        iii.   New recreation opportunities along the Mississinewa River between Marion and Gas City.
        iv.   SR 26 from I-69 to SR 37 is an important corridor with little development in southern Grant County. Preserve and develop key areas along this corridor, key intersection can be useful.
        v.   Preserve Pike Creek and the land around it for recreation.
    b.   See the pictures of the map for sticker placement.
        i.   Generally, attendees identified the unincorporated areas as places that should be preserved for Recreational or continued Agricultural use. However, some areas near incorporated communities were identified as suitable for Rural Residential.
        ii.   Within the cities and near I-69 interchanges, there were suggestions for other uses:
            •   Fairmount: Mixed Use, Recreation
            •   I-69/SR26 near Fowlerton: Commercial and Business, Business Parks and Offices, Agriculture.
            •   Matthews: Commercial and Business, Single Family Residential, Mixed Use, Recreation
            •   Van Buren: Rural Residential, Single Family Residential, Commercial and Business
            •   Marion: Single Family Residential, Commercial and Business (downtown), Business Parks and Offices (downtown), recreation (along the river), Multi Family Residential (on southside near IWU and VA Hospital), Industrial
            •   I-69/SR18: Business Parks and Offices, Commercial and Business
            •   Jonesboro: Single Family Residential
            •   Gas City: Mixed Use (downtown), Open Space and Recreation (along the river)
            •   I-69 US 35 in Gas City: Multi Family Residential, Mixed Use, Business Parks and Offices, Single Family Residential
            •   Upland: Single Family Residential, Commercial and Business, Multi Family Residential, Recreation, Mixed Use
            •   Swayzee: Open Space and Recreation
            •   Sweetser: Open Space and Recreation

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3. Transportation Improvements Exercise – Attendees were asked to use stickers, markers, and sticky notes, to indicate where on a map they would like to see transportation improvements.
    a. The following are notes left by attendees:
        i. Two roads in Matthews used to be highways (Wheeling Pike and Massachusetts Avenue/900 E?). Now that they are no longer marked, fewer people pass through town and have the opportunity to stop.
        ii. Driving in winter is hard in Matthews; few roads, if any, are plowed.
        iii. Visibility is limited at 900 E and Wheeling Pike in Matthews. The intersection is very dangerous.
        iv. Preserve Sweetser Switch Trail (currently connects to Cardinal Greenway and acts as a pedestrian and bike connector between Marion and Sweetser).
        v. The covered bridge in Matthews is the only covered bridge in Grant County. Preserve it and promote the Cumberland Covered Bridge Festival.
    b. See the pictures of the map for sticker placement.
4. Community Assets board: What do you Love About Grant County?
    a. No solar or wind turbines
    b. Innovative ideas, can see instant results when supported
    c. Airport
    d. Matthews covered bridge (Cumberland Covered Bridge – only one in Grant County)
    e. Rural
    f. People return because of people, family, and community
    g. Free country life. Safe, quiet.
    h. Diverse areas – rural, town, city
    i. Clean air
    j. Farmland, rural area, privacy
    k. Bridge festival
    l. Sense of community
    m. No solar, no wind turbines
    n. Universities
    o. Historical: Thompson Ray House, Hostess House, Jay? House (owned by Marion Library), IDYLWYLD Skating Rink, Matter Park
    p. Strong agricultural community
    q. My neighbors and community
    r. Parks, trees, and green spaces
    s. Phyx gears in Matthews
    t. Small businesses
    u. 1812 reenactment (Mississinewa 1812)
    v. Trails
5. Big Ideas board: What are your Big Ideas for the Next 10 Years?
    a. Bring industry back
    b. Bring our people and government together brain storming ideas to solve our own issues. Depend on our own experiences, not consultants. i.e. jail/justice system. Record keeping issue.

c. More retail and shopping. Paving roads in subdivisions on a regular rotation.
d. Leverage higher education institutions to improve workplace quality.
e. Cut property taxes.
f. Housing – affordable and accessible.
g. No multi family units in single family neighborhoods.
h. Add housing to grow population.
i. Improve healthcare, hospital specialists.
j. Maintain the rural community, not become a suburb of Fort Wayne and Indianapolis.
k. Build on the numerous vacant lots/spaces in Marion city limits.
l. Improve quality of life.
m. Empower the arts and artists through economic growth.
n. No huge new jail. Better court system.
o. Affordable housing.
p. Add housing units and grow businesses.
q. Skilled training programs, apprenticeships.
r. Hemp fiber processing plant.
s. Transportation services to connect all people to employment, services, amenities.
6. Community Priority: Parks, Recreation, and Entertainment
    a. Farmers
    b. Local businesses
    c. Grant County Economic Growth Council
    d. New elected officials. Commissioners
    e. Universities
    f. Marion Design Co
    g. Collabora
    h. Non-profits in the communities
    i. East Central Indiana Regional Partnership
    j. Ivy Tech, Local schools
    k. Honest politicians
    l. Avis Corp
    m. Grant County Community Foundation
    n. County/city commissioners, where were they? The new ones
    o. Volunteer committees like Friends of the Hostess House, etc.
    p. Churches
    q. Taylor {University]
    r. Business owners
    s. Collabora, Community Foundation, Economic Growth Council, Grant County Visitors Bureau, Greater Grant County, Project Leadership, United Way [of Grant County]
7. Community Vision board: What is your Vision for Grant County?
    a. Grant County is a ___1___ Community that values ___2___.
       Our ___3___, ___4___, and ___5___ is what makes Grant County a desirable place to live.

We are committed to providing ___6___, supporting ___7___, and maintaining ___8___ to foster a superior quality of life for our residents.

   i. 1
- Rural
- Welcoming
- Friendly
- Rural
- Friendly
- Vibrant

   ii. 2
- Family
- Faith
- Education
- Community
- Diversity

   iii. 3
- Friendly people
- Clean water
- Clean country living
- Parks
- Schools
- Close knit communities

   iv. 4
- Safe
- Small towns
- Universities
- Sense of community
- Schools

   v. 5
- Youth sports and high school sports
- Free
- Universities
- Churches

   vi. 6
- Resources
- Housing
- Stability
- Food
- Educational opportunities
- Great shopping

   vii. 7
- Parents
- Cheap reliable electrical power. Not solar/wind

- Small businesses
- Growth
- Opportunity for residents
- Economic growth
- Farmers

   viii. 8
- Communication
- Stable families
- Opportunity
- Diverse hunting, fishing opportunities
- Nature
- Farms
- Our infrastructure

8. Attendees shared a few options for promoting future meetings through:
    a. The Courier (local newspaper)
    b. Channel 27 news
    c. Community bulletin boards

7

8
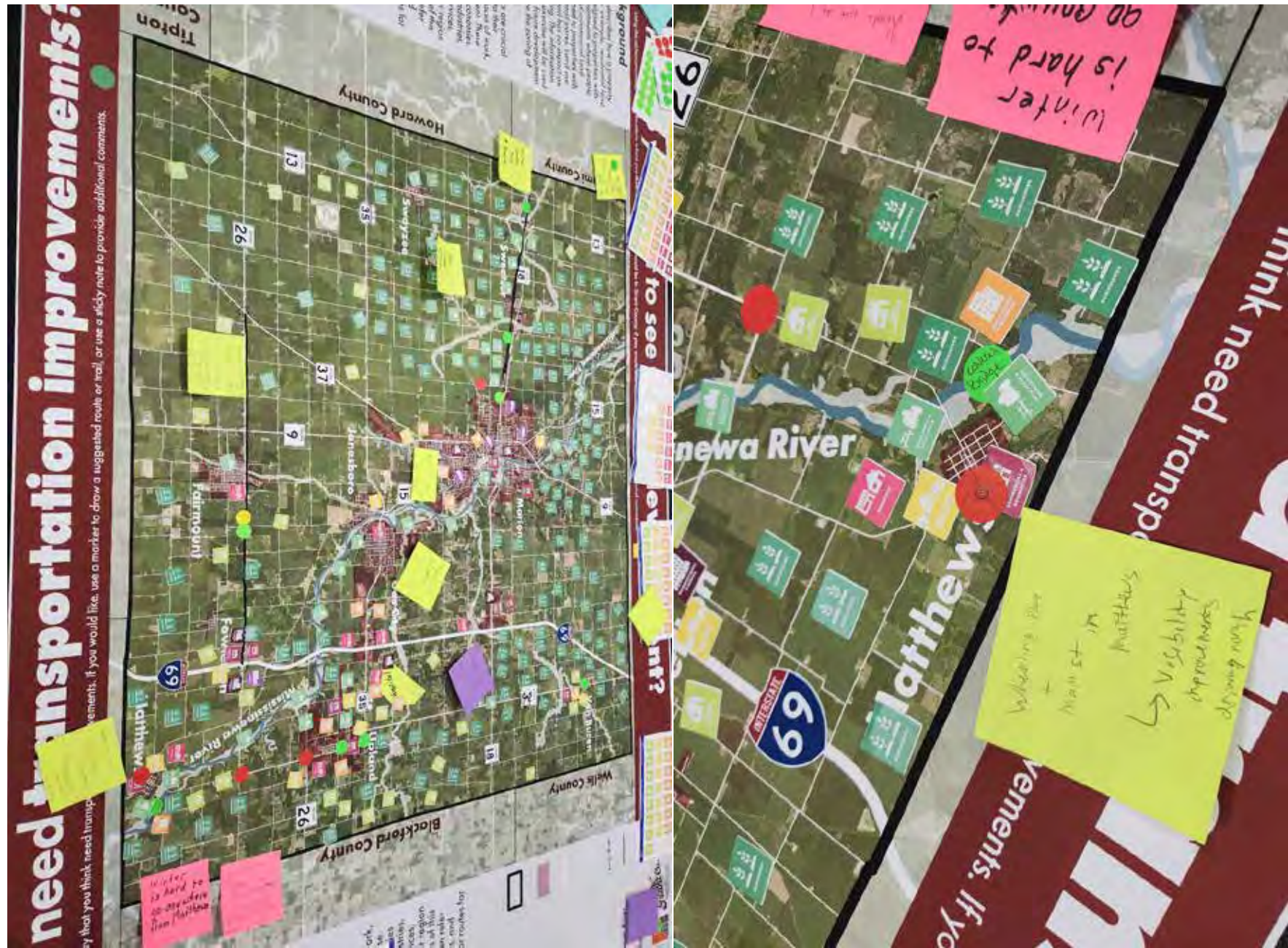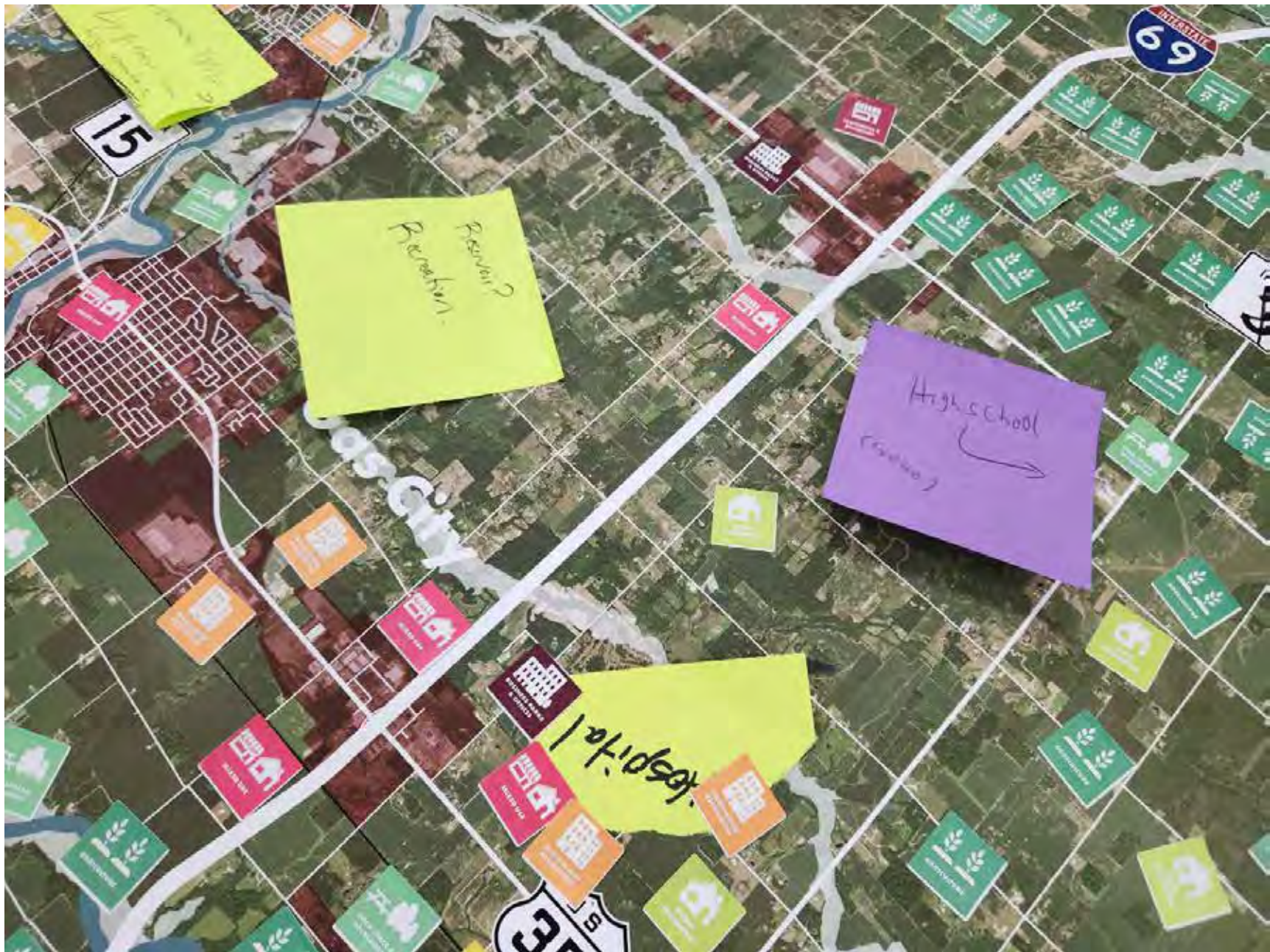
PUBLIC MEETING 1

Public Meeting #2

March 20, 2025

5:30-7:30 PM

Meeting Summary

The project team facilitated the second public meeting for the Grant County Comprehensive Plan on March 20, 2025. The meeting occurred at the Grant County Fairgrounds at 1403 State Road 18 in Marion, Indiana. It was organized as an open house in which attendees could participate at their own pace over a two-hour period. The meeting was from 5:30 pm to 7:30 pm in the evening and had over 30 attendees. The purpose of the meeting was to present the draft plan goals, strategies, and actions to the community and provide an opportunity for residents to provide input.

Attendees –

- Todd Glancy – Grant County Area Plan Commission
- Scott Siefker – TSWDG
- Sam Wiser – TSWDG
- Matthew Pytel – TSWDG
- Over 35 attendees

Overview and Discussion

The project team prepared a series of presentation boards that shared each goal and strategy with the public. Attendees were asked to place a sticker on each board to indicate whether they agree or disagree with the strategies. Additionally, the project team prepared two maps to present the proposed future land use and transportation recommendations. Meeting attendee were asked to write on the maps to leave their feedback. The following outline summarizes the input received at the meeting.

WELCOME

PUBLIC WORKSHOP

March 20, 2025
5:30 - 7:30 PM

COMPREHENSIVE PLAN
cultivating a classic

GRANT COUNTY
INDIANA

TAYLOR SIEFKER WILLIAMS design group

OVERVIEW

**Start here and learn about our process and our goals for the workshop.**

Meeting Goal

Our primary goal for tonight is to review the draft plan goals and recommendations to ensure they accurately reflect the community's desired vision for the future of Grant County.

Your input will help us achieve that goal!

Tonight's Instructions

1. Please sign in at the welcome table so we know you were here.

2. Visit each station at your own pace. Throughout the room there are boards for you to review, instructions to guide you, and opportunities for you to provide input.

3. Read the instructions at each station and give us your input and ideas. Leave as many comments as you like- our team can never have enough input.

4. Take a Community Survey card so you can take our digital survey following the meeting. Feel free to take extra cards and share them with a friend!

Thank You For Attending and for Sharing Your Ideas!
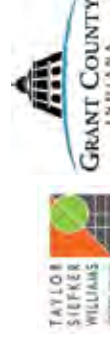
OVERVIEW

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a guidance document intended to outline a vision for the future. Local staff and officials will use it to make decisions regarding future land use and development. The comprehensive plan will answer four key questions:

- Where is Grant County today?
- Where is Grant County heading?
- Where does Grant County want to go?
- How will Grant County get there?

Please note a comprehensive plan is NOT a zoning ordinance and does not rezone any properties.

WHAT IS THE PLANNING PROCESS?

1. Existing Conditions

- Existing conditions analysis
- **Steering Commitee Meeting #1**
- **Focus Group Meetings**
- **Public Open House #1**
- **Online Survey #1**
- Identification of strengths, weaknesses, and opportunities

2. Strategic Planning

- Vision, goals, and strageties
- Future land use plan
- Future transportation plan
- Community areas of interest
- **Steering Commitee Meeting #2**

3. Plan Implementation

- Detailed Action Plan
- **Public Open House #2** ★
- **Steering Commitee Meeting #3**
- Draft plan review
- Plan adoption process
- **Plan Commission hearing**
- **Town Council meeting**

WHAT TOPICS WILL BE COVERED WITHIN THE PLAN?

The comprehensive plan will cover a wide range of topics including:

Land Use

Government and Fiscal Capacity

Public Facilities and Services

Placemaking

Economic Development

Housing

Transportation

Agriculture

Natural Resources

Parks and Recreation

Broadband Access

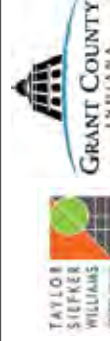Historic and Archaeological Resources

Hazard Mitigation

VISION STATEMENT

GRANT COUNTY WILL MAINTAIN ITS RICH HERITAGE, HISTORY, AND UNIQUE RURAL CHARACTER WHILE PROMOTING ECONOMIC DEVELOPMENT WITHIN EXISTING URBAN AREAS, SUPPORTING A DIVERSE AND GROWING COMMUNITY, AND PROVIDING AMENITIES TO ENHANCE THE QUALITY OF LIFE FOR ALL RESIDENTS.

Instructions: Review the vision statement and let us know if you think it accurately represents Grant County's vision for the future! Place a sticker in the corresponding box to indicate if you agree or disagree with the vision statement.

AGREE

DISAGREE

City can grow, but don't encroach on farmland

PLEASE PLACE ADDITIONAL COMMENTS BELOW

There's a clear tension between "rural character" and (economic) growth. However we should revise the vision to include growth not only in urban areas but rural too

What kind of growth in rural areas?

Use a sticky note to share your comments and suggestions about the vision statement!

RECOMMENDATIONS

COMPREHENSIVE PLAN
cultivating a classic

TOPIC #1

LAND USE: Encourage infill, revitalization, and context sensitive development in existing communities to maintain and enhance community character.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

	AGREE/DISAGREE	PRIORITY

COUNTY FOCUS RECOMMENDATIONS

Recommendation	Agree/Disagree	Priority
Protect the integrity of agricultural and environmentally sensitive areas through zoning incentives, such as cluster development, that promote growth within developed areas.	(green dots) — note: "Separate agricultural from environmentally sensitive"	(blue dots, 1 red dot)
Direct development to existing development centers where infrastructure and services are readily available or easily provided.	(green dots)	
Update and revise the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in this chapter.	(green dots) — "What chapter?"	
Work with local municipalities to incorporate incentives and other measures that facilitate development in appropriate areas, including the designated growth areas, as they update their community comprehensive plans.	(green dots)	(blue dots, green dots, 1 red dot)
Coordinate with the municipalities to plan for future annexations, and for compatible land uses along common boundaries.	(green dots)	(green dot)
Update the existing land use regulations and evaluate them regularly to better facilitate the ever-changing needs of the County.	(green dots)	(green dot)
Encourage the preservation of agricultural land and local businesses.	(green dots)	(blue dots, green dots)

COMMUNITY FOCUS RECOMMENDATIONS

Recommendation	Agree/Disagree	Priority
Promote only the responsible expansion of city limits and utilities into unincorporated areas.	(red dots, green dot) — "Zoning should protect neighbor rights while allowing as much freedom as possible."	(blue dots)

GRANT COUNTY INDIANA

TAYLOR SIEFKER WILLIAMS

RECOMMENDATIONS

TOPIC #2

GOVERNMENT AND FISCAL CAPACITY: Maintain and grow the community through fiscally responsible decisions and the ability of the local towns to support the growth.

Instructions: Place a **GREEN** sticker in the box if you agree, or a **RED** sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

	AGREE/DISAGREE	PRIORITY
COUNTY FOCUS RECOMMENDATIONS		
Encourage and, when possible, assist in the development of current community comprehensive plans.	🟢🟢🟢🟢🟢🟢🟢 🔴🔴	🔵
Support local plans and initiatives such as the 2024 Swayzee Comprehensive Plan, 2015 Upland Master Plan, and the Marion 2030 Comprehensive Plan.	🟢🟢🟢🟢🟢	🔵🔵🔵
Increase the County's capacity to support economic development initiatives.	🟢🟢🟢🟢🟢🟢🟢🟢🟢	
Foster positive intergovernmental county/community collaboration.	🟢🟢🟢🟢🟢🟢🟢	🔵🔵
COMMUNITY FOCUS RECOMMENDATIONS		
Improve opportunities for communication, cooperation, and resource sharing between all layers of government.	🟢🟢🟢🟢🟢	🔵
Acknowledge and encourage economic development programs that involve countywide involvement.	🟢🟢🟢🟢🟢🟢🟢	🔵🔵🔵
Work side by side with Grant County Area Plan Department on regional planning issues; incorporating keystone organizations to ensure expertise from other jurisdictional boundaries are recognized.	🟢🟢🟢	

GRANT COUNTY INDIANA

TAYLOR SIEFKER WILLIAMS

RECOMMENDATIONS

TOPIC #3
PUBLIC FACILITIES AND SERVICES: Provide adequate public facilities and services that will meet basic needs and improve quality of life.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Continue to provide satisfactory public safety, law enforcement and emergency management and response services and facilities.	5 green	2 blue
Facilitate interlocal agreements between different emergency response and public safety agencies where none exist.	6 green	1 blue
Identify future gaps in county services (EMS, fire, police, recycling, etc.) and support their expansion as new growth occurs in the county.	6 green	2 blue
Cooperate with school systems on any future expansion or development of joint facilities, to ensure they meet future needs.	3 green	1 green
Emphasize the importance of basic skill development and grade level in all schools (public & private) Reading, writing, mathematics, sciences ... school districts and ...tutions to develop ...ng and adult education ...re directly tied to local industries and employers.	5 green	8 blue
Place emphasis on continuing education, youth activities, and talent retention.	3 green	2 blue
Foster a proactive mindset around creating an environment for human thriving.	4 green	2 blue
Support Child Care Youth Development.	3 green	2 blue
Invest in Healthcare and Mental Health Access.	4 green	2 green, 1 red
Build On the Robust and Collaborative Nonprofit Culture.	2 green, 1 red	3 blue

Sticky note: We are a poor community and need to be strategic and realistic about what we can invest in.

RECOMMENDATIONS

TOPIC #4

PLACEMAKING: Create places that are meaningful, compelling, and reflect the unique identity and cultural heritage of Grant County.

Instructions: Place a **GREEN** sticker in the box if you agree, or a **RED** sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Incentivize the development of entertainment venues and restaurants that are missing within the community and support resident or visitor demands.	(green stickers) — Restaurants	(blue stickers)
Partner with local organizations and institutions to develop a county-wide arts and culture initiative.	(green stickers)	(blue stickers)
Develop community-wide tourism opportunities that guide residents and visitors to local destinations to extend their stay in Grant County.	(green stickers) (red sticker)	(blue stickers)

Culture should be built organically by the community, not the government.

TOPIC #5

ECONOMIC DEVELOPMENT: Promote a balanced and diversified economy.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Explore public-private partnerships as a method to create reinvestment and infill opportunities in the growth areas and targeted economic development areas.	4 agree (green)	2 priority (blue); 3 disagree (red)
Consider financial incentives for remediation and redevelopment of brownfield sites such as tax incentives or fee waivers.	6 agree (green)	4 priority (blue)
Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement.	2 agree (green)	1 priority (blue)
Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.	2 agree (green)	
Work to attract industrial and commercial development in key areas along I-69.	6 agree (green)	6 priority (blue)
Continue to support and collaborate with the cities and towns of the county in their economic development initiatives.	3 agree (green), 1 blue	6 priority (blue)
Invest in economic development, wealth creation, infrastructure, and support for a strong small business environment.	6 agree (green)	4 priority (blue)
Support quality of place as an economic and social development strategy.	3 agree (green)	1 priority (blue)

RECOMMENDATIONS

TOPIC #6

HOUSING: Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Implement the completed Housing Assessment for the County.	●●● (green)	● (green)
Create mixed-income communities through flexible land use regulations.	●● (green) ●● (red)	● (blue)
Establish or implement regulatory mechanisms including density bonuses, inclusionary zoning, and tax incentive programs.	● (red) ● (green) / Specify regulation and building types, be more specific	● (red)
Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.	●●●●●● (green)	●●●●● (blue) ● (green)
Continue to review and revise development ordinances and codes in keeping with national and state standards and trends.	● (green) ●● (green) / I don't really care what Washington thinks.	● (blue) ● (red)
Support Blight Remediation and Redevelopment.	●●●●●● (green)	●●●●●●●● (blue)

GRANT COUNTY INDIANA

TAYLOR SIEFKER WILLIAMS

RECOMMENDATIONS

TRANSPORTATION: Provide a safe, efficient, and interconnected transportation system.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Develop a county-wide throughfare/road plan that specifies all proposed improvements, prioritizes them and identifies potential funding sources for each.	●	
Make improvements and repairs to existing county roads to provide for safe and efficient travel throughout the county.	●●● ●●● ●●● ●	●● ●●
Roads: Seek diverse funding sources to plan, design and construct priority projects identified in the County's Capital Improvement Plan.	●	
Roads: Coordinate with other jurisdictions and transportation planning entities at the Federal, State, regional and local levels to efficiently and cost-effectively create transportation improvements in a timely manner.	●●	
Roads: Investigate the creation of an inventory and ranking system of Rural Roads with scenic, historic or environmentally significant resources.	●	
Roads: Consider regulatory changes and/ or create corridor management plans that protect highly ranked road corridors to maintain the County's rural character and heritage.	●	
Roads: Consider feasibility of transit plans that would connect commuters with employment centers along the I-69 corridor.	●● ●●	Bicycles + scooters travel SR# 18 need transit lanes for their travel
Roads: Evaluate priority locations for new truck parking facilities along major arterial routes and pursue opportunities for their development in context appropriate locations.	●● ●●	●● ●
Roads: Continue to monitor and make capital improvements to at-grade railroad crossings to promote multi-modal transportation safety.	●● Working tracks ●	●

GRANT COUNTY INDIANA

TAYLOR SIEFKER WILLIAMS

RECOMMENDATIONS

TOPIC #7

TRANSPORTATION: Provide a safe, efficient, and interconnected transportation system.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	● AGREE/DISAGREE ●	PRIORITY
Bicycle, Pedestrian and Trail: Consider creating, with input from transportation planning partners, a Bicycle and Pedestrian Plan. The plan would identify gaps in the network and prioritize improvements based upon public safety concerns and opportunities to encourage modal switching and reduce traffic congestion.	7 green	7 blue (yellow note: "Cardinal Greenway")
Bicycle, Pedestrian and Trail: Coordinate with Towns in identifying dedicated bicycle and/or pedestrian projects on County roads that fall within their jurisdictions for inclusion in County capital budgeting.	5 green, 1 red	5 blue
Bicycle, Pedestrian and Trail: Incorporate consideration for the creation of on-road bicycle facilities into resurfacing projects to allow for routine expansion of the bicycle network in a cost-effective manner.	1 green, 1 red	
Bicycle, Pedestrian and Trail: Adopt design standards for on and off-street bicycle facilities and multi-use trails.	2 green	1 blue
Build Transportation Access.	1 green	

COMMUNITY FOCUS RECOMMENDATIONS	● AGREE/DISAGREE ●	PRIORITY
Identify activity centers where housing and jobs, schools, commercial uses, transit, community facilities or public spaces occur in proximity and strengthen bicycle and pedestrian connections between these places where those facilities are absent.	6 green	3 blue
Encourage a multi-modal transportation system that ensures safety, full connectivity and accessibility through the cities and region.	2 green	

GRANT COUNTY
INDIANA

TAYLOR SIEFKER WILLIAMS

RECOMMENDATIONS

TOPIC #8

AGRICULTURE: Ensure the protection and preservation of prime agricultural lands.

Instructions: Place a **GREEN** sticker in the box if you agree, or a **RED** sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE	PRIORITY
Monitor, evaluate, and where necessary amend regulatory ordinances, such as the Zoning Ordinance, to include emerging agri-business and agri-tourism opportunities.	green stickers	blue sticker
Review and where necessary amend local ordinances to support new agricultural business opportunities.	green stickers	blue sticker
Continue efforts to seek out permanent funding sources that sustain agricultural easement and development rights acquisition.	green stickers — *What funding sources?*	
Implement strategies to deter uses that remove large blocks of prime agricultural land out of active production.	green stickers — *Within reason, let landowners decide!*	blue stickers; red sticker
Investigate investment in infrastructure such as bridge/culvert widening or construction of large shoulders on high-traffic roadways to help accommodate the requirements of larger farm equipment.	green stickers	
Collaborate with farmers through organizations such as the Farm Bureau to understand how best to support and preserve agriculture in Grant County.	green stickers	blue and green stickers
Grant County should continue to develop policies that encourage livestock production where environmental conditions are appropriate.	green stickers	blue stickers
Regulate solar energy facilities subject to reasonable restrictions to protect public health, safety, and welfare and preserve farmland	green stickers	blue and green stickers

Notes:
- County support for solar on existing structures, i.e. solar panels on residential homes or existing buildings instead of using agricultural land
- I agree, but make sure they're <u>actually</u> "reasonable"
- Solar farms shoud be on abandoned parking lots or factory grounds, not on farm ground.

RECOMMENDATIONS

TOPIC #9

NATURAL RESOURCES: Provide adequate protection for, and enhanced stewardship of, environmental resources and sensitive areas.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE ●	PRIORITY
Promote local, State, and non-profit efforts to encourage private property owners to plant trees.	●●●●●●● (green)	●●●● (blue)
Use State Green Infrastructure Assessment and other programs to provide additional guidance in prioritizing forest resource conservation and implementation.	●●●● (green)	● (green)
Promote sustainable tourism that improves quality of life for residents and preserves the natural and cultural resources of the County so that they may continue to attract visitors to the area.	●●●●●● (green)	●●●●● (blue)
Discourage land use development within the floodplains and other naturally sensitive areas.	●●●● (green)	● (blue)
Properly buffer and protect environmentally sensitive areas from new development.	●●●● (green) — Define terms narrowly so it cannot be used as an excuse to stop development	●●● (blue)
Encourage the preservation of natural vegetation as new development occurs when appropriate.	●●●●●●● (green)	●●●●●● (blue & green)

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RECOMMENDATIONS

TOPIC #10

PARKS & RECREATION: Ensure the parks and recreation offerings remain relevant to meet the recreation needs of the population.

Instructions: Place a **GREEN** sticker in the box if you agree, or a **RED** sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	AGREE/DISAGREE ●	PRIORITY
Grant county should continue to work closely with different entities including the local community's and INDR to maintain and enhance the existing parks, riverfront, and other local community facilities.	●●●●●●●●● (green)	●●●●● (blue)
Collaborate with municipal parks departments to provide resources for significant parks and recreation projects.	●●●●●●● (green)	●●● (blue, 1 green)
Collaborate with local municipalities or organizations that manage annual events or festivals to promote their events and, where possible, provide additional resources.	●●●●●●●● (green)	●●●●● (blue)
Consider constructing a trail from Jonesboro to the county line to formalize the section of the Cardinal Greenway that follows local roads.	●●●●●● (green)	●●●●● (blue)

Sticky notes:
- Specify trail to the south county line to connect the Greenway
- Don't build through the middle of town
- Direct trail around/away from Matthews instead of through or by
- Trail along River in Matthews from Wheeling Pike to Covered Bridge
- Not on roads, build off roads

RECOMMENDATIONS

TOPIC #11

BROADBAND ACCESS: Aim to eliminate broadband access gaps in the county by expanding infrastructure and implementing digital literacy programs to promote equitable internet usage.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

COUNTY FOCUS RECOMMENDATIONS	● AGREE/DISAGREE ●	PRIORITY
Continue to partner with ECI RPD on the Mainstream Fiber's BEAD program initiatives to broaden county-wide broadband buildout.	●●● ●●●● (green)	●●● (green/blue)
Establish the Infrastructure Development Zone to assist in broadband facility improvement implementation to increase local access to internet services.	●●●● (green)	
Encourage the installation of infrastructure that will secure affordable high-speed internet and cellular communication services.	●●● ●●● ●●● (green)	●●●●● ●●●●● (blue/green)
Improve and expand the presence of county government on digital platforms.	●●● ● (green)	● (blue)

TOPIC #12

HISTORIC AND ARCHAEOLOGICAL RESOURCES: Enhance the County's rich rural and cultural heritage through land preservation and historic preservation efforts.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

	AGREE/DISAGREE ● ●	PRIORITY
COUNTY FOCUS RECOMMENDATIONS Minimize factors which negatively impact historic and cultural resources by balancing growth and providing education opportunities which promote historic resource appreciation.	●●●●●●	●
Identify and protect additional scenic corridors or areas with a high integrity of historic context through land use policies.	●●●●	
Collaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties.	●●●●● (Schools?)	
Connect property owners with resources and information that will facilitate the renovation of historic structures.	●●●●●●	● ●
COMMUNITY FOCUS RECOMMENDATIONS Maintain awareness of history and preservation during development and redevelopment efforts.	●●●●●	●

Also protect local history within the towns and cities

COMPREHENSIVE PLAN — cultivating a classic

TOPIC #13

HAZARD MITIGATION: Ensure that the county remains up to date with preparedness so residents can receive emergency information in a timely manner.

Instructions: Place a GREEN sticker in the box if you agree, or a RED sticker if you disagree, with each recommendation. Additionally, place a sticker in the "Priority" box if you think a recommendation should be a high priority for Grant County.

AGREE/DISAGREE · **PRIORITY**

COUNTY FOCUS RECOMMENDATIONS

- Continue to annually review and update hazard preparedness plans to ensure the county remains prepared for emergencies such as extreme weather or flooding.
- Ensure leaders from each community within the county are engaged in the annual review of hazard preparedness plans.
- Partner with local communities to promote Nixle, the county's emergency text notification system, to people in all areas across the county.
- Identify developed areas that are prone to flooding and create plans to mitigate the impact of stormwater damage.

GRANT COUNTY INDIANA

TAYLOR SIEFKER WILLIAMS

FEEDBACK

Instructions: Do the vision statement, 13 topics and goal statements, and the recommendations reflect your vision for Grant County's future? Are there other topics that should be discussed in the plan? Do you have any other comments or suggestions to add? Use a sticky note and place your comment in the box below!

PLACE COMMENTS HERE

Local history is important preserve local history throughout county and towns

Tracking & incentivism keeping dollars local is key in economic development. What's the strategy here?

Ensure safety of on road biking and driving cars need to get around the bikes (Lagro Road)
We pay taxes to drive, not bike, on roads

businesses that make products from hemp fiber

We should emphasize local history at community festivals

Construct landscape buffer between new trails and residential areas

No, sorry. Protect the citizens and their property, then leave them alone, and spend as little as possible!

Encourage other crops besides corn & soy beans
Hemp yes!

Need bait & tackle shop in Matthews

Attract greater industrial base with more jobs
people need housing to move here, workforce needs housing

Plan is good but how to ensure it is implemented?

I think transportation is an important topic to focus on!

Do the goal statements and recommendations for and reflect your vision for Grant County's future?
Use a sticky note to share your comments and suggestions!

COMPREHENSIVE PLAN
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GRANT COUNTY
INDIANA

TAYLOR SIEFKER WILLIAMS

MAPPING BACKGROUND

EXISTING LAND USE AND TRANSPORTATION

ROADWAY CATEGORIES

Each road in Grant County has a functional classification that describes its traffic capacity and level of service. Roads with higher classifications can handle a larger amount of traffic and often move vehicles at high speeds. Conversely, roads with lower classifications can handle a smaller amount of traffic typically at lower speeds. In Grant County, roads are classified according to six functional classifications:

Interstates: Interstates have the highest classification. They have limited access points and are designed for long-distance travel at high speeds. (ex. I-69)

Principal Arterials: These significant roadways handle heavy traffic at high speeds. They connect to roads with lower classifications but do not directly access private property. (ex. US 35, SR 9 in Marion, SR 18 in Marion)

Minor Arterials: These typically urban roadways facilitate a moderate to heavy level of traffic and may have direct access to private property. (ex. SR 37, SR 26)

Major Collectors: Major collectors handle a moderate level of traffic and facilitate the movement of vehicles from roads with lower classifications to roads with higher classifications. (ex. SR 13, SR 5, Wheeling Pike)

Minor Collectors: These roadways are like major collectors as they connect low traffic roads to higher traffic roads. However, they usually have lower speeds and directly access most adjacent private property. (ex. County Road 525 W, County Road 300 W)

Local Roads: Any unclassified roadways are local roads that can handle a low level of traffic and have direct access to private property. In Grant County, this includes most low-traffic roads in residential neighborhoods or rural areas.

LAND USE CATEGORIES

Agriculture: Uses related to the production and processing of food, crops, animals or livestock.

Agriculture and Residential: Primarily agricultural land with a residential structure where the owner is living on and farming the land.

Residential: Single family detached residential uses developed as part of a subdivision or neighborhood.

Multi-family Residential: Residential uses including apartment complexes, buildings, or other attached residential like condos and duplexes.

Commercial: Mix of destination businesses including shops, restaurants, retail, and entertainment offerings.

Institutional: Mix of publicly owned facilities like fire stations, libraries, or schools.

Industrial: Mix of low and medium density industrial and warehouse buildings.

Parks and Recreation: Uses related to active and passive recreation or environmental protection.

Undeveloped/Natural Area: Land that is undeveloped or unused. This land is typically wooded and/or a natural area.

FUTURE MAPPING

FUTURE LAND USE AND TRANSPORTATION

1 Review the Mapping Background Board.

2 Review the Grant County Existing Land Use and Existing Transportation Maps.

3 Review the growth areas on the left side of this board.

4 Using the sticky notes and markers provided, share your thoughts and comments on the Grant County Future Land Use Map: Growth Areas.

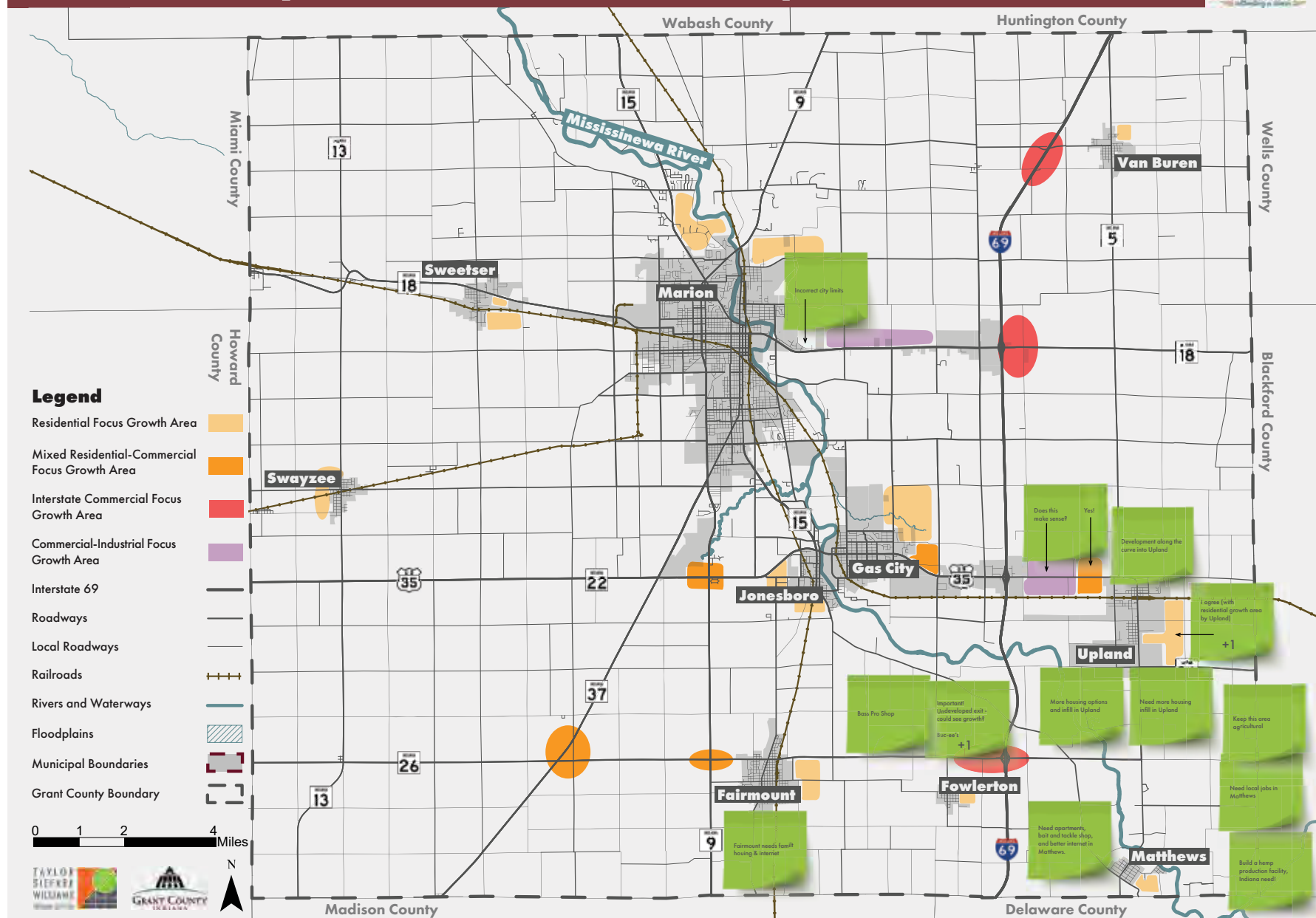**5** Using the sticky notes and markers provided, share your thoughts and comments on the Grant County Future Transportation Map.
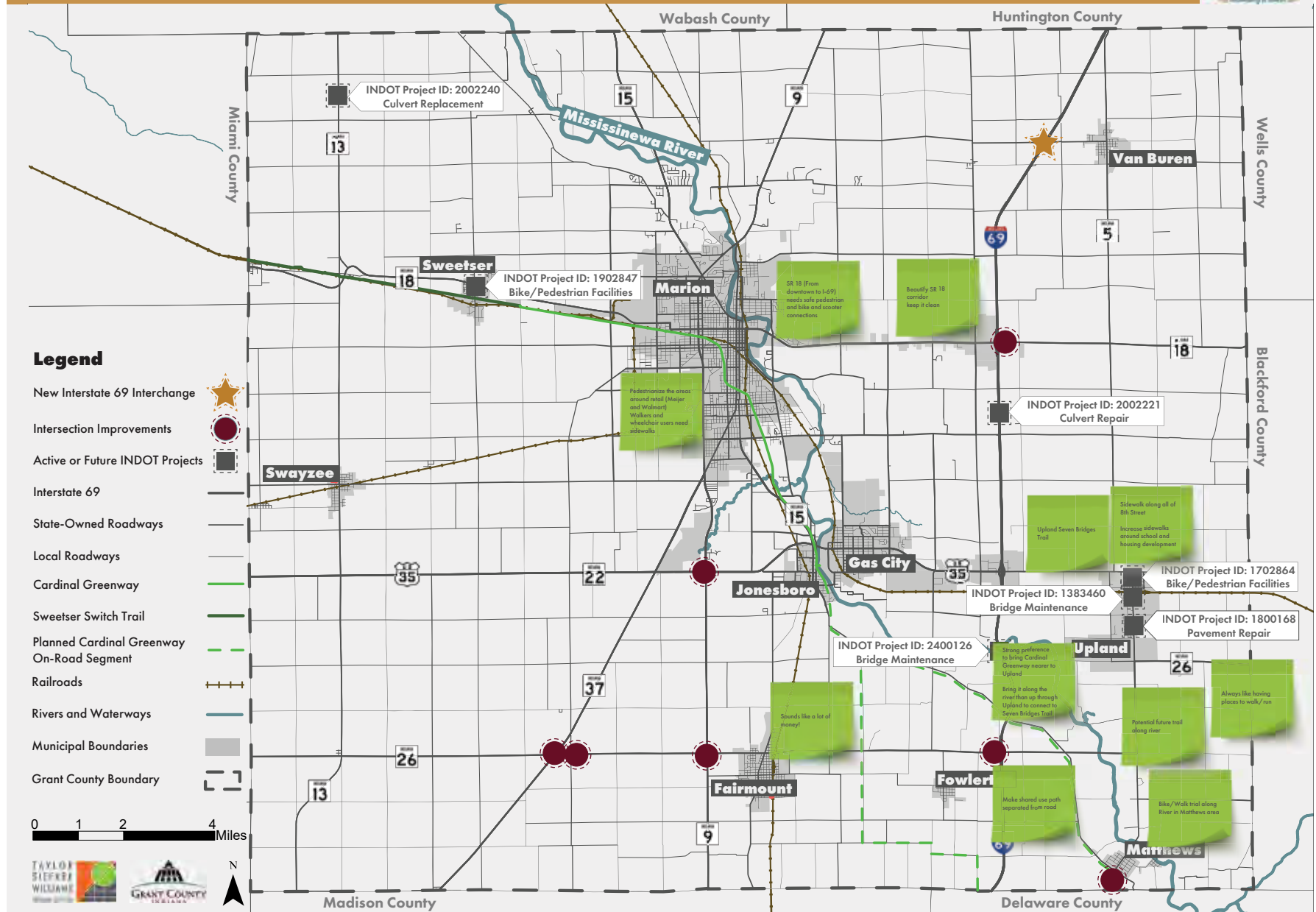
PROPOSED GROWTH AREAS

The Grant County Future Land Use Map: Growth Areas proposes four future growth areas organized by different types of land use. These growth areas are general locations for potential development. They also propose a primary, or focused, type of land use to be developed at each location. Though the growth areas propose a specific type of land use, the exact development that may occur at each location is dependent on the context of the area and what Grant County or any nearby communities would like to be developed there.

Residential Focus Growth Area: Residential land uses in this growth area could include single-family homes, duplexes, and small-scale multi-family structures near existing communities or urban areas.

Mixed Residential-Commercial Focus Growth Area: This could include single-family homes, condos, apartments, small shops, local businesses, and restaurants. Development in this growth area could also include structures that are used both residentially and commercially.

Interstate Commercial Focus Growth Area: Land uses in this growth area can include gas stations, restaurants, hotels, truck stops, and development that caters to interstate travelers.

Commercial-Industrial Focus Growth Area: Development in this growth area can include light industrial structures, warehouses, and large retail stores. If any such development occurs near a residential area, it should be required to implement proper landscaping and buffers.

For our purposes, "transportation" can mean both roads for cars, trucks and delivery vehicles AND routes for pedestrians and bicycles.

Grant County Future Land Use Map: Growth Areas

Legend

Residential Focus Growth Area

Mixed Residential-Commercial Focus Growth Area

Interstate Commercial Focus Growth Area

Commercial-Industrial Focus Growth Area

Interstate 69

Roadways

Local Roadways

Railroads

Rivers and Waterways

Floodplains

Municipal Boundaries

Grant County Boundary

0 1 2 4 Miles

N

Grant County Future Transportation Map

Legend

- **New Interstate 69 Interchange** ⭐
- **Intersection Improvements** 🔴
- **Active or Future INDOT Projects** ⬛
- **Interstate 69** —
- **State-Owned Roadways** —
- **Local Roadways** —
- **Cardinal Greenway** —
- **Sweetser Switch Trail** —
- **Planned Cardinal Greenway On-Road Segment** - - -
- **Railroads** +—+—+
- **Rivers and Waterways** —
- **Municipal Boundaries** ▨
- **Grant County Boundary** ⬛

0   1   2   4 Miles

N

Map labels

- Wabash County
- Huntington County
- Miami County
- Wells County
- Blackford County
- Madison County
- Delaware County
- Mississinewa River
- Van Buren
- Sweetser
- Marion
- Swayzee
- Gas City
- Jonesboro
- Upland
- Fowler
- Fairmount
- Matthews

INDOT Projects and Notes

- INDOT Project ID: 2002240 Culvert Replacement
- INDOT Project ID: 1902847 Bike/Pedestrian Facilities
- INDOT Project ID: 2002221 Culvert Repair
- INDOT Project ID: 1702864 Bike/Pedestrian Facilities
- INDOT Project ID: 1383460 Bridge Maintenance
- INDOT Project ID: 1800168 Pavement Repair
- INDOT Project ID: 2400126 Bridge Maintenance

- SR 18 (From downtown to I-69) needs safe pedestrian and bike and scooter connections
- Beautify SR 18 corridor keep it clean
- Pedestrianize the areas around retail (Meijer and Walmart) Walkers and wheelchair users need sidewalks
- Sidewalk along all of 8th Street
- Upland Seven Bridges Trail
- Increase sidewalks around school and housing development
- Strong preference to bring Cardinal Greenway nearer to Upland
- Bring it along the river than up through Upland to connect to Seven Bridges Trail
- Sounds like a lot of money!
- Always like having places to walk/run
- Potential future trail along river
- Make shared use path separated from road
- Bike/Walk trial along River in Matthews area

COMMENT CARD

Please write any additional comments you would like considered as part of the **Grant County Comprehensive Plan.** Thank you!

I believe that School/board to Htr a Tremendous opportunity to create a digital focused space centered around a college convenience, quality, satisfactory experience, service, and ultimately contact. Streamline the experience and keep our space organized and the footprint truly convenient for are going to grow into us.

COMMENT CARD

Please write any additional comments you would like considered as part of the **Grant County Comprehensive Plan.** Thank you!

Some of these sound like admirable ideas, but we Must be realistic. Grant County is hardly able to protect its citizens and keep up the roads. We should focus on those and remove the blight before we can think about these big developments

COMMENT CARD

Please write any additional comments you would like considered as part of the **Grant County Comprehensive Plan**. Thank you!

The ideas presented were well organized and had thoughtful scope. Details were limited but appropriate for the format. The online survey was easy to complete, fluid and also well organized.

Good Job.

WDohw

HAZARD MITIGATION PLAN

The final Appendix of the Grant County Comprehensive Plan includes the 2017 Grant County Multi Hazard Mitigation Plan in reference to, and support of, the Hazard Mitigation topic on page 120 in Chapter 4: Analysis by Subject Matter. The Multi Hazard Mitigation plan, which outlines Grant County's planned response to any and all potential hazards, can be found at https://www.in.gov/counties/grant/county-offices/emergency-management-agency/multi-hazard-mitigation-plan-update/.

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Grant Co.

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design group

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