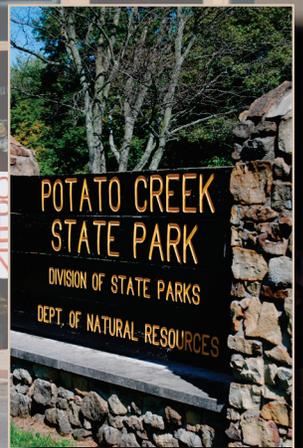


TOWN OF NORTH LIBERTY

COMPREHENSIVE PLAN



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

Comprehensive Plan
for the
Town of North Liberty
St. Joseph County, Indiana

FINAL
January 2015

North Liberty Town Council

Gerry Brown

Richard Warner

Will Groves

Brett Voreis

Matthew Peterson

Vicki Kitchen, Clerk-Treasurer

Skip Davidson, Utilities Manager

Comprehensive Plan Committee

Tom England

Jason Kaser

Pauline O'Hern-Fraiser

Tracie Patrick

Sue Solmos

Prepared by



DLZ Indiana, LLC
2211 East Jefferson Blvd
South Bend, Indiana 46615
(574) 236-4400

TABLE OF CONTENTS

1.0 INTRODUCTION 1

 1.1 Regional Context 2

 1.2 History of North Liberty 2

 1.3 Population and Demographics 4

 1.4 Public Facilities and Services 8

 1.5 Economics 10

2.0 EXISTING LAND USE ANALYSIS 13

 2.1 Existing Land Uses 14

 2.2 Existing Zoning 16

 2.3 Manufactured/Mobile Home Parks 18

 2.4 Trends in Development 19

3.0 INFRASTRUCTURE ANALYSIS 21

 3.1 Transportation 21

 3.2 Utilities 25

4.0 ENVIRONMENTAL ANALYSIS 27

 4.1 Soils and Topography 27

 4.2 Watershed Analysis 27

 4.3 Surface Water Features 28

 4.4 Floodplains 28

 4.5 Wetlands 29

 4.6 Potentially Contaminated Hazardous Material Sites 31

5.0 POLICIES AND OBJECTIVES 33

 5.1 Introduction to Goals and Objectives 33

 5.2 Policies for Community Character 33

 5.3 Policies for Schools, Public, and Government Services 34

 5.4 Policies for Housing, Development, and Redevelopment 35

 5.5 Policies for Infrastructure 36

6.0 FUTURE LAND USE PLAN 37

 6.1 Introduction 37

 6.2 Future Land Use Plan 37

7.0 Implementation Strategies 46

 7.1 Adoption and Amendment 46

 7.2 Implementation 46

 7.3 Coordination with St. Joseph County 48

8.0 PLAN MONITORING PROGRAM 51

 8.1 Introduction 51

 8.2 Benefits of a Monitoring Program 51

 8.3 Description of the Program 52

9.0 BIBLIOGRAPHY 53

Tables

Table 1. Historic Regional Population Growth. 4
Table 2. Year 2010 Demographic Information. 5
Table 3. Year 2010 Housing Information..... 5
Table 4. Year 2010 Age Distribution Information..... 6
Table 5. Building Permits for North Liberty and Liberty Township. 6
Table 6. Existing Housing Year Built and Number of Bedrooms. 7
Table 7. Housing Value and Rental Rates. 7
Table 8. Occupation and Work Force Characteristics. 10
Table 9. North Liberty Land Use Statistics..... 13
Table 10. ROW and Pavement Widths for New Streets. 24
Table 11. Environmentally Monitored Sites 31
Table 12. North Liberty Land Use Needs and Surpluses. 43

Figures

Figure 1 Location Map
Figure 2 North Liberty Historic District
Figure 3 Age Distribution by Political Jurisdiction
Figure 4 Existing Land Use Map (in Appendix)
Figure 4a Existing Land Use in North Liberty
Figure 5 North Liberty Zoning Map
Figure 6 INDOT Functional Classification Map
Figure 7a Town of North Liberty Sanitary Sewer (in Appendix)
Figure 7b Town of North Liberty Storm Sewer (in Appendix)
Figure 7c Town of North Liberty Water (in Appendix)
Figure 8 Excerpt from Michiana Area Bicycle and Pedestrian Facilities Map
Figure 9 Hydrology Map
Figure 10 FEMA Flood Map
Figure 11 NWI Map
Figure 12 Regulated Waste Sites
Figure 13 Future Land Use Map (in Appendix)

Appendices

Appendix A Focus Group Notes
Appendix B Community Attitude Survey Results
Appendix C Public Hearing, Notices and Resolutions for Adoption

1.0 INTRODUCTION

This Comprehensive Plan is the official policy document that establishes development goals and objectives to guide future growth within and around North Liberty in a coordinated manner. Indiana Code states that the purpose of the Comprehensive Plan is to provide “for the promotion of health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development” (Indiana Code 36-7-4-500). The code requires a comprehensive plan to address, at a minimum:

1. Statement of Objectives for Future Development
2. Statement of Policy for Land Use Development
3. Statement of Policy for the Development of Public Ways, Public Places, Public Lands, Public Structures, and Public Utilities

In addition, the law provides for a number of optional elements, several of which will be described in this Plan. The plan can be viewed as a blueprint for the future that identifies trends in population, land use, and infrastructure and the vision of the Town’s leaders. The plan also provides the legal foundation for future decisions related to zoning and development applications. The purpose of the plan may also be summarized in a vision statement developed as part of the Comprehensive Planning Process:

“North Liberty is a community focused on quality of life, small Town character, family values, and quality education, all conveniently located near the South Bend metro area and Potato Creek State Park. North Liberty will maintain its unique identity where people love to live, work, play, and worship. As it grows, North Liberty will strive to preserve the traits that are valued by its residents and visitors alike.”

There have been some changes in the area in and around the Town of North Liberty since completion of A Strategic Development Plan in 1995. The purpose of that plan was to create a “tourism and economic expansion plan for North Liberty based on development opportunities afforded by visitors to Potato Creek State Park”. The 1995 plan was not a comprehensive plan and states that the zoning ordinance at the time was not supported with the policy backing of a Comprehensive Plan. The 1995 plan identified many of the same issues that will be discussed in this 2014 Comprehensive Plan. Those include:

- A limited number of downtown retail shops
- Relatively high levels of retail vacancy
- Low levels of new home construction
- Limited local employment opportunities
- Obsolete appearance of downtown buildings

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

Changes of note in North Liberty since 1995 would include the downtown streetscape, several new residential developments, construction of the North Liberty Branch of the St. Joseph County Public Library, and improvements to the water and wastewater systems.

1.1 Regional Context

The Town of North Liberty is located in Liberty Township in southwest St. Joseph County (Figure 1). North Liberty is approximately 15 miles southwest of South Bend/Mishawaka, 18 miles east of LaPorte, and 20 miles northwest of Plymouth and many of the residents of North Liberty commute daily to these areas. State Roads 23 & 4 run through and intersect in downtown North Liberty and the Town is a short drive from US 31, US 35, and Interstate 80/90 (the Indiana Toll Road). The future of North Liberty is greatly influenced by its proximity to these larger population centers and transportation routes. The interrelationship between the Town and these areas is expected to grow as populations move out of the urban centers to smaller, more rural communities and as school districting and choices continue to change, potentially increasing growth pressures on North Liberty.

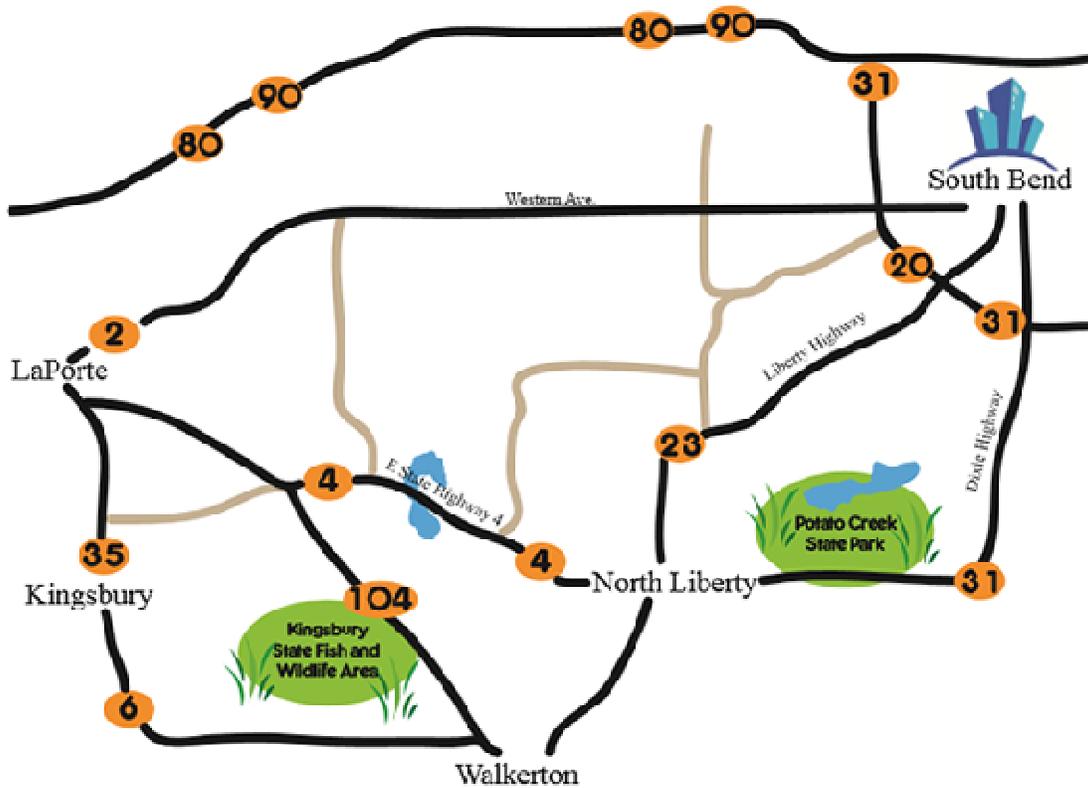


Figure 1. Location Map
Source: Southwest St. Joseph County

1.2 History of North Liberty

North Liberty was established on January 12, 1836, by Daniel Antrim. The downtown business district was listed as a Historic National Landmark in 2014 (National Park Service Reference Number 14000077) and includes the area between Center and Harrison Streets on State Road

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

23. According to the National Park Service National Register of Historic Places Program web site,

“The North Liberty Commercial Historic District is eligible for the National Register of Historic Places under Criteria A and C. The district demonstrates the development of commerce in small Midwestern towns during the last part of the 19th century into the middle of the 20th century. North Liberty was platted in 1837 and became the main commercial hub for Liberty Township, which is regarded as one of the earliest settled areas in St. Joseph County. The settlement continued its prosperity due to the construction of a railroad in the late 1800s and designation of a state highway in 1930. The district's architecture is reflective of styles popular during the period of significance, though it is mostly simple interpretations of the styles.”

The North Liberty Park was designated as a Historic National Landmark in 2007 (NPS Reference Number 7000211). Much of the charming 1930s Works Progress Administration (WPA) stone work still remains, including steps, walls and two buildings within the 7 acre park along Potato Creek. The park also includes a small Veteran’s Memorial from the World War II era.

The Chicago, Indiana & Southern (later New York Central) serviced the Town and surrounding areas in the early 1900s. The depot was located on the east side of the tracks, just south of the State Road 4 crossing.

Figure 2 shows the North Liberty Historic District per the National Park Service. The complete file can be viewed at <http://www.nps.gov/nr/feature/places/pdfs/14000077.pdf>

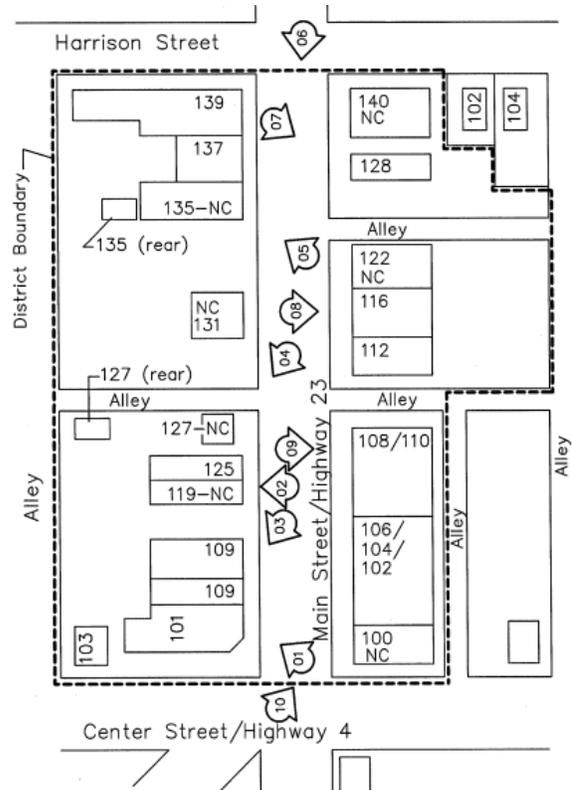


Figure 2. North Liberty Historic District
Source: National Park Service



North Liberty Town Park
Photo Credit: Glorv June Greiff



CI&S Depot
Source: Hoosier Valley Railroad Museum
Bob Albert Collection

1.3 Population and Demographics

1.3.1 Population Growth

According to the U.S. Census Bureau, North Liberty had a population of 1,896 in 2010, a significant increase in population from the 2000 census. Table 1 shows population trends over the years for North Liberty and the surrounding area. All other political jurisdictions have gained in that same time period, but the largest areas of growth were in North Liberty and Liberty Township (which includes the Town). Liberty Township’s population has fluctuated, but has been historically fairly stable. Given the steady, slow growth of St. Joseph County, it is likely that a large portion of the population gains for the Town and Township during the 2000s and 2010s include an influx of County residents that moved in from other parts of the County.

Table 1. Historic Regional Population Growth.

	1970	1980	1990	2000	2010	% change 2000-10
Town of North Liberty	1,259	1,211	1,366	1,402	1,896	+35.2
Liberty Township	3,222	2,922	3,011	3,053	3,839	+25.7
St. Joseph County	244,827	241,617	247,052	265,559	266,931	+0.5
State of Indiana	5,195,392	5,490,224	5,544,156	6,080,485	6,483,802	+6.6

Source: <http://www.stats.indiana.edu/topic/population.asp>.

1.3.2 Demographics

Tables 2-4 include 2010 census data regarding various demographic information for the area. Demographic information provides a variety of statistics that can be considered in the planning process for a community, by looking not only at current data but also the trends historically. The tables include information for the Town of North Liberty, Liberty Township, St. Joseph County, and the State of Indiana to allow for a comparison between these jurisdictions.

The 2010 Census showed the number of people living in one housing unit (a household) grew for the first time in more than a century, likely a result of the recession. This trend likely reduces demand for new housing. Nationally, the Census Bureau had projected the average household size would continue to fall to 2.53. Instead, the average hit 2.63, a small but significant increase because it is a turnabout of a century-long trend. In North Liberty and Liberty Township, the 2010 figure of a 2.66 average household size was close to the national average of 2.63, but higher than the State of Indiana and St. Joseph County’s average per household. Nationally projections estimate that average household size will rise to 2.70 by 2030. There were total 714 households (includes all people who occupy a housing unit, whether related or not) and 523 families (includes a householder and one or more other people living in the same household related by birth, marriage, or adoption) residing in the Town in 2010. The average family size was 3.12 and not significantly different from the other jurisdictions. A total of 45% of households had children under the age of 18, which is much higher than the County and State average, a testimony to the strength of the community’s schools and desirability to raise a family. Approximately 45% of households were married couples living together, 23.4% had a female householder with no husband present, and 26.8%

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

were non-families (unrelated people living together). There are 22.8% of all households made up of individuals and 22.4% had someone who was 65 years of age or older.

Table 2. Year 2010 Demographic Information.

Demographic Criterion	Town of North Liberty	Liberty Township	St. Joseph County	State of Indiana
Total Population	1,896	3,839	266,931	6,483,802
Minority Population	3.8%	1.2%	21.3%	15.7%
Median Household Income	\$40,000*	\$59,112*	\$44,989*	\$44,613
Persons with Disabilities (age 5 or over)	13.3%*	12.9%*	13.3%*	12.5%
Persons in Poverty	19.4%*	9.3%*	16.4%*	15.3%

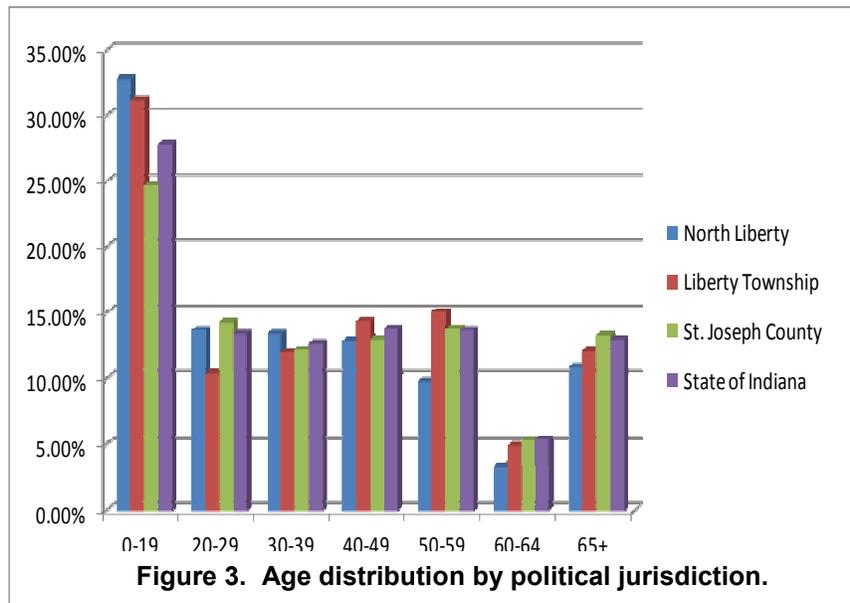
Source: U.S. Census Bureau. * = 2008-2012 American Community Survey 5-year Estimates, 2010 Census data not available at time of publication.

Table 3. Year 2010 Housing Information.

	Town of North Liberty	Liberty Township	St. Joseph County	State of Indiana
Housing Units	762	1,518	114,849	2,795,541
Total Households	714	1,443	103,069	2,502,154
Average Household Size	2.66	2.66	2.48	2.52
Total Families	523	1,089	66,365	1,674,126
Average Family Size	3.12	3.08	3.07	3.05
Households with Children Under Age 18	45.0%	39.2%	32.2%	33.3%
Married Couples Living Together	44.8%	55.7%	46.1%	49.6%
Female Householder No Husband Present	23.4%	14.9%	13.6%	12.4%
Non-Families	26.8%	24.5%	35.6%	33.1%
Householder Living Alone	22.8%	20.4%	29.1%	26.9%
Households with Someone 65 or Older	22.4%	23.9%	24.7%	23.9%

Source: U.S. Census Bureau.

In the Town, the high percentage of residents under the age of 19 reinforces the high number of families with young children. That is verified by the higher percentages of 20-39 years olds (typical age of parents of young children) and lower median age in North Liberty. A potential concern is the low number of residents who were 60 years of age or older, which is well below



the other jurisdictions. This could be an indication that there is a lack of housing suited to meet the needs of seniors. The age distribution from Table 4 is also illustrated in Figure 3.

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

Table 4. Year 2010 Age Distribution Information.

Age Group	Town of North Liberty	Liberty Township	St. Joseph County	State of Indiana
Total Population	1,896	3,839	266,931	6,483,802
0-19 years	32.8%	31.2%	24.7%	27.9%
20-29 years	13.7%	10.4%	14.3%	13.4%
30-39 years	13.4%	12.0%	12.2%	12.7%
40-49 years	12.9%	14.4%	13%	13.8%
50-59 years	9.8%	15.1%	13.8%	13.7%
60-64 years	3.3%	4.9%	5.3%	5.4%
65 years and over	10.9%	12.1%	13.3%	13.0%
Median Age	30.6	37.2	36.2	37.0
Male Population	46.7%	50.0%	48.5%	49.2%

Source: U.S. Census Bureau.

1.3.3 Building Permits

Information related to building permit activity in North Liberty was obtained and summarized from the monthly reports on the St. Joseph County Building Department at <http://stjosephcountyindiana.com/departments/Building/index.htm> (Table 5). Permit applications are submitted to the Town, which reviews them to ensure the plans meet zoning ordinance requirements. Actual review of building plans is done by St. Joseph County on the Town's behalf.

Table 5. Building Permits for North Liberty and Liberty Township.

Type of Construction Permit	2013		2014*	
	Liberty Township	North Liberty	Liberty Township	North Liberty
New Residential Construction	3	7	1	2
Deck/Porch/Patio/Roof	0	1	0	0
Outbuilding/Pole Barn	0	1	1	0
Commercial Renovation	1	1	2	0
Totals	4	10	4	2

*2014 data January through August. Source: St. Joseph County Building Department.

The information shows that there is a low level of construction activity in both the Town and Township. As shown on Tables 6 and 7, North Liberty and Liberty Township have a high percentage of older (pre-1970) and smaller (1-2 bedrooms) homes. This is not surprising given the age of the communities and smaller family size historically. There is a good variety of housing stock for both buyers and renters based on housing value and monthly rental rates. The primary shortcomings of housing stock in North Liberty are larger homes (4 bedroom or more) and low cost rental housing (less than \$500 per month), when compared to the other jurisdictions. These facts were verified during public outreach activities, which will be discussed later.

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

Table 6. Existing Housing Year Built and Number of Bedrooms.

Year Structure Built	Town of North Liberty	Liberty Township	St. Joseph County
2000 or later	3.8%	14.6%	8.5%
1990-1999	8.4%	8.5%	12.8%
1980-1989	6.4%	6.1%	10.6%
1970-1979	11.0%	12.0%	12.3%
1960-1969	6.7%	4.7%	9.7%
1950-1959	13.8%	11.5%	13.0%
1940-1949	7.8%	5.9%	9.4%
1939 or earlier	42.0%	36.7%	23.6%
Number of Bedrooms			
0-1 BR	12.6%	9.5%	11.1%
2 BR	28.4%	21.7%	25.6%
3 BR	37.7%	47.1%	42.8%
4 BR	15.2%	16.1%	17.6%
5 or more BR	6.1%	5.6%	2.9%

1.3.4 Population & Housing Forecasts

Almost all land suitable for development within the Town is already developed. To continue to sustain the increase in population, additional land will need to be annexed to the Town or significant redevelopment will need to occur to include multi-family housing, which has been identified as a needed housing type. All the projections found for the foreseeable future are quite modest; Stats Indiana has estimated a slight decrease in the County population in 2013 since the 2010 Census. Projected population statistics for the Town are estimated to have increased by approximately 1%.

Table 7. Housing Value and Rental Rates.

Housing Value	Town of North Liberty	Liberty Township	St. Joseph County
Less than \$50,000	5.1%	1.9%	8.0%
\$50,000-\$99,999	56.0%	25.4%	30.7%
\$100,000-\$149,999	31.1%	29.5%	24.8%
\$150,000-\$199,999	6.1%	18.8%	19.4%
\$200,000-\$299,999	1.7%	17.5%	11.4%
\$300,000-\$499,999	0.0%	5.8%	4.3%
\$500,000-\$999,999	0.0%	1.2%	1.3%
Over \$1,000,000	0.0%	0.0%	0.2%
Median	\$93,600	\$136,400	\$121,700
Monthly Rental Rates			
Less than \$200	11.0%	13.3%	1.8%
\$200-\$299	13.9%	11.0%	3.6%
\$300-\$499	6.2%	4.9%	16.4%
\$500-\$749	43.1%	34.2%	40.6%
\$750-\$999	16.3%	16.0%	29.2%
\$1,000-\$1,499	9.6%	20.5%	6.4%
Over \$1,500	0.0%	0.0%	1.9%
Median	\$705	\$718	\$673

Population increases for the Town of North Liberty are likely to be influenced greatly by potential annexations as opposed to redevelopment within the current corporation limits. The population of the Town over the past 10 years is up significantly (over 35%), even with the economic downturn. Similarly, Liberty Township is also up since the 2000 census by 25.7%. Population projections for St. Joseph County for the next 20 years show an expected increase of 0-5%. Unless additional property is added to the limits of North Liberty via annexation or a significant new employer locates there, it is likely that North Liberty's population will continue to increase but at a much slower rate. North Liberty's reasonable commute of less than 30 minutes to Mishawaka, South Bend, Plymouth, and LaPorte makes it an excellent bedroom community for residents who want small Town living as well as the things that larger cities can offer. The highly regarded and ranked John Glenn School Corporation is not only one of the strengths of North Liberty and Liberty Township but also one of the key attractions that draw families to the area.

1.4 Public Facilities and Services

1.4.1 Fire Protection

Fire protection and emergency medical service (EMS) is provided by the Liberty Township Volunteer Fire Department (LTVFD). Established in 1915, this all-volunteer department includes 22 members who respond to 130 runs each year. LTVFD provides Fire, Rescue and Medical First-Responder protection to 2000 residents and 56 square miles including the Town of North Liberty and all of Liberty Township. More information on the equipment can be found at http://www.indianafiretrucks.com/pages/st_joseph/liberty_Township.html. The station is currently located at S. Jefferson and State Road 23. The Township intends to develop a new station just south of the existing one. Plans have been prepared and submitted for approval.



1.4.2 Police Protection

The North Liberty Police Department consists of the Town Marshal, 2 full time officers, 5 part time officers and 1 canine officer.

Shift coverage is not 24/7, instead featuring a varying 4 hour window of non-coverage. Dispatch is provided through the St. Joseph County dispatch service via an inter-local agreement. The Department is very active in the local community, including activities such as Christmas with a Cop and a Halloween event. A significant portion of the Town's general fund is allocated to the operation of the Police Department. The Police Department is housed at 116 N. Main Street.

1.4.3 Public Buildings

In addition to the police and fire departments, several public buildings exist in the Town of North Liberty. North Liberty Town Hall, located at 300 S. Main Street, contains the offices of the Town Clerk/Treasurer and is the location used for Town Council meetings. The Town Utilities Department is located at the wastewater treatment plant on Rizek Drive. The North Liberty Branch of the St. Joseph County Public Library is located at 105 East Market Street and is owned and operated by the St. Joseph County Public Library.

1.4.4 Parks and Recreation

The North Liberty Town Park is located along Potato Creek. The Park is accessed from Jefferson Street, between Market and Mill Streets. In addition to the aforementioned historical features and veterans memorial, the park features mature trees and open lawns, small shelters, play equipment, bridges over the creek, basketball court, and a baseball field. The creek has been stocked with fish by Indiana DNR and it is a popular fishing spot. The Park is operated by a separate Parks Board.

The Town also owns a linear parcel on the site of the old railroad corridor along Wabash Avenue. A small plaza space with site furnishings, landscaping, and flag poles was recently developed along State Street. Other recreation facilities are located on the grounds of North Liberty Elementary School, including walking trails. Plans are underway for a multi-purpose trail from Town limits connecting to the ball fields located near Quinn and Tamarack Road.

Potato Creek State Park is approximately 3 miles from Town to the east on State Road 4. The 3700+ acre park features biking/hiking trails, camping, swimming, boating and fishing on the 327 acre Worster Lake, equestrian camping and trails, cabin rental, and a nature center. There has been an interest expressed in connecting the Town to the park via a multi-use trail.

1.4.5 Educational Facilities

North Liberty is in the John Glenn School Corporation, which includes two elementary schools, a middle school, and one high school. North Liberty Elementary School, located at 400 School Drive, houses kindergarten through sixth grade, special education programs, and before/after school care. The student population is 515 with an average class size of 23. The remaining three JGSC schools are located in Walkerton, approximately 6 miles to the southwest. All grades within John Glenn School Corporation have an available capacity of approximately 10-30 students per grade with average class size at 22.7.

North Liberty Christian School is located on Main Street, just north of the Town limits. This school provides a private fully-accredited kindergarten through sixth grade program for those desiring a faith-based education.

1.4.5 Utilities

Water service is provided by the Town to all residents via a series of three groundwater wells, a series of distribution lines, and a 500,000 gallon water tower installed in 2003. Water use is

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

approximately 140,000 gallons per day on average and there is significant capacity in the system.

The Town of North Liberty owns and operates their wastewater facilities, which includes the Wastewater Treatment Plant, four lift stations, and distribution piping. The existing facility was completed in 1972-73 and has a current capacity of 0.18 MGD, with some reserve capacity available. The system is 80%-90% separated from stormwater. A Wastewater Treatment Plant expansion project is currently under design. The Town is establishing a stormwater utility, has completed a rate study, and has an ordinance that will be in effect by 2015.

NIPSCO serves the Town for both Gas and Electric. Century Link is an internet provider. Cable and internet is provided by MediaCom.

1.5 Economics

1.5.1 Labor Force

The labor force of North Liberty is both dominated by management and production/transportation occupations. The mean travel time to work for North Liberty residents is 26.2 minutes, a drive that can reach several neighboring cities (South Bend, Mishawaka, LaPorte, and Plymouth). The main industry of employed North Liberty residents is manufacturing. Sapa North Liberty, a manufacturer of aluminum extrusions, employs a large number of individuals and is located near Town Hall on S. Main Street.

Table 8. Occupation and Work Force Characteristics.

	Town of North Liberty	Liberty Township	St. Joseph County	State of Indiana
Occupation Category				
- Management	24.0%	33.5%	34.2%	31.3%
- Service	15.3%	11.9%	17.1%	16.3%
- Sales and Office	18.3%	25.9%	26.2%	24.5%
- Natural Resources/Construction/Maintenance	12.4%	12.0%	7.4%	9.6%
- Production/Transportation	29.9%	16.7%	15.0%	18.2%
Mean Travel Time to Work (minutes)	26.2	25.2	19.9	22.8
Main industries				
- Manufacturing	27.6%	15.5%	15.8%	19.1%
- Retail	6.7%	9.2%	11.8%	11.3%
- Educational services/health care/social assist.	20.5%	20.4%	27.6%	21.8%
Educational Attainment Aged 25 and Over				
- Less than high school graduate	12.8%	10.7%	12.2%	13.0%
- High school graduate or equal	44.9%	43.0%	32.2%	36.0%
- Some college up to associate's degree	24.9%	23.1%	29.1%	28.4%
- Bachelor's degree or higher	17.4%	23.2%	26.5%	22.7%
Percent of Population in Labor Force	61.8%	66.2%	65.0%	65.6%
Percent Employed Age 16 and Over	54.4%	61.8%	57.8%	60.0%
Median Household Income	\$40,000	\$59,112	\$44,989	\$61,285

Source: 2008-2012 American Community Survey 5-year Estimates, 2010 Census data not available at time of publication.

1.5.2 Economic Opportunities

The population of North Liberty and immediate surrounding area, combined with the proximity of the South Bend/Mishawaka metropolitan area, provides certain economic limitations. Based on the average travel time, many of North Liberty's residents commute outside of the community to their place of employment, taking with them daily at least some of their discretionary spending. The community has expressed an interest in having additional retail (especially grocery) and restaurants in the area, but the economic downturn in recent years has not resulted in significant expansion of retailers or in sale of existing restaurant properties. The infrastructure is available in North Liberty for all types of businesses, including manufacturing.

North Liberty's proximity to an abundant work force population, access to Interstate 80/90, as well as US 31, US 20, and several state routes, high quality school system, and small Town atmosphere needs to be aggressively marketed. The industrial park has room for several new facilities and the downtown area has available storefronts and restaurant facilities.

North Liberty has joined with Walkerton to create a marketing campaign to draw residents and businesses called Southwest St. Joseph County. These materials are distributed via public forums, website, Facebook, and mailing list. This was spurred by the Intermodal in Kingsbury bringing in a large number of jobs for the area. The Town has had success with incentives such as tax abatements for new businesses and residential developments. A Marketing Assistance Program is being offered to help get businesses started via the North Liberty Main Street Merchants Association. Tax abatements have been used and have been successful. NLMSMA is encouraging temporary 'pop-up' businesses in vacant store fronts. Also, the downtown recently underwent streetscape renovations, improving the character of the area. The downtown is now historically designated adding to the unique atmosphere for retail business in North Liberty.

Many of the opportunities identified in the 1995 Strategic Plan are still very valid, with some having been implemented to varying degrees. These include:

- Promote beautification of Main Street (completed)
- Attract overnight accommodations businesses such as a motel or bed and breakfast
- Establish a staffed Chamber and Tourism office
- Summer concerts in the Town park
- Development of a North Liberty brochure and tourism packet (completed)
- Annexation and extension of the Town limits
- Expand and improve water and sewer service through addition of a water tower (completed)
- Establish a Farmers Market

The plan also included several recommendations that are again quite relevant.

- Seek new residential development

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

- Begin long-term revitalization of Main Street
- Develop a business development strategy
- Organization development

See the 1995 Strategic Plan for more information and details.

2.0 EXISTING LAND USE ANALYSIS

This section provides a summary of the existing land uses in the Town. The information in this section will be used to help formulate the Comprehensive Plan for North Liberty. The examination of existing land use patterns, including the location of vacant land and other development attributes, provides a basis for directing future development and identifying areas that should receive special attention by the Town. Information obtained as part of the Comprehensive Plan update indicated that a majority of the developed land in North Liberty is used for single family residential developments (Table 9 and Figure 4).

Table 9. North Liberty Land Use Statistics.

Land Use	Area of North Liberty (acres)	Percent of Total Land Area	Percent of Developed Land Area
Agricultural	68.86	12.64%	
Detached Residential	276.37	50.73%	68.72%
Multi-Family Residential	8.63	1.58%	2.14%
Commercial/Office	12.17	2.23%	3.03%
Institutional	56.33	10.34%	14.01%
Industrial	40.57	7.45%	10.09%
Utilities	8.12	1.49%	2.02%
Parks/Open Space	35.08	6.44%	
Vacant	36.17	6.64%	
Miscellaneous	2.46	0.45%	
Total Land Area	544.75	100.00%	100.00%

Source: St. Joseph County GIS.

As shown in Table 9 and Figure 4a, North Liberty contains a moderate amount of undeveloped land (13.53% vacant, parks/open space, and agricultural). Some of this is located within floodplains that have limitations on development, with a majority of the remainder being parks and road right-of-way. Because buildings and their uses remain for a long time, it is not easy to correct land use problems or conflicts. Fortunately there are few adjacent incompatible land uses, making future land use planning a priority to maintain this compatibility. As part of this comprehensive plan, North Liberty is in the position to determine the appropriate land uses for the appropriate locations with little or no disruption to existing land uses. The next step of future land use planning of North Liberty is a proactive step, rather than a reaction to development in the coming years.

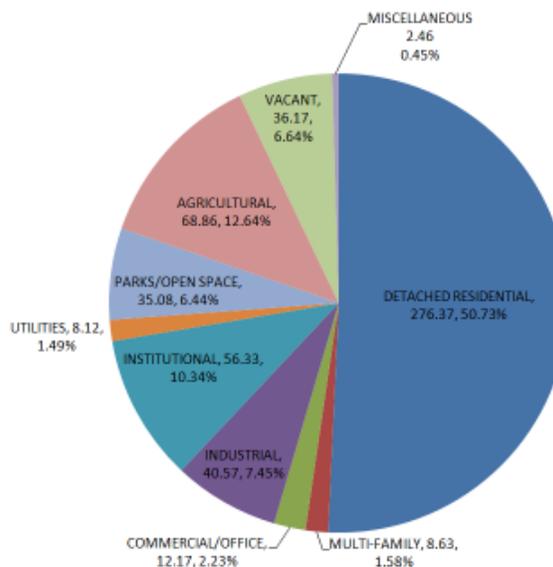


Figure 4a. Existing Land Use in North Liberty.

2.1 Existing Land Uses

2.1.1 Agricultural Land Use

The preservation of good agricultural land has become a major land use issue in the United States. Agricultural land is relatively fixed in supply and once used for development purposes, cannot be reclaimed for agricultural use. Factors affecting agriculture are different for every community. For example, positive changes in the community such as changing market demands, shifts in population distribution, and other changes in economic conditions can impact the demand for agricultural land. In contrast, certain factors can have such a drastic effect on land values that agriculture can all but disappear, resulting in idle lands and rural lot splits for non-agricultural purposes.

Currently, North Liberty has a very small amount of land still in agricultural use within the corporate boundaries. There is abundant farmland in Liberty Township under the zoning jurisdiction of St. Joseph County and coordination of both zoning and comprehensive plans with the County is important.

2.1.2 Residential Land Use

Single-family homes are spread throughout the area surrounding the downtown, with lower density subdivisions located toward the Town limits. There are multi-family developments located at the Meadows (S. Reed Street), West Center, Lafayette, and Washington just north of State Road 4, and within the new Shamrock Estates to the east.

The current popularity of the rural and small town lifestyle will continue to contribute to additional dwellings being constructed within the Town. As the most recent residential developments, Tamarack Knolls and Potato Creek subdivisions have vacancies that can be used for future infill. Shamrock Estates is expected to expand with opportunities for both senior living and first time home buyers. The Town's physical amenities (open space, small town character, high quality schools, etc.) should continue to attract additional residential development. Further, the Town's access to regional transportation networks and accessibility to South Bend, Mishawaka, LaPorte, and Plymouth make North Liberty a highly attractive place to live.

The original development of North Liberty focused on the major transportation routes as the central hub of the community, a characteristic that is still true today. The extent of residential dwellings in North Liberty has expanded since that time via the expansion of the Town boundary and subdivision of parcels. Residential lots and homes throughout the Town vary, with higher density lots nearest downtown, transitioning to lower density at the outskirts. A high percentage (42%) of the homes in North Liberty were constructed prior to 1940.

2.1.3 Commercial/Office Land Use

Commercial land uses in North Liberty are primarily located in the downtown area, on S. Main Street, State Road 4, and S. State Street. There are generally two types of commercial/office developments within North Liberty. The first type is the locally owned, individual lot retail and

personal service development. These businesses are typically the first commercial ventures in an area and are found in downtowns. The downtown businesses currently include a gas station/convenience store, ice cream shop, Subway, barber, salon, gift shop, second hand store, a bank branch, funeral home, auto service station, dentist, liquor store, and post office. The second type of commercial/office development is found outside of the downtown in either direction, which may be franchise and/or shared lot businesses, including Dollar General, local grocery, water treatment service, a tool & die shop, auto parts store, and realty office.

2.1.4 Industrial Land Use

Industrial land uses are typically described as including manufacturing, wholesale, warehousing, distribution, machining, and other related support facilities and storage. Existing industrial land uses are located in the North Liberty Industrial Park in the southwest quadrant of the Town on Industrial Parkway. Sapa North Liberty, a manufacturer of aluminum extrusions, employs a large number of individuals and is located near Town Hall on S. Main Street. There are also smaller industrial land uses located along S. State Street. These land uses consist of manufacturing and warehousing facilities. Industrial land uses are primarily dependent on being in close proximity to transportation facilities, which include State Road 23 and State Road 4.

2.1.5 Institutional/Utility Land Use

Institutional/utility land uses include facilities that are owned or used by the general public. These uses include parks, public utility facilities, schools, churches, hospitals, etc. Institutional/utility land uses in North Liberty include, but are not limited to:

- Town Hall (300 S. Main Street)
- North Liberty Police Department (116/118 N. Main Street)
- Post Office (209 West Center Street)
- Liberty Township Fire Department (S. State Street)
- Church of the Brethren (201 East Market Street)
- First Baptist Church (407 West Elm Street)
- North Liberty United Methodist (105 South Main Street)
- Kingdom of God Fellowship (139 North Main)
- North Liberty Branch of the St. Joseph County Public Library (105 East Market Street)
- Cemetery (West Center Street)
- Water tower site (201 E. Maple Street)
- Wastewater Treatment Plant (Rizek Drive)
- North Liberty Elementary School (400 School Drive)

2.1.6 Parks and Recreation

The Town Park is operated by a separate Park Board. See Section 1.4.4 Parks and Recreation for more information on available facilities. No organized programs are provided.

2.2 Existing Zoning

Presently, the administration of planning and zoning services for North Liberty is performed by the St. Joseph County Area Plan Commission (APC). The Town works closely with the APC on planning and zoning issues. The current Zoning Ordinance adopted in 1975 and is in need of updating in its entirety. Per the ordinance any new annexations will be zoned low-density, which is contrary to some of the recommendations to be discussed later regarding future land use. The Town zoning ordinance does not provide for establishment of a Plan Commission, granting those powers to the APC. It is advised that leaders of the Town meet with the Area Plan Commission regularly to address planning needs as they arise and to discuss implementation of the Comprehensive Plan and development of a new zoning ordinance. The APC can also assist in various other planning tasks that are needed in the future, including originating new ordinances or amendments to existing ordinances and making informal recommendations on annexations.

As indicated on the current Zoning Map (Figure 5), the land in North Liberty is zoned for a variety of uses, with residential throughout and concentrations of commercial and industrial uses along SR23, SR4, and Tamarack Road. The remaining land in North Liberty and the County is zoned for a mixture of institutional and agriculture/open land uses. A brief description of the zoning designations shown on the Zoning Map is provided below as stated within the respective ordinance. Detailed information and requirements for each zoning district can be found within the Town's Zoning Ordinance.

2.2.1 Adjacent County Zoning Classifications

County 'A' Agricultural District (County 'A'): "Agricultural Districts are established to allow agricultural uses in accordance with the Comprehensive Plan, to preserve prime agriculture land, to conserve the desirable characteristics of the land and to protect rural/agricultural areas from the encroachment of scatter urban-type uses and the detrimental economic impacts of urban sprawl. Areas zoned to the A: Agricultural District are those areas being used for agricultural activities, floodplain, natural areas and other rural uses, located beyond the periphery of the incorporated municipalities where intensive urban or suburban uses are not anticipated."

County 'R' Single Family District: "The R: Single-Family Districts are established to protect, promote and maintain the development of single-family dwellings as well as provide for other limited residential, public and institutional uses that are compatible with residential development located at the periphery of an urban area."

County 'M' Manufacturing Industrial District: "The M: Manufacturing Industrial District is established to provide for development of manufacturing and processing facilities or facilities which may require substantial amounts of outdoor storage or outdoor operations. Permitted uses in this district tend to generate heavy traffic and require extensive community facilities. Permitted uses in this district may require extensive amounts of outdoor storage or outdoor operations. The permitted uses provided for in this district should be separated from

residential districts or low intensity commercial/mixed use districts by less intense industrial districts.”

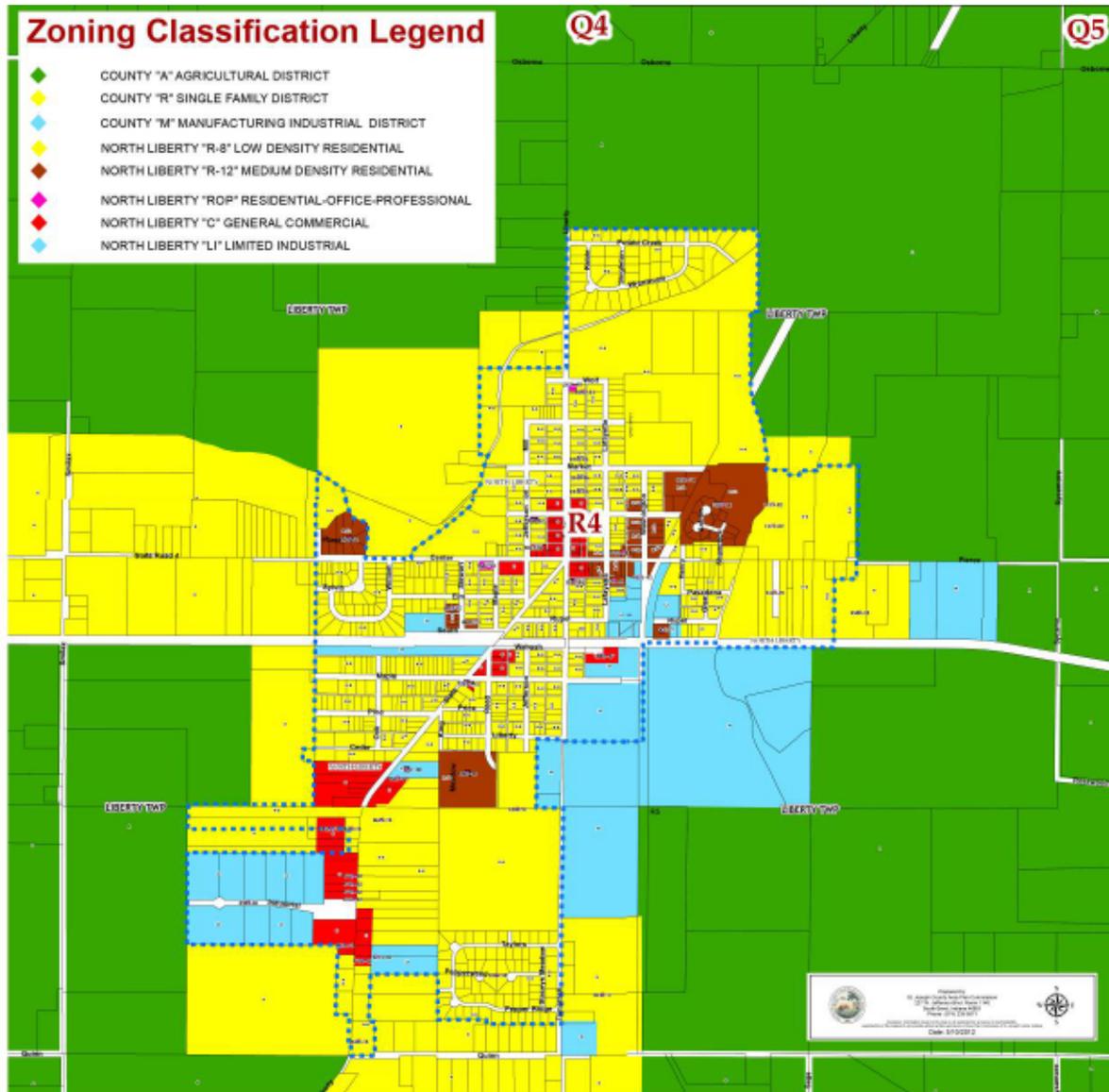


Figure 5 - Zoning Map

Source: 2012 St. Joseph County Area Plan Commission

2.2.2 Residential Districts

North Liberty 'R-8' Low Density Residential: Single-family dwelling units and accessory uses commonly associated with a family living area shall be permitted in this district, provided that the gross density shall not exceed eight (8) dwelling units per acre of the gross site area. Two-family dwelling units shall be permitted in this district in planned residential developments. Permitted uses include single family dwellings. Conditional uses permitted if they meet the conditions outlined in the Zoning Ordinance include cemeteries, daycare, churches, community centers, fire stations, home occupations, hospitals, branch libraries, parks, utility substations, and elementary schools.

North Liberty 'R-12' Medium Density Residential: Single, two-, and multi-family dwelling units and accessory uses commonly associated with a family living area shall be permitted in this district, provided that the gross density shall not exceed twelve (12) dwelling units per acre of the gross site area. Permitted uses include single family, two family, and multi-family dwellings. Conditional uses permitted if authorized by the Board of Zoning Appeals include boarding houses, cemeteries, daycare, churches, community centers, fire stations, home occupations, hospitals, branch libraries, parks, utility substations, elementary, middle, and high schools, and lodging houses.

2.2.3 Commercial / Office Districts

North Liberty 'ROP' Residential-Office-Professional: Single-family dwelling units and accessory uses as defined in the R-8 Low Density Residential District, and financial, governmental, medical business, organizational, and professional offices, shall be permitted in this district. Conditional uses permitted if authorized by the Board of Zoning Appeals include churches, fire stations, home occupations, branch libraries, parks, and utility substations.

North Liberty 'C' General Commercial: The full range of commercial activities, including amusements, automobile and other vehicle sales and service, drive-in establishments, general merchandising, hotels and motels, and outdoor advertising shall be permitted in this district. Conditional uses permitted if authorized by the Board of Zoning Appeals include animal hospitals/veterinary clinics, service stations, car wash, boarding/lodging houses, day care, churches, drive-ins, fire stations, hospitals, kennels, lodging houses, outdoor advertising, parks, middle and high schools, and utility company main installations and substations.

2.2.4 Industrial District

North Liberty 'LI' Limited Industrial: Certain automobile-related uses, building materials, business services, light manufacturing, warehousing and wholesaling, and accessory uses shall be permitted in this district. It is the intent that the uses permitted in this district could be safely and suitably located in proximity to residential and commercial zoning districts (as added by Amendment No. Z12-1983, Section I). Conditional uses permitted if authorized by the Board of Zoning Appeals include service stations, car wash, fire stations, land reclamation projects, nurseries/plant material, outdoor advertising, parks, sanitary landfills, outside storage, and utility company main installations and substations.

2.3 Manufactured/Mobile Home Parks

Manufactured and mobile homes, including developments comprised entirely of these types of housing units, warrant discussion. The current zoning ordinance for the Town includes the following relevant definitions:

- Dwelling Unit, Single Family: a residential building unit designed or intended for occupancy by one family only. Single family dwelling unit includes only site constructed homes; modular homes, and manufactured homes, Type A.

- **Manufactured Home:** a dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with National Manufactures Housing Construction and Safety Standards Code.
- **Manufactured Home, Type A:** a manufactured home which was constructed after January 1, 1981, has more than 950 square feet of occupied space and composed of more than one section, is placed onto a permanent underfloor foundation and permanent perimeter enclosure, has wheels, axles, and hitch mechanisms removed, has siding and roofing material of a type customarily used on site-constructed homes, and has information required certified to the County Building Commissioner upon application for a building permit.
- **Mobile Home:** any vehicle or portable structure designed for long term occupancy containing sleeping accommodations, a flush toilet, a bathtub or shower, kitchen facilities, and plumbing and electrical connections providing for attachment to outside systems/ designed to be transported after fabrication on its own wheels, flatbed truck, other trailer or detachable wheels; which, when arriving at the site where it is to be occupied as a complete dwelling unit, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operation, is located on foundation supports, and is connected to external utilities and electrical system. Mobile home does not include modular homes or manufactured homes, type A.
- **Modular Home:** a dwelling unit, designed and built in a factory, for installation and assembly at the building site, and which bears a seal certifying that it was built in compliance with Indiana Public Law 360, Acts of 1971, as promulgated by the Indiana Administrative Building Council.

Manufactured homes and mobile homes, along with mobile home parks, are not specifically addressed in Residential districts or as a type of Dwelling Unit and do not appear to be allowed by right or special use in any zoning district in the Town. Many of the definitions are outdated and this should be a focus of any new zoning ordinance development to ensure that the ordinance is not exclusionary.

2.4 Trends in Development

North Liberty has historically been an agriculturally-oriented community. Large farms and open spaces that provide the feeling of a true rural environment are one of the attractions to residents, many of whom have lived most of their lives in the North Liberty area. There are areas around North Liberty that include large parcels, have historically had agricultural operations, and are considered rural by their owners. The concentration of these properties, and the absence of utilities and transportation corridors, presents an opportunity to protect and maintain a modified rural environment. Maintaining rural character is difficult because individually owned family farms are declining, being replaced by large farming companies. With careful planning and regulations this character can, however, be preserved into the foreseeable future to the extent desired by the residents and leaders of the community. Existing

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

agricultural operations can be encouraged to continue to preserve this important element of rural character.

North Liberty is currently not experiencing any appreciable rate of residential development or pressure but this could easily change. For the growth since the last census to continue as desired by the community, additional developments will have to be constructed to meet the demand, as the existing number of vacant lots and infill opportunities cannot. The land available for this growth is on the periphery of the Town and can be served by utilities, whether annexed into the Town or not. The commercial uses in the Town are varied in their stability and longevity and this is a major focus area of the Town's leaders. Working with property owners on incentives to fill vacant buildings and assist existing businesses by marketing the Town should continue and will hopefully attract new businesses to the Town, particularly more eateries and a grocery store that are most desired by residents. The industrial businesses in North Liberty appear to be successful and the Town's previous desires to provide opportunities for other industrial users in the future to provide employment opportunities and stable tax base.

In the next ten or twenty years, some additional development could be expected to occur around North Liberty. New residents, new businesses, and new industries bring more demand for services, including roads, schools, parks and playgrounds, fire and police protection, trash collection, and sewer and water services. If this growth is allowed to happen in a dispersed, unplanned manner, the cost of providing services to residents will be high while the available fiscal resources will be limited. The type, location, and amount of growth must be anticipated and planned for in advance rather than after-the-fact when the only choice may be how to alleviate a problem rather than avoid it. That is one of the primary benefits of developing this comprehensive plan.

3.0 INFRASTRUCTURE ANALYSIS

In regards to the North Liberty Comprehensive Plan, infrastructure can be defined as the basic facilities, services, and installations needed for the functioning of a community, such as transportation facilities, communications systems, power lines, and water and sewer utilities. North Liberty’s existing facilities are discussed in detail below.

3.1 Transportation

Transportation routes have played a key role in the development of North Liberty and the surrounding area. The Town is located along two former railroad lines that have been abandoned and retains two state routes (SR 23 and SR 4) through the downtown. Just as previous routes directed where development would occur, it is important to formulate a well thought out and complete transportation plan as an element of the Comprehensive Plan in order to help direct future growth of the Town. It is the intent of the Comprehensive Plan to anticipate the future needs of the whole transportation system, not just that needed by vehicles. The overall goal in this section is to make recommendations based on those needs to insure the safe, convenient, and efficient movement of people and goods.

Transportation routes are not typically limited by the political boundaries of a community. Roadways act as lines of connection between different areas. This plan will offer a comprehensive look at the overall system and will aid in the efforts of the Town to plan future improvements.

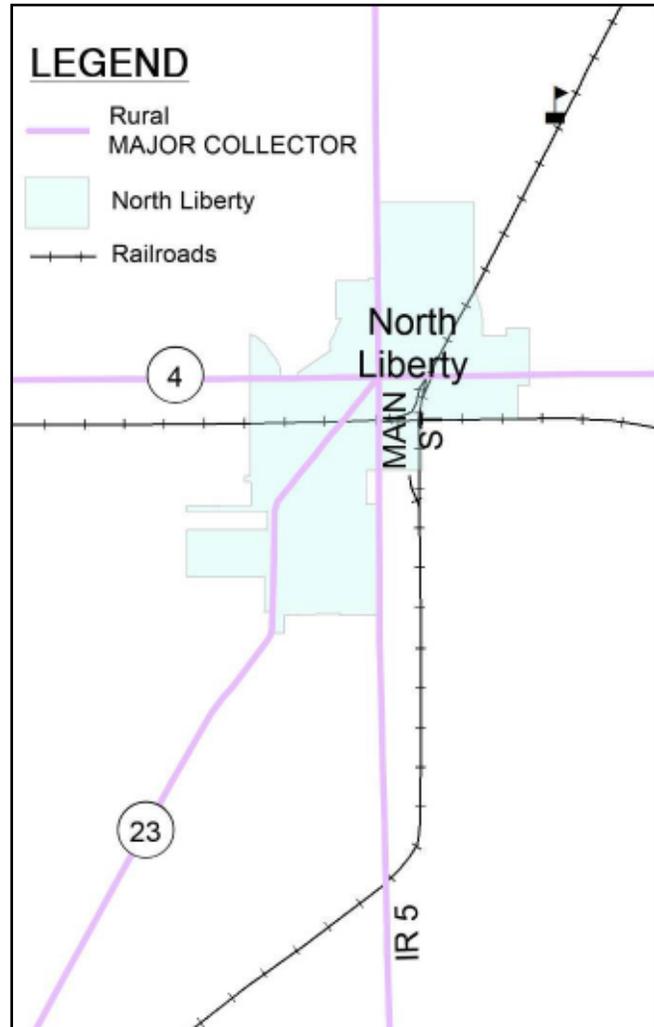


Figure 6 – INDOT Functional Classification Map

The roads in North Liberty exhibit different characteristics based on the functions they perform. Roadway types range from highways to local roads. A standardized street functional classification system is used by the Indiana Department of Transportation (INDOT) to describe various roadways. The INDOT functional classification map for the area is shown in Figure 6.

The function of *collector* roadways is to carry and distribute traffic between activity centers or local roads, such as residential streets, and higher order streets, such as arterials and highways. Collector roads generally have significant length and continuity. The major collector roadways near the Town include SR 23, SR 4, and Tamarack Road (S. Main St.).

The lowest order of roads is *local roads*. These roadways provide access to individual properties, including single-family developments, though some shorter main roads can also be considered local roads. They mainly carry traffic generated on the street itself. Most roads not identified as arterials or collector roads would generally be considered local roads, including all other streets within the Town.

North Liberty is serviced by the South Bend Airport (SBN), located approximately 18 miles away. The facility is owned and operated by the St. Joseph County Airport Authority with a terminal that offers non-stop flights and connections via 3 major carriers. The terminal also offers Greyhound regional bus service and the South Shore Line, a commuter train service to Chicago operated by the Northern Indiana Commuter Transportation District. The South Bend Amtrak Train Station is located approximately 15 miles away and provides passenger rail service throughout the country.

3.1.1 Streets & Alleys

Like many small Towns of its time, North Liberty was developed with a traditional street grid system. The grid system is once again popular with new urbanist development because of its connectivity. Historic street grids rely on alleys for secondary circulation, and the Town is no exception. Most of the alleyways are unpaved and in various condition. A majority of the Town's alleys are still being used to access individual properties or as routes between local streets and are shown on the Infrastructure Map (Figure 7). The Town would prefer to vacate alleys anywhere possible. Some serve no current purpose, other than personal driveways and are a maintenance drain on the Town services. The disposition of individual alleys will be discussed later but is complicated by other factors such as plat limits and easements that may exist that require additional investigation not within the purview of a comprehensive plan.

3.1.2 Traffic Calming & Safe Routes to School

Major traffic concentrations occur along the two state routes. The Industrial Park on South State Street could have increased traffic impacts in the future with more development. Residents reported problems with speeding in the downtown area and on Tamarack Road/S. Main Street but there is no known issue reported by local police. The grid layout's narrow streets, tight curve radii on the corners, and frequent stop signs naturally discourage fast vehicular travel on the residential streets. A Safe Routes to School Grant project is currently underway. Pedestrian safety is a key component of these studies. It is expected that further crosswalks and sidewalks will be addressed through that program, which may also consider bike routes.

3.1.3 Truck Traffic

North Liberty is bisected by SR 23 (Main Street/S. State Street) and SR 4 (Center Street). This fact causes commercial trucks to pass through Town, but they do not appear to cut through on any local streets. SR 23 was recently improved by INDOT. Residents report many concerns with visibility, speed, turning motions, and other safety concerns at the intersection of these two state routes, due primarily to the low angle of some of the turns.

3.1.4 Pedestrians, Bicycles, and Transit

North Liberty and St. Joseph County do not have bus systems. South Bend Public Transportation Corporation (Transpo) provides fixed route and paratransit service for South Bend and Mishawaka. The Town could explore using shuttles to get residents from Town to the stop at Olive and Prairie 13 miles away, where the nearest route (Route 14) provides service. They could then connect with the bus system for further travel. REAL Services offers senior transportation in the larger incorporated areas of the County, but does not serve North Liberty.

With North Liberty’s growing population and the desire to lure young families to the community, providing opportunities to walk for health and transportation is especially important. Sidewalks have been recently reconstructed in the downtown business area, along SR 23, and in areas to the southwest of SR 23 as part of a utilities project. Other residential areas have older sidewalks or no sidewalks. Traffic volumes are relatively low and many people walk in the streets in residential areas. It is expected that critical pedestrian facility needs will be addressed as part of the Safe Routes to School project being constructed. There is also an opportunity to use undeveloped floodplain and railroad right-of-way within the Town as part of a local trail system. Plans for the north-south corridor connecting to the ball fields near Tamarack and Quinn are underway.

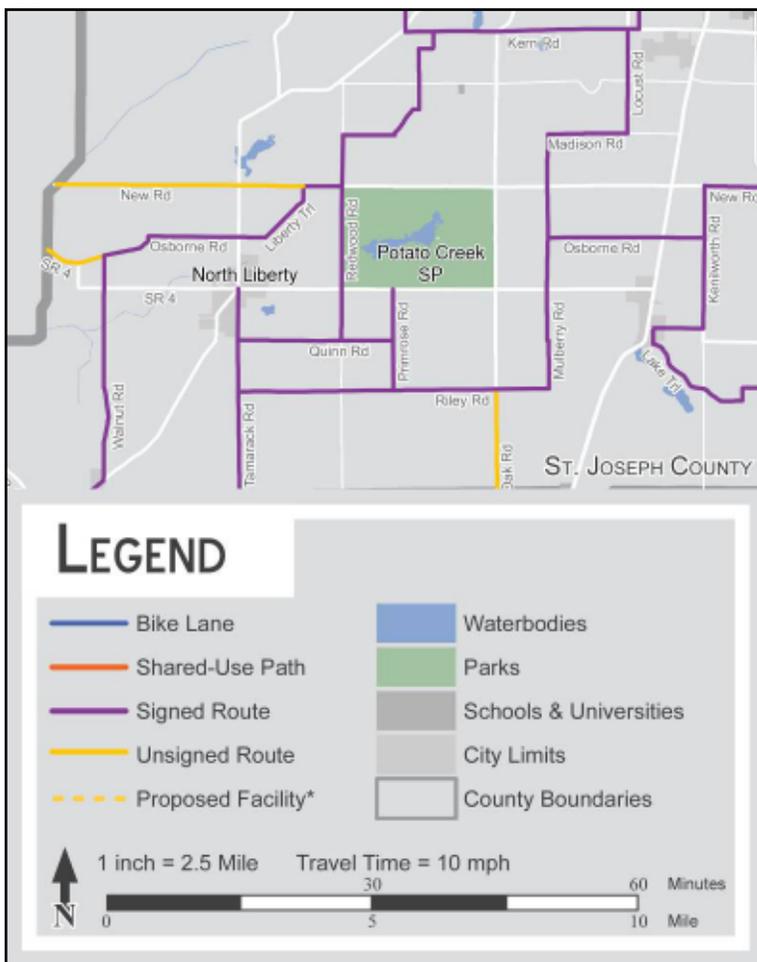


Figure 8 – Excerpt from Michiana Area Bicycle and Pedestrian Facilities Map
Source: MACOG 2013

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

Additionally, the Town has an opportunity to work with St. Joseph County and groups such as the Michiana Bike Coalition to coordinate future trail and bicycle opportunities. Several signed bicycle routes exist linking the Town to larger population centers (Figure 8). These routes provide opportunities for bicyclists and hikers to visit the community, ready to spend money on food and other items. A connection to Potato Creek State Park is of particular interest to the Town.

3.1.5 Existing Classifications & Standards

The Town does not have an existing Thoroughfare Plan. MACOG has a plan but it does not extend to include extensive detail in the North Liberty area. The MACOG plan does not anticipate any level of service issues with the major collector roads serving North Liberty. The Town could consider developing standards for right-of-way and pavement width that would be consistent with those found in similar communities based on functional classification. An example of standards that could be adopted is included in Table 10.

Table 10. ROW and Pavement Widths for New Streets.

Roadway Classification	Maximum Right-Of-Way Width	Maximum Pavement Width
Arterial	*	*
Major Collector	68 feet	48 feet
Minor Collector	62 feet	42 feet
Local Street	50 feet	28 feet
Cul-de-sac	50 feet	28 feet

*Subject to traffic studies performed by INDOT.

It is important that North Liberty participate in St. Joseph County's transportation planning process for all modes of transportation.

3.1.6 Recommended Classification Changes

In considering whether any changes to the existing street classifications are merited, several things should be considered, including:

- the major trip generators and attractors based upon the existing land use map, which are the School complex, the downtown area, the Industrial Park, Post Office, and the commercial uses along SR 23 and SR 4
- the County's Thoroughfare Plan and the classification of shared roadways in their jurisdiction
- the ability of existing transportation facilities to serve anticipated future land uses
- changes in traffic patterns

Taking the above into account, one change is recommended for consideration. If the existing 5-leg intersection of SR 23, SR 4, and S. Main St. could be reconfigured to a 4-leg by removing S. Main St./Tamarack Road, S. Main St./Tamarack Road could be downgraded from a major rural collector. This would require rerouting this traffic to a new intersection at SR 23, possibly along Wabash Street.

3.2 Utilities

Water service is provided by the Town to all residents via a 500,000 gallon water tower installed in 2003. Water use is approximately 140,000 gallons per day on average. The large size of the water tower is intended to provide a margin of safety for any potential fire event at local large industry and maintenance of water pressure and supply during peak periods. Three wells feed the system, with the Washington St. well serving as the backup. Service lines are mostly in good shape and are either cast iron or ductile iron. Water loss ratio is approximately 17%, which could be improved upon but is typical of similar systems. Tamarack Knolls and Potato Creek subdivisions water distribution lines are not looped and are fed from SR 23 (8" main). Looping of these distribution lines is desired and in the long range plans for the Town. The Town likely can service any foreseeable development with the current capacities and service infrastructure and would be able to extend service beyond the current limits if necessary to serve new developments.

The Town of North Liberty owns and operates their wastewater facilities and has a sewer use ordinance that was adopting in 1973 and has been amended since. A Wastewater Treatment Plant (WWTP) improvement project is currently under design. The existing facility was completed in 1972-73 with a current capacity of 0.18 MGD. The system is 80%-90% separated from stormwater but still experiences occasional overflows during high precipitation events. The WWTP project is also addressing an outdated lift station which does not have a submersible pump. All of the other lift stations have submersible pumps. Some of the pipe system is clay which may exhibit problems with inflow/infiltration. Once the treatment plant is completed, it appears there will be adequate capacity for anticipated future development with the possible exception of a large industrial user.

The Town is establishing a stormwater utility, has completed a rate study, and has an ordinance that will be in effect by 2015. The sewer use ordinance was put in place in 1973, when the Town started promoting disconnection of roof drains from the sanitary system. Since then, most have disconnected, but occasionally an illegal connection of stormwater to the sanitary is detected and corrected. The Town has started to save funds for cleaning of storm sewers and is considering videotape checks of the system during cleaning. The current stormwater system includes a combination of underground piping and vegetated ditches, conveyed from land by natural and regulated drains, and collected in natural water bodies. Stormwater is conveyed through one or more of these to Potato Creek. The Town limits include extensive floodplain areas for the Creek on the north side of Town. The Town's proximity to Potato Creek makes responsible management of stormwater important to the continuing health of the Creek and other water bodies within the larger watershed.

NIPSCO serves the Town for both gas and electric. No known issues exist with gas service. Electrical outages are mostly weather/storm damage related. Century Link is the local internet provider. Cable and internet is provided by MediaCom which does not offer coverage to all Town residents currently. In order to keep up with today's current technology and provide

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

residents with equal access for educational, social, and current event purposes, the Town should further evaluate and communicate with current providers to maintain and improve level of service and provide service to the entire Town and surrounding area.

4.0 ENVIRONMENTAL ANALYSIS

The Town of North Liberty contains a variety of natural resources including woodlands, streams, wetlands, and topographic features. The diversity of resources is valuable and can be appreciated within both the existing Town and the surrounding unincorporated area.

4.1 Soils and Topography

In order to minimize construction costs and risks to the environment, it is desirable for future development to be constructed upon sites with suitable soils. Poor soils present problems such as poor foundation stability, poor drainage, and septic system failure where sanitary sewer is not available. A soil association is a landscape that has a distinctive proportional pattern of soils. Soil associations are useful to people who want a general idea of the soils in the county, who want to compare different parts of a county, or who want to know the location of large tracks of land that are suitable for a certain kind of farming or development.

Most soil types in the North Liberty area are silt loams, sandy loams, and mucks. These soils are poorly drained and have limitations for use as building sites and development of septic systems to serve rural homes. All residential and non-residential developments within North Liberty's jurisdiction need to be serviced by the sanitary sewer. Most soils outside of the floodplains do not indicate any limitations for buildings. Many soil types indicate limitations for roadways due to the depth to saturated zones and frost action. This may indicate higher costs associated with constructing and maintaining local streets. Details about soils in North Liberty and St. Joseph County, can be found in the Appendix or at http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/indiana/IN141/0/St_Joseph_IN.pdf.

Figure 9 shows the various water bodies and watercourses in the area. Topography is generally flat or gently sloping with Potato Creek and Kartoffel Creek being the primary streams that receive runoff from precipitation and groundwater inputs.

4.2 Watershed Analysis

A watershed can be defined as a region of land that drains into a lake, stream, or river. A watershed analysis is important because all activities conducted on the land in the watershed can affect the lake or river into which it drains. In other words, water quality is not only affected by direct impacts such as dumping, but also indirectly by impacts on land that drain into lakes and rivers.

Most of Town falls within the Potato Creek–Kartoffel Creek watershed (HUC 07120001020050). The northeastern most portion falls within the watershed for the headwaters of Potato Creek (07120001020040). Potato Creek eventually joins with the Kankakee River.

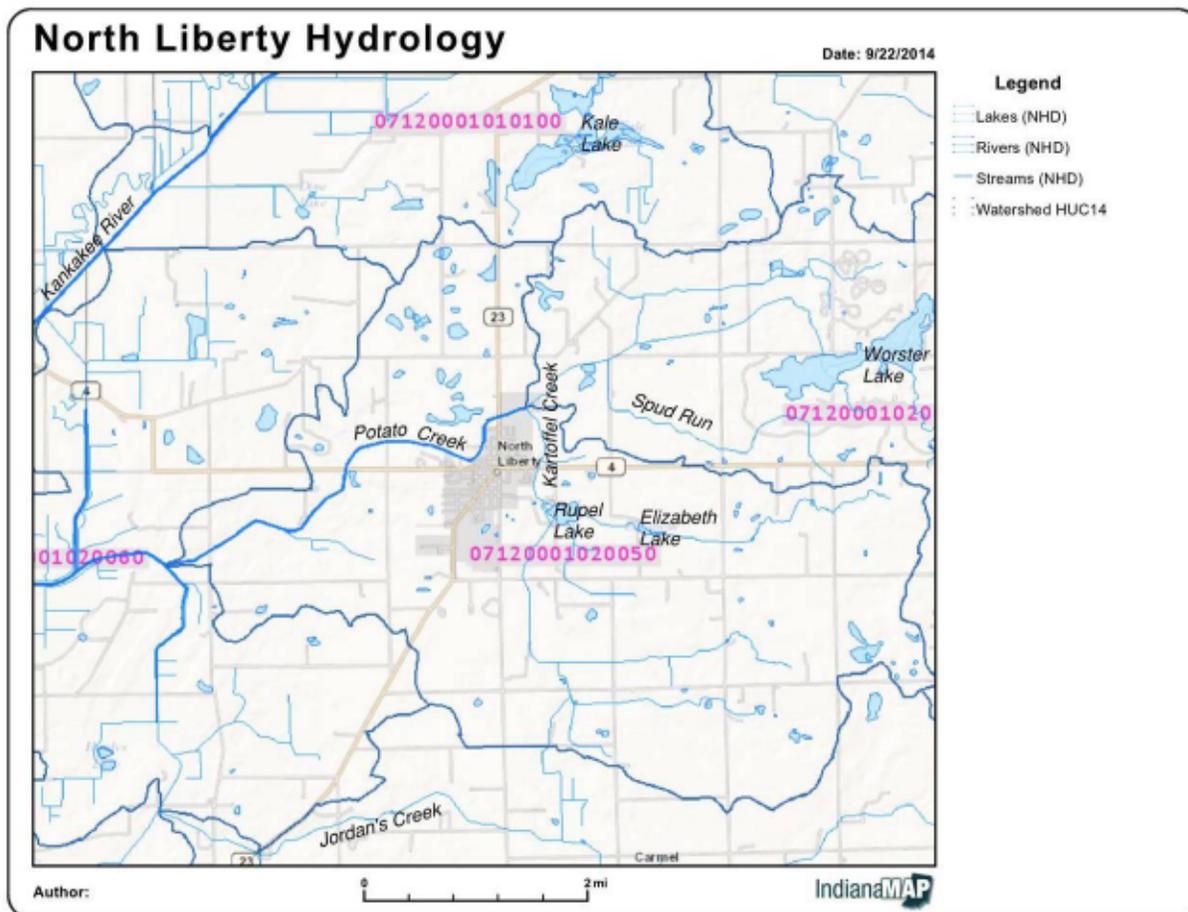


Figure 9 – Hydrology Map

4.3 Surface Water Features

There are several small drains and tributaries that are located within and around North Liberty. These surface water features include Potato Creek, Spud Run, Kartoffel Creek, Rupel Lake, and Worster Lake among others. The administration of drains in St. Joseph County is under the jurisdiction of the St. Joseph County Drainage Board. These surface water features are shown in the Hydrology graphic above.

4.4 Floodplains

A floodplain can be defined as a low plain adjoining a lake, stream, river, or pond that is formed chiefly of sediment and is subject to flooding. Flooding is a natural occurrence in the hydrologic cycle. Floodplain areas are measured or “delineated” to indicate the chance of a flood occurring at a given location. This measuring or delineating is done regarding the probability of flooding, usually once in 100 or 500-year increments. Floodplain delineations are required for home and business construction loans and the Federal Flood Insurance Program. The National Flood Insurance Program accepts the 100-year floodplain as the minimum standard for protection. A 100-year flood is a flood which has a 1 percent chance of occurring in any given

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

year. Floodplains mapped for North Liberty are located along portions of Potato Creek and Kartoffel Creek and are shown on Figure 10.

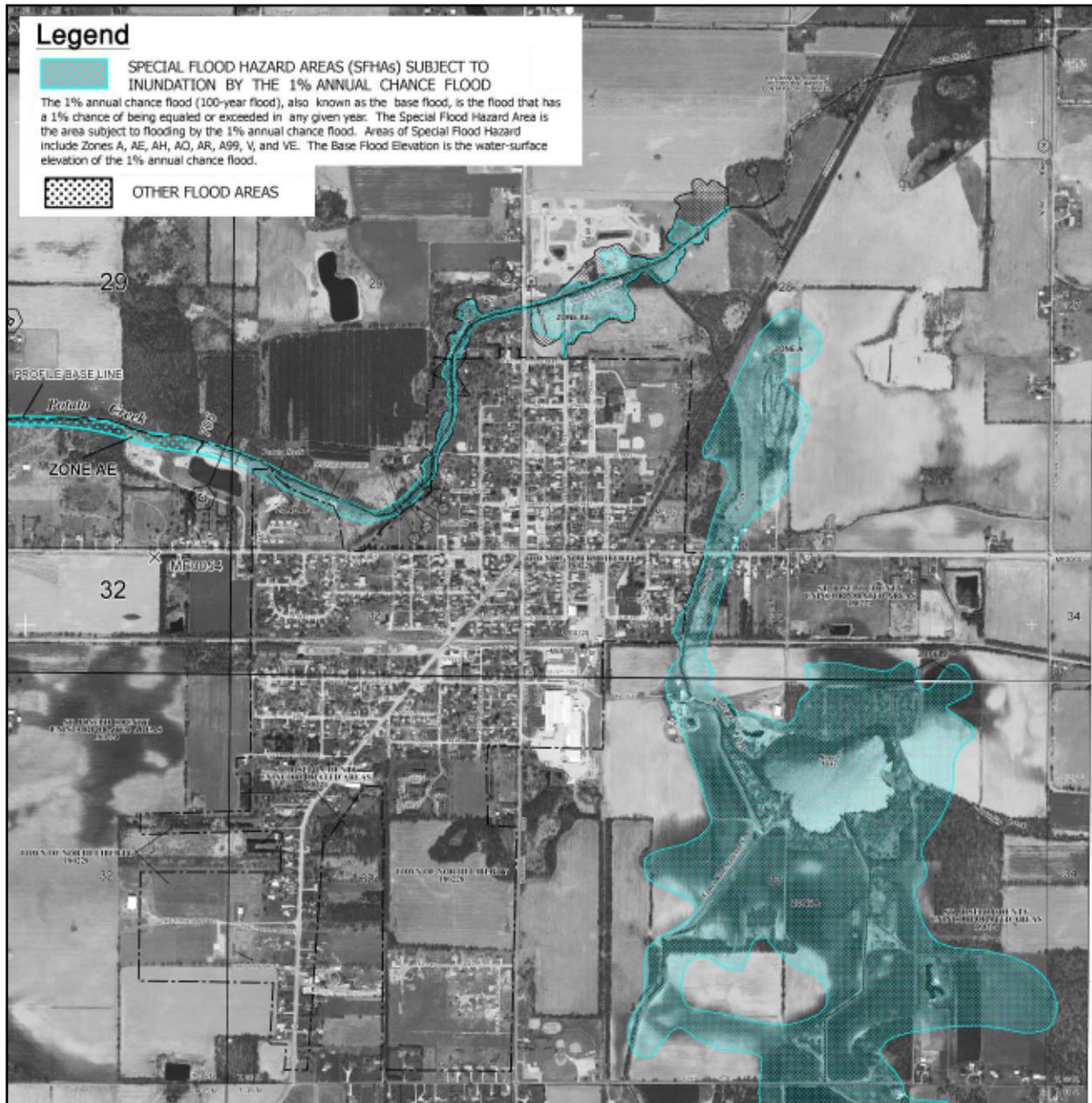


Figure 10 – FEMA Flood Map

4.5 Wetlands

The US Environmental Protection Agency (EPA) defines wetlands as; “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” Wetlands are a category of “waters of the United States” for which a

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

specific identification methodology has been developed. As described in detail in the 1987 Corps Wetland Delineation Manual, wetland boundaries are delineated using three criteria: hydrophytic vegetation, hydric soils, and wetland hydrology. In general, an area must meet all three criteria to be classified as a wetland. In certain problem areas such as seasonal wetlands that are not wet at all times, or in recently disturbed situations, areas may be considered a wetland if only two criteria are met. In special situations, an area that meets the wetland definition may not be within the Corps jurisdiction due to a specific regulatory exemption.

A review of National Wetland Inventory (NWI) maps indicated the potential presence of wetlands outside North Liberty. It should be noted that NWI maps are useful for initial investigations, however they are not relied upon to determine the presence, absence, or extent of wetlands. NWI maps were prepared using aerial photography and in most cases were not verified in the field.

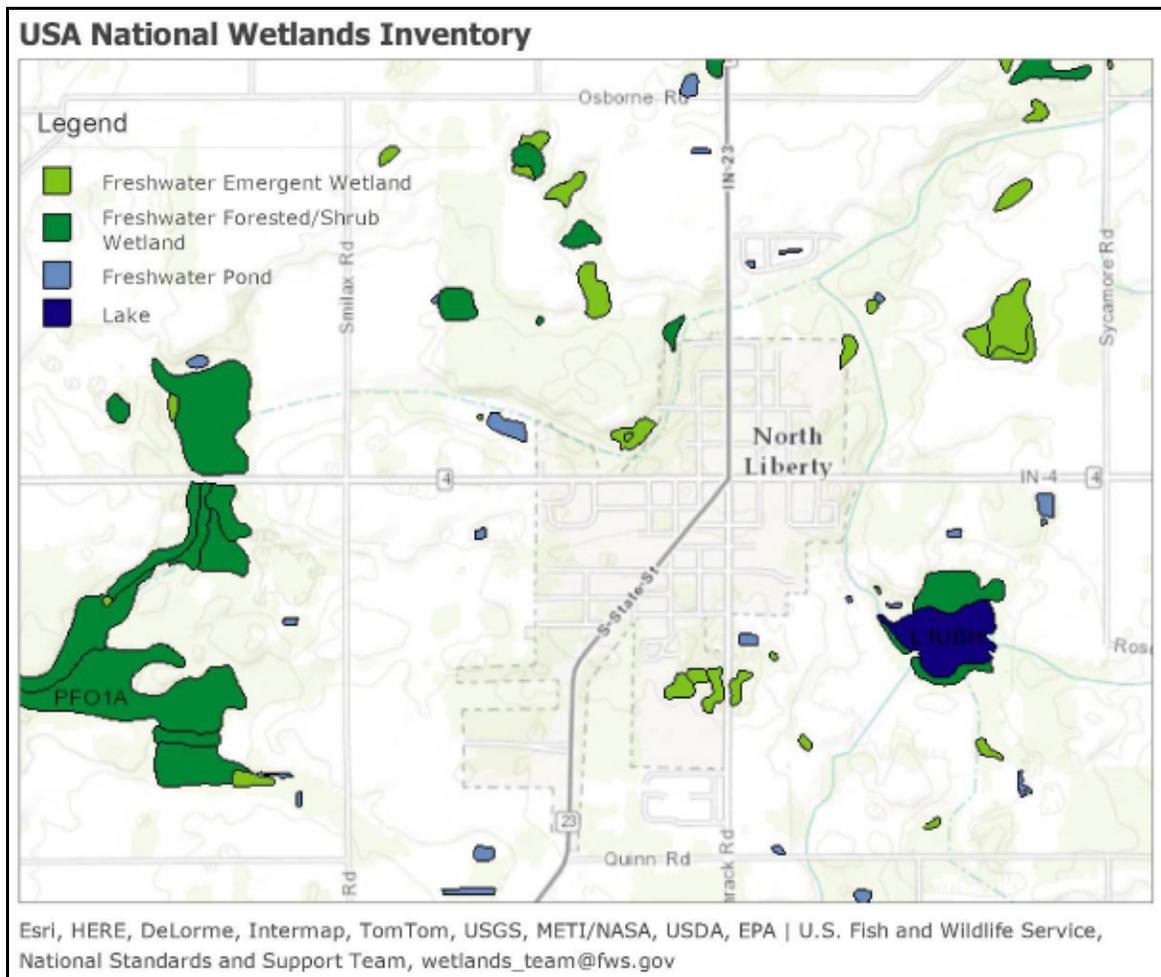


Figure 11 – NWI Map

Locations noted as potential wetlands by the NWI maps are shown on Figure 11. These wetlands are mostly located along Potato Creek and Kartoffel Creek. Wetlands in North Liberty

are predominantly classified as Freshwater Emergent Wetlands or Freshwater Forested/Shrub Wetland.

4.6 Potentially Contaminated Hazardous Material Sites

A regulatory database search was conducted to assess the potential risk for environmental liabilities from hazardous material spills, or documented hazardous material spills, or documented hazardous waste disposal in the study area. This information was obtained from a search of Indiana Department of Environmental Management (IDEM) regulatory databases.

A review of the regulatory databases identified several regulated sites. Sites range from active, non-leaking storage tanks to sanitary outfalls to known contaminated sites such as brownfields or leaking underground storage tanks. These environmentally monitored sites are listed in Table 11. Only 1 location of an underground storage tank is known to be leaking.

Table 11. Environmentally Monitored Sites

Name	Address	Category
RT Service Center	N. Main St/SR 23	Cleanup Site
North Liberty Citgo	203 N. Main St.	Underground Storage Tanks
Town of North Liberty	118 N. Main St.	Underground Storage Tanks
Gene’s Sunoco	101 N. Main St.	Underground Storage Tanks
Norfolk & Southern Railroad	205 S. State St.	Brownfield
Jim’s Citgo	None Given	Underground Storage Tanks/LU
Guy Rizek Plumbing, Heating, and Air Conditioning	600 S. State St.	Underground Storage Tanks
Liberty Tire Services LLC	906 S. State St	Tire Waste Site
Town of North Liberty	Various	Permitted Municipal Sewer Outfalls
Hydro Aluminum North America Inc	Various	External Outfall - Inactive

Source: Indiana MAP

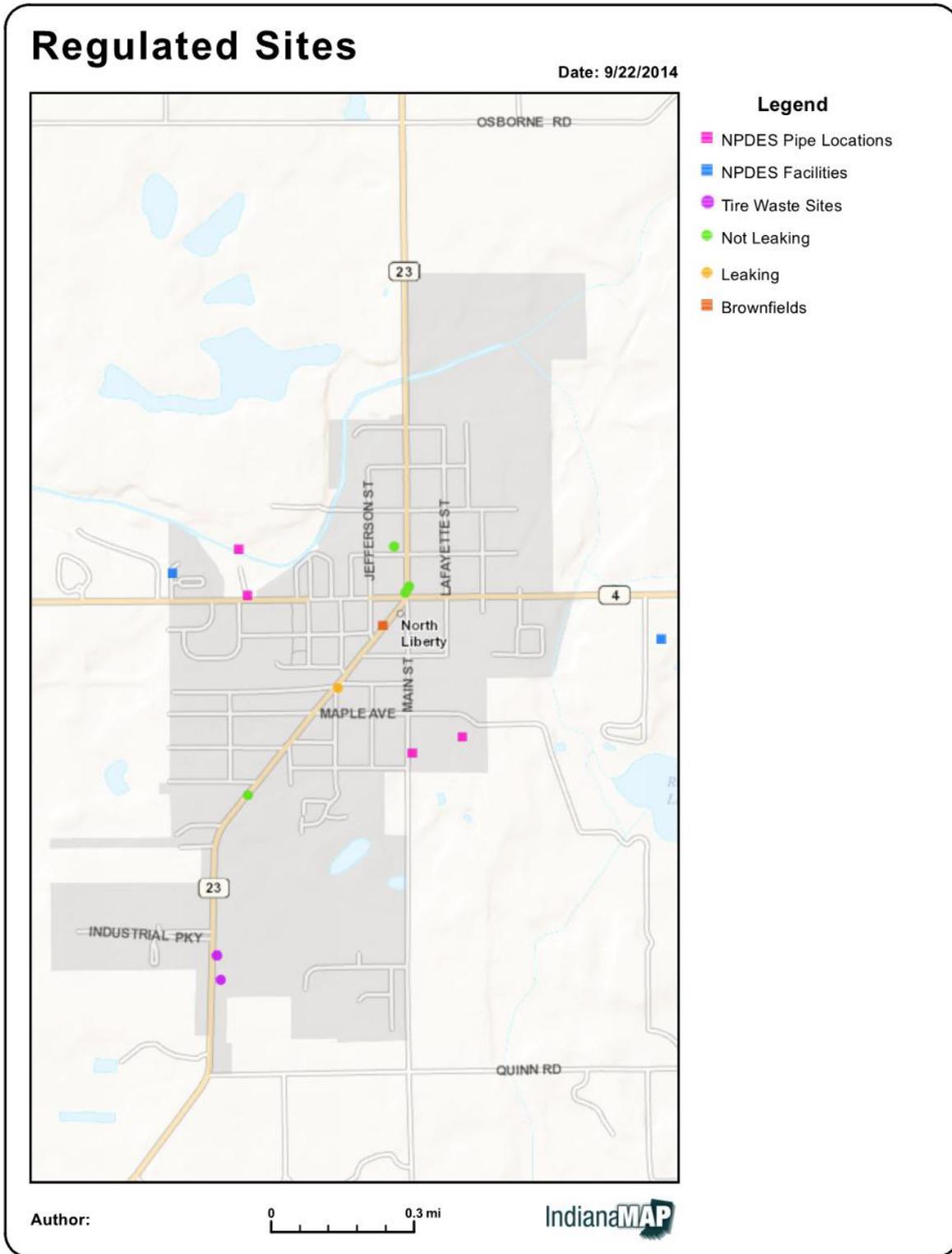


Figure 12 – Regulated Waste Sites

5.0 POLICIES AND OBJECTIVES

5.1 Introduction to Goals and Objectives

The preceding sections of the Comprehensive Plan provide an analysis of existing conditions including demographics, housing, land uses, zoning, transportation, utilities, and trends in development. These conditions provide the basis for planning for the next five to ten years for the Town. Goals and objectives are defined as follows:

Goals are general in nature and indicate ideals to attain. They represent the ultimate intention of an ideal and are purposely broad. Goals also provide an expression of consensus of community direction for all interested parties including public and private agencies, special interest groups, and individuals.

Objectives are more specific in nature and are intended to present a means for attaining goals. Objectives take the form of more measurable standards or the general way in which goals can be attained. In some instances, they are specific statements that can be readily translated into detailed proposals or action recommendations.

The following goals and objectives provide the framework for future implementation strategies. The themes presented were identified by the Comprehensive Plan Steering Committee. The project team sponsored a number of focus group meetings to discuss specific topics related to the community. Though the number of attendees was lower than desired, a good cross-section of residents and business owners attended and provide input that is the basis for the following text. Detailed notes of each of the focus group sessions is included in Appendix A. In addition, a Community Attitude Survey was distributed early in the project to identify key issues that are of concern to the residents. The summary of the surveys is included in Appendix B.

5.2 Policies for Community Character

(Churches, museums, history, events & festivals, charitable and community groups)

A. Goal: Preserve and enhance historic structures and places in the community.

Objective 1: Develop a new historic overlay zoning district, complete with development standards, for the area in North Liberty that was previously identified as a historic district.

B. Goal: Make it visually apparent that North Liberty is a special community.

Objective 1: Establish unique gateways at major entry points so people know when they are entering North Liberty.

Objective 2: Implement design standards for all public improvements to establish a thematic, unified look for North Liberty.

Objective 3: Formalize the Town's street tree installation policy, so there is a plan for location, type of trees, and requirements for installation and replacement.

5.3 Policies for Schools, Public, and Government Services

(School corporation, library, Town officials, parks, emergency services (including fire, police and ambulances)

- A. Goal: Continue to partner with the school corporation in their efforts to provide a quality educational experience.**

Objective 1: Coordinate with the school corporation on all planning efforts for both the Town and the School Corporation.

Objective 2: Formally consider the impact of all development requests on the school corporation.

Objective 3: Work with the school corporation to open their facilities to provide more community recreation options to residents.

- B. Goal: Provide a high-quality park and recreation experience to North Liberty's citizens.**

Objective 1: Work with other local agencies to improve existing events and offer more programs, including Town coordinated activities and special events such as art shows.

Objective 2: Create a park master plan for the Town and apply for grants to help implement it.

Objective 3: Provide a direct connection between Potato Creek State Park and the Town to encourage travel between the two.

- C. Goal: Enhance youth recreation and social activities and opportunities.**

Objective 1: Work out an agreement with the school corporation to open their facilities to provide more community recreation choices.

- D. Goal: Enhance senior citizen recreation and social activities and opportunities.**

Objective 1: Work out an agreement with other agencies to develop and offer exercise programs designed for senior citizens.

- E. Goal: Maintain or improve the Town's services to its residents and businesses.**

Objective 1: Formally consider adding a Town manager position, possibly part-time.

Objective 2: Provide a higher level of service for code enforcement, through the use of ticketing.

Objective 3: Provide a higher level of service for waste disposal, through the provision of curbside recycling and trash pick-up.

Objective 4: Maintain service levels for snow removal, stormwater management, planning, building permits and inspections, and emergency services.

- F. Goal: Provide high level public safety services in North Liberty with staff that is adequately trained and equipped.**

Objective 1: Seek funding to provide necessary equipment for the Police Department.

Objective 2: Provide full-time fire/EMS service in the area.

5.4 Policies for Housing, Development, and Redevelopment

(Economic development, code enforcement, rental housing)

- A. Goal: Provide a wide variety of housing choices in order to accommodate and retain residents in all phases of life.**

Objective 1: Review the zoning ordinance to ensure that it allows additional types of housing choices, including accessory apartments, Townhouses, and assisted living/senior housing options.

- B. Goal: Make North Liberty more attractive to commercial and industrial developers.**

Objective 1: Develop a clear development process and identify a representative to be single point of contact for the Town.

Objective 2: Seek opportunities for new businesses to locate in North Liberty, especially those types identified as most in short supply and those that could locate in the industrial park.

Objective 3: Develop a package for potential developers that includes a summary of financial incentives (e.g. tax abatement, etc.) and checklists for rezoning, subdivision of property, etc.

Objective 4: Review the zoning ordinance for each zoning district, making sure that desirable uses are clearly allowed by right.

- C. Goal: Continue to support existing commercial and industrial development.**

Objective 1: Support existing local industries through public-private partnerships which assist in the provision of necessary infrastructure improvements.

- D. Goal: Work with Southwest St. Joseph County to develop a more aggressive marketing strategy for growth in the region.**

Objective 1: Establish a solid reputation for North Liberty through marketing the Town's assets: low crime, high quality schools, proximity to highways and the South Bend/Mishawaka area, dependable workforce, and a family-friendly atmosphere.

- E. **Goal:** Seek non-enforcement means to improve the condition of rundown properties and to reduce blight in neighborhoods.

Objective 1: Seek funding to improve properties and utilize volunteers and volunteer organizations to assist homeowners that need help with normal maintenance.

5.5 Policies for Infrastructure

(Streets and sidewalks, water, sewer and other utilities)

- A. **Goal: Ensure that all residents have access to utility services.**

Objective 1: Work with utility providers to expand service, particularly cable and internet, to all residents and adjacent areas.

Objective 2: Continue making improvements to water and wastewater systems that are needed due to regulatory or maintenance requirements.

- B. **Goal: Establish a stormwater utility focused on reducing introduction of stormwater to the wastewater treatment plan.**

Objective 1: Finalize stormwater ordinance to better utilize stormwater as a resource rather than a waste product.

Objective 2: Develop educational programs for residents about beneficial uses of stormwater to encourage elimination of illicit connections of downspouts to the sanitary system.

- C. **Goal: Plan for current and future needs of the roadway and sidewalk network.**

Objective 1: Perform a pavement rating of all streets and sidewalks to assist in prioritizing improvements that are required.

Objective 2: Develop a street maintenance strategy, including a review of funding options.

Objective 3: Encourage walking and bicycling through official adoption of “complete street” policy and standards, which includes accommodation for bicycles and pedestrians.

Objective 4: Develop a sidewalk completion and replacement strategy, including funding assistance for sidewalk replacement.

Objective 5: Develop a master sidewalk and trails plan that includes a connection to Potato Creek State Park.

Objective 6: Investigate abandonment of alleys to reduce the Town’s maintenance requirements while still providing access to property.

Objective 7: Determine options and feasibility of removing S. Main Street at current five-way intersection to improve safety.

6.0 FUTURE LAND USE PLAN

6.1 Introduction

The following narrative describes the land use categories identified in the Future Land Use Plan and designated on the Future Land Use Map (Figure 13), including future roadways that should be considered and right-of-way preserved during future land use decisions. The Future Land Use Plan is based on the Goals and Objectives identified in Section 5 of the Comprehensive Plan and provides a guide for the future development of the Town. Forecasting land use needs is less of a science than an educated guess. Land use forecasts are based largely on another educated guess: future population. There are also many local, state, and national trends that could impact North Liberty's future growth and development, which will be discussed in more detail below. Still, it is better to attempt to logically forecast future needs than to have no target at all. The future land use categories are not intended to represent zoning districts. The future land use categories are broader than zoning districts and can sometimes include multiple land uses.

6.2 Future Land Use Plan

The future land use map (Figure 13) identifies various types of land uses within and immediately adjacent to certain areas of the community. This map was developed in consultation with the Steering Committee to be the best future development scenario for North Liberty and considers a number of factors, including availability of infrastructure and adjacent land uses. The final preferred scenario shows the location and the type of development and redevelopment that could occur, but also outlines what other efforts are needed to implement this scenario.

For this scenario to work, the Town will have to become much more aggressive with its marketing and economic development, and better at coordinating with other units of government. North Liberty will also need to make efforts to improve its image and quality of life under this alternative, which is a crucial part of economic development. Closer connection to other communities, including cooperative economic development efforts are important, which could best be solved by employing a Town manager.

More attention should be given to creating spaces for walking, biking, and parks, and for promoting health and fitness in the community. Promoting North Liberty's unique heritage is part of this scenario and tourism becomes a major focus of economic development. To make this work, the Town needs to leverage existing destinations (i.e. Potato Creek State Park) and events (i.e., the Potato Creek Lions Strawberry Festival held each June), but also create new events to bring people to North Liberty more frequently (i.e., a weekly auction or farmer's market).

The other part of this scenario is tied to North Liberty's determination to grow. The Town clearly wants to continue doing everything possible to preserve the quality of John Glenn School Corporation. Annexation is a big part of this alternative, as is an emphasis on using technology, such as offering free wi-fi in central North Liberty.

6.2.1 Agricultural Land Uses

Agricultural land uses consist of farms, farming operations, and open space. Agriculture makes up 12.6% of the Town's area currently. Most cities and Towns have a low proportion of agricultural land because it is usually left outside corporate boundaries. The Town does not need to acquire any additional agricultural acreage at this time. In fact, North Liberty should continue to assess whether the existing farmland would be more appropriately developed as something else.

To preserve the rural feel of the Town, the following development strategies could be considered in the Agricultural Land Use areas:

1. Encourage farming operations in North Liberty. Establish a "Farmer's Market" for use by residents and area farms.
2. Encourage adoption of Agricultural – Open Space Easements.
3. Encourage property donations for passive use or nature parks, community gardens, etc. This would be particularly relevant for properties that lie within the 100-year floodplain and not suitable for farming or development.
4. Establish a utility service area as part of the water and sewer master plan based on anticipated development density and expansion capabilities of the systems.

6.2.2 Residential Needs

The Future Land Use Map includes new areas for proposed single-family and multi-family residential. There appears to be a need to include a variety of lot size requirements for single-family districts to provide for a variety of housing sizes and types. Because residential land use consumes the majority of land in a community, typically more than half, most land use forecasts begin by looking at residential land use demand. About 52% of North Liberty's land is currently devoted to residential uses, including low-density and medium density residential.

Population projections for St. Joseph County for 2020 estimate an increase of 5%. In order to be prepared to meet the needs of additional residents, some basic assumptions need to be made. Once the assumptions are made, some basic calculations can assist in determining future land use needs.

Assumption: North Liberty's and Liberty Township's population is not likely to change as significantly as it did between 2000 and 2010 but modest increases should be anticipated based on the desirability of the communities. Assume an increase of 15% to North Liberty's population to 2035.

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

Using an estimate of 2,199 for 2035 population based on estimate of 1,912 for 2013. Looking at other local, state and national trends that could impact North Liberty's future growth, likely changes are as follows:

1. Households

- The definition of household and family are different. A household consists of people living alone and households with unrelated members. A family is a household where one or more others are related by birth, marriage, or adoption. The 2010 Census showed the number of people living under one roof grew for the first time in more than a century, a fallout of the recession. This likely reduces demand for some types of housing. Nationally, the Census Bureau had projected the average household size would continue to fall to 2.53. Instead, the average is hit 2.58, a small but significant increase because it is a turnabout of a long trend.
- In North Liberty, the 2010 average household size of 2.66 was slightly higher than the national average of 2.58, the State of Indiana's of 2.52, and St. Joseph County's average of 2.48 people per household. Family size is very similar for all, with North Liberty at 3.12, national average of 3.14, Indiana at 3.05, and St. Joseph County at 3.07. Assume that the household size will remain steady.
- Nationally projections show that average household size is expected to rise to 2.7 by 2030.

Assumption: Use a projected average household size of 2.7 for North Liberty in 2035.

$2,199 \text{ people} \div 2.7 = 814 \text{ housing units}$ needed to support North Liberty population in 2035. Only 762 units were available in 2010, leaving a gap of 62 units. This assumes that existing housing stock will remain viable.

2. Existing housing stock

- The 2010 Census showed a total of 762 housing units available. Of these there was an interesting breakdown on the occupancy:
 - 714 units were occupied (93.7%). Of the 48 vacant units, 18 were for rent, 14 were for sale, 2 were sold but not occupied, and 14 were "other vacant".
 - Of the 714 occupied units, only 463 were occupied by the owner (64.8%). That means that over 35% of the occupied homes in North Liberty are rentals, and the number is potentially larger since 37.5% of vacant units appear to be rentals.
- There appears to be a need for multi-family and single family starter homes.

Assumption: Need to plan for about 200 new "affordable" housing units – multi-family and small single family starter homes. $62 \text{ housing units} + 200 \text{ new affordable units} = 262 \text{ new units}$. Assuming that 50% are built on existing lots, land for 134 new lots is needed. There are not enough existing lots available for 134 homes.

3. Aging Population & Rebound Generation

- Multi-generational households are on the rise: 49 million people, or 16% of the country's population, live in a home that had at least two adult generations in 2008. In 1980, there were only 28 million, or 12%.
- According to a recent Pew Research Center report, the growth is due to demographics, cultural shifts, and high unemployment.
- Older Americans are moving in with children and grandchildren and vice versa. Nationally about 20% of people 65 and older live in multi-generational households.
- It is reasonable to expect that the type of housing will need to shift from single-family to support this shifting household make-up. Expect more demand for accessory apartments to retrofit existing properties. Expect more investment and remodeling to existing property. In some parts of North Liberty and Liberty Township this could translate to more pressure to allow manufactured homes as temporary dwellings.

Assumption: Expect 10% of the future housing demand to be absorbed by new additional separate dwelling units on existing residential lots. $134 \text{ units} \times .10 = 14 \text{ units}$ do not need additional land. There is still a need for land for 120 new units.

4. Single Family/Multi-Family Mix

- North Liberty has historically had a low ratio of multi-family housing (apartments). 2012 data showed 588 (82%) of the units were single-family with 18% multi-family. Assume that this ratio will change in the future to include more multi-family (20%).

$134 \text{ new units} \times .20 = 27 \text{ new multi-family units, estimate}$

Still need land for 93 new single family units with average lot size of 10,000 sq. ft. = 22 Acres

This is a relatively small amount of land and could easily be met with one development. The key revolves around item 3. North Liberty's housing stock is quite diverse in terms of age, size, and value (both housing value and rental rates) as shown on the preceding tables. This diversity provides opportunities for individuals and families of most incomes and can fit most needs. The biggest deficiency within North Liberty that is better met in the Township is newer, larger homes (new 4 BR homes for larger families). This could easily be remedied with a single new housing development within an area annexed by the Town.

To address the apparent residential needs of the Town, the following development strategies could be considered in the Residential Land Use areas:

1. Identify locations for new multi-family developments. The existing number of single family homes that are rented implies that there is a demand for quality, affordable rental properties in North Liberty.

2. Identify areas that are most appropriate for construction of affordable starter homes, which can be a combination of single family, duplexes, and other suitable housing types. These homes could be targeted to both young couples looking to locate to the community prior to starting a family as well as those persons wishing to downsize but stay within the community.
3. Find locations for a variety of senior housing types that would be on small lots or condominiums to minimize maintenance required by residents. This housing could also include attached, multi-family units in some cases and these developments should all be encouraged to include a community center for activities.
4. Review and revise the zoning district classifications to update standards for the residential districts. These standards should include a greater variety of densities with varying setbacks. The density should decrease the further the developments are from the downtown and setbacks should increase accordingly. Look for opportunities to include recreational opportunities within all new subdivisions, such as small play areas and walking trails in common areas.
5. Develop a new residential zoning classification to permit rural residential development on larger lots on existing agricultural properties to be annexed in the future. If the lots are to be serviced by Town sewers the lots can be as small as ½ to 1 acre in area. If the parcels are to be on septic then the minimum size would generally be no less than 1 acre. Ensure that street frontage requirements and width:depth ratios are in place to avoid creation of narrow and deep “flag” lots that do not accomplish the desired appearance of this zoning district. Encourage the use construction of local private streets in these developments to minimize the number of access points to collector roads.
6. Increase setbacks on these larger lots. Increasing setbacks will help to preserve the rural feel.
7. Consider restrictions and/or incentives to minimize the removal of large trees during development of new residential areas.

6.2.3 Commercial Needs

Commercial land uses, including office and retail, should be encouraged in North Liberty. Common strip commercial development should be discouraged because of unattractive appearance, inefficient development patterns, and traffic access and parking management issues, though strong ordinances can reduce these undesirable aspects. Opportunities exist in North Liberty for the development of office buildings and small retail areas. Commercial land uses are provided access to major arterial roadways to facilitate customer traffic. Commercial land generally consumes about 10% of a municipality’s land use. North Liberty currently has only 2.2% of its land devoted to commercial, including office uses (3% of the developed land). This category highlights the most serious deficit in land use. Even very small Towns have still historically ranged near 10%. These uses generally complement one another by providing a variety of goods and services but when in short supply there are gaps, which are evident to residents and Town leaders alike.

According to U.S. Census data, over 90% of North Liberty’s residents commute outside of the community to their place of employment. They take at least some of their discretionary spending with them, where there are more opportunities and choices available. While some of this revenue will not be captured within the community, the lack of commercial land also means that North Liberty loses out on desirable commercial tax revenue. Commercial and industrial uses generally pay more money in property tax than they consume in services from their community.

To reach the average proportion of commercial land use, North Liberty would have to more than quadruple the amount of commercial property; which is probably not realistic in the short term. Setting a goal of 6% of developed commercial land by 2035 would be more achievable, but would still require aggressive marketing and development incentives. To reach 6% commercial land, North Liberty needs to add about 25 more acres of commercial by 2035. The most appropriate location for a majority of this growth would be along SR 23 south of the downtown.

6.2.4 Industrial Needs

Light industrial land uses and manufacturing operations should be encouraged, at appropriate locations, in North Liberty. The industrial park should be marketed to potential users, with incentives considered based on benefit to the community. Industrial land consumes approximately 7.5% of North Liberty’s land area, only slightly more than the 7% average for most small communities and much more than what is typical for very small Towns, like North Liberty. The community has expressed an interest in having additional manufacturing, but the surplus of existing industrial land leaves plenty available for the future. If a new industry would decide to locate in North Liberty, they would likely want to develop on greenfield property, leading to infill within the industrial park or annexation of additional land to the Town. There is much agricultural land adjacent to North Liberty that could be brought into the Town and developed. If this should happen, the infrastructure is available for all but possibly the largest new industrial facility. Because there is only a slim chance that a large manufacturer would come to North Liberty in the future, it does not make sense to designate significant additional land for that future use at this time. The Town should focus on trying to fill the existing industrial park with the understanding that there could be a need to reconsider, particularly on the east side of Tamarack south of SAPA or south of the existing industrial park.

6.2.5 Parks and Recreation Needs

The development of parks and recreation sites in North Liberty is encouraged. At present the Town has one park and the facilities located at the school complex. As noted earlier, consideration should be given to providing additional parkland within the Town limits and additional amenities at the existing park. A location for potential parks could be some of the vacant residential parcels in the various quadrants of the Town if they are acquired by the Town for any reason, as well as other properties that are not suitable for development due to poor soils or being located within a floodplain. The Town should also work closely with other entities, including St. Joseph County and John Glenn Schools to collaborate and coordinate recreation opportunities and the development of park lands.

Table 12. North Liberty Land Use Needs and Surpluses.

Land Use	Existing Acres	Existing Land Use	Typical Land Use	Future Land Use	Additional Acres Needed By 2035*
Agricultural	68.86	12.64%	10%	5%	-29
Detached Residential	276.37	50.73%	52%	46%	+92
Multi-Family Residential	8.63	1.58%		10%	+71
Commercial/Office	12.17	2.23%	10%	6%	+36
Institutional	56.33	10.34%	10%	8%	+12
Industrial	40.57	7.45%	7%	5%	0
Vacant	36.17	6.64%	5%	5%	+4
Other (parks, public, etc.)	45.66	8.39%	6%	15%	+75
TOTALS	544.75	100%	100%	100%	261 acres annexed

*Assumes acreage of Town expands 50% to 800 acres, numbers rounded.

6.2.6 Future Annexations

Since the Town of North Liberty has seen significant growth during the last census period, future annexations and the timing of such are difficult to predict. However, it would appear that annexations could occur around most of the perimeter, particularly where existing utilities are available. The need to annex land in the future will be totally dependent on the need to provide services to developments and would give the Town much more control over how the development is constructed.

6.2.7 Preferred Land Uses Outside of North Liberty

Throughout the planning process for the North Liberty Comprehensive Plan it became apparent that planning needs to be considered for some areas outside of the Town’s municipal boundaries. It is likely that some of these properties will be annexed in the future by the Town. Many of the future land uses include areas outside of the corporate limits of North Liberty. Given the context and setting around North Liberty, preferred land uses would be primarily agricultural and low density residential.

6.2.8 Preferred Future Development Scenario

The preferred future development scenario attempts to preserve the downtown’s historic atmosphere and charm, while still promoting new development and annexation. By 2035, the Town hopes this plan will attract more young adults and families will school-aged children to a unique, “old-fashioned” community, while encouraging seniors to age in place. Tourism is also a big part of the future in this scenario, which will require new efforts by the Town. The future development scenario envisioned by the Steering Committee includes:

A. Residential

1. Single Family Development - Single family residential developments have been few in number in North Liberty in recent years. As the economy improves, there are abundant areas included in the future land use map and which are already zoned for single family residential development. Proposed new developments should be interconnected to the extent possible. Cluster zoning that proposes developments with large common areas and open space areas should be encouraged and

development options provided in future updates of the zoning and subdivision regulations.

- a. Existing – While North Liberty has many beautiful well-maintained homes, it also has a number of poorly maintained single family homes. An alarmingly high percentage (over 35%) of single family homes in North Liberty are rentals according to the U.S. Census. Nearly half of the homes in the Town were constructed prior to 1950 and over 40% have only 1 or 2 bedrooms. In order to improve and preserve the existing housing stock, the historic homes (and other historic structures) should be protected with an overlay zoning district that includes architectural standards and review. All existing single-family homes that are deteriorating should be subject to enforcement of minimum housing standards and local codes through ticketing. The Town is encouraged to work with local churches, the high school, and other groups to identify ways to aid local residents with cost and manpower for home maintenance, particularly the elderly and those that are low income. The Town should also amend their ordinances to allow historic homes to be converted to Bed & Breakfast facilities. Some home-based businesses in residential zones that generate very limited traffic could also be considered by special use, provided they meet specific criteria to be established as part of the ordinance amendment process.
 - b. New – Available single-family lots within the existing Town limits should be developed with appropriate infill single-family housing. They could also be used as community garden plots in the interim. Town officials anticipate eventually annexing more land for new single-family housing developments by 2035. Although this is more residential land than was forecasted for future needs, Town officials felt it was important to encourage new single-family housing that could contribute students to the John Glenn School Corporation. North Liberty should be promoted as affordable, small Town living for people who work in South Bend, Mishawaka, LaPorte, Plymouth, and other surrounding areas. By providing a greater variety of lot sizes and housing options the community can make itself more attractive to developers and home buyers.
2. Multi-family – Multiple-family residential developments are encouraged in North Liberty, in select locations. The development of multi-family housing in North Liberty in coordination with mixed-use or commercial developments is desired. New multi-family development could also contribute additional students to the schools and is proposed on the future land use map for parcels deemed appropriate. Additional multi-family units should be allowed in single-family neighborhoods in North Liberty as accessory apartments, which would require a change to the zoning ordinance. Accessory apartments would allow for more multi-generational households in the community. These areas are connected to the downtown yet are not out of character for the surrounding area.
 3. Senior Housing – Senior housing may be either single family or multi-family in character. Because senior housing of most types is currently limited in North Liberty, areas have been designated for future senior housing as high density

- residential. The Town is urged to seek opportunities to fund senior housing in these areas.
- B. Commercial – Commercial development around the downtown should be redeveloped as “mixed use”, allowing commercial/office and residential use in the same structure, so people can live in the same building that they have their business in. New commercial use is proposed along SR 23, especially to the south of downtown. To make it more attractive for young families and the elderly, the Town should target a drugstore with a pharmacy and a grocery store in the new commercial area, possibly a co-op. Downtown commercial should be used for a year-round farmer’s market or arts/craft gallery. As part of this, the Town should encourage boutique home businesses – concentrating on homemade jams, quilts, baby things, etc. for both the gallery and for internet sales. Redevelopment incentives will be key to making the downtown a healthy commercial area. Providing opportunities for eateries has been noted as a need in the Town, but restaurants are very costly to start and the Town will need to look for potential local franchises to open a location in North Liberty. The proximity of North Liberty to other developed areas is such that large and specialty retailers are within less than a 30 minute drive, providing a full variety of goods to residents.
 - C. Industrial – Additional industrial areas are proposed on the east side of Tamarack Road south of SAPA. The Town should look into marketing the lots in the existing industrial. Sponsoring an industrial/heavy commercial business incubator in the existing industrial park could also help develop out the park. Existing industrial areas within the Town are expected to remain.
 - D. Institutional – Institutional uses include government buildings, churches, and schools. These property tax-exempt uses typically consume around 10% of land in small Towns. North Liberty has an average amount, likely due to the large school campus and the large number of churches in Town. It does not appear that additional institutional land is needed but this use is permitted in many zoning districts in North Liberty. There may be an opportunity in the future to convert institutional land (such as churches which close with dwindling membership) to commercial or residential use, a trend seen in many other communities. Future adaptive reuse of existing facilities should preserve the historic value of the structures to the extent possible. It is important to make the school even more valued by North Liberty residents. This can be done by expanding the school campus use, offering things like a community fitness club, senior citizen education and summer education camps. A minor amount of additional institutional land is included, assuming that future annexations will likely include existing institutional uses and possible new users.
 - E. Agricultural – the existing agricultural land within the Town limits exceeds the typical amount for comparable communities and would be expected to be converted to other uses in the future. The rate of this conversion would be entirely dependent on many factors that cannot be predicted. Land uses in the area surrounding the Town limits is likely to remain agricultural.

7.0 Implementation Strategies

7.1 Adoption and Amendment

The comprehensive plan is not official until it is adopted. Under Indiana law, the following steps apply to the adoption of an entire plan, a plan element (i.e., thoroughfare plan or parks master plan), or any amendment or updates to the comprehensive plan:

1. Plan Commission holds a public hearing
2. Plan Commission adopts the plan and recommends adoption to Town Council
3. Town Council adopts the plan by resolution

The plan was presented to the St. Joseph County APC for adoption in December 2014. The plan was then presented at a public hearing to the Town Council for consideration and formal adoption.

7.2 Implementation

Formal adoption of the comprehensive plan is the first step in its implementation. North Liberty and St. Joseph County APC must still implement it. The plan should be reviewed by Town leaders regularly for needed amendments or updates. If the Town of North Liberty adopts this plan without a commitment to implement it, then all the time and effort of those involved is wasted — a comprehensive plan is not effective without implementation!

The Zoning and Subdivision Control Ordinances are the two biggest implementation tools for a comprehensive plan, so they should be updated by the Town immediately to match the plan and be “modernized” to include current planning principles. Changes to administration and decision-making processes for planning matters is also very important.

7.2.1 Zoning Ordinance

The Zoning Ordinance is the enforceable standard by which zoning decisions can be made and performance standards set for each zoning district. Many communities fall short on keeping their zoning ordinance updated and are unable to adequately address land use decisions and new technologies properly. New zoning issues that are currently being addressed by other Indiana communities include wind farms, urban farming, mixed use development, historic preservation, and reducing impervious surfaces. To allow the Town to effectively not only manage their growth but create an enforceable and defensible zoning ordinance, the following actions are suggested:

- Review and increase the number of residential districts to provide a wider variety of options for large lots on the outer perimeter of the Town, requiring parcels created to front on new streets rather than existing collector roads

- Develop lot dimensional, setback, and area requirements that maintain the integrity of existing developed areas and provides the desired aesthetic in new developments
- Ensure that the ordinance includes provisions for existing non-conforming situations and when they would be required to meet the new ordinance requirements
- Implement an effective enforcement program that both encourages compliance but also penalizes non-compliance
- Need to update and adopt the Zoning Map, initiating changes to the map as the community deems necessary
- Develop a downtown/historic overlay zoning district with architectural standards for renovations or new construction to preserve the integrity of the downtown's historic designation
- Include manufactured and mobile home placement requirements and minimum standards for developments, including which zoning districts they would be permitted either by right or special use
- Develop a landscape ordinance that would apply to all new development, including requirements for landscaped areas in parking lots
- Encourage preservation of trees and establish a planting program for trees, ensuring they are not in conflict with other infrastructure
- Establish a clear development process that includes a development review committee (comprised of local and area officials and experts, such as the Town engineer, Town utilities coordinator, etc.) who will make recommendations to the APC and Board of Zoning Appeals
- Formally consider the impact of all rezoning requests on the John Glenn School Corporation and invite them to be represented on the development review committee
- Allow non-traditional housing options such as accessory apartments, mixed use buildings (commercial/residential), Townhouses, condominiums, and senior living
- Update standards for Agricultural uses within North Liberty, including an updated Agricultural Zoning District
- Create standards for institutional uses and consider tighter restrictions on where some can be allowed by right
- Update industrial zoning district standards
- Review and update fee schedules to cover all costs of the Town in the review of planning matters

7.2.2 Subdivision Control Ordinance

The Town adopted subdivision control regulations in Ordinance No. 2011-05. As with zoning ordinances, development standards need a regular review and updating as issues and new planning methods are developed. The Town should meet with St. Joseph APC representatives to monitor the effectiveness of Subdivision Control Regulations and, at a minimum, consider the following:

- Encourage the preservation of trees and planting of new trees and other landscaping in new developments

- Update the Town’s road standards and thoroughfare plan, including for collectors, since major and minor categories have been recommended to be combined in this plan
- Revise the subdivision process, making use of a development review committee
- Require public water and sewer on every building site where services are available or can be extended to serve

7.2.3 Administrative Changes

One of the biggest difficulties small communities have is being able to provide enough experienced and trained staff members to effectively implement the vision and ordinances developed by elected and appointed officials. North Liberty is no different, having a very limited staff that is already consumed with their existing duties. There is no opportunity for them, and often no expertise, in making administration and economic development a priority. This lack of time also makes it difficult to collaborate with neighboring communities on issues and present a united front that is both effective and consistent. It is suggested that the Town leaders consider changes that would help in the implementation of the comprehensive plan and vision of the community and its elected leaders. A few key changes to consider include:

- Hiring a part-time Town Manager to coordinate economic development, marketing efforts, and training and development of local officials, though a full time manager is warranted and likely a necessary requirement to attract qualified individuals to apply. This would ensure continuity of various efforts through turnover or changes due to elections.
- Meet regularly and informally with officials from surrounding communities to foster an atmosphere of cooperation.
- Participate in all St. Joseph County efforts to update ordinances and plans, including a future update of the County’s Thoroughfare Plan.
- Develop “gateway signage” for North Liberty that identifies the Town’s unique character.
- Continue to make improvements to the web site for the Town and include related marketing materials and development process packets on new tabs that appeal to developers, prospective business owners, visitors, and new residents. North Liberty has much to offer but nobody outside the community is going to advertise that fact.
- Work with St. Joseph County APC to coordinate all planning efforts and participate in their planning initiatives that impact the Town.
- Develop a capital improvements budget that prioritizes spending based on the comprehensive plan.

7.3 Coordination with St. Joseph County

The Town of North Liberty currently has an agreement with St. Joseph County to perform plan review and inspection services. Continued cooperative efforts with St. Joseph County are critical to the success of the Comprehensive Plan. The County could be very helpful in the update to the zoning ordinance. The support of this Comprehensive Plan by St. Joseph County

will further enable the Town to implement the goals and objectives identified in the previous section. County staff has suggested that the Town submit the Comprehensive Plan to the APC for formal adoption.

County comprehensive plans are typically more general in nature than those for a specific community since they cover a much larger area comprised of a variety of communities, all of which are different. The current St. Joseph County Comprehensive Plan was last updated in 2002 and includes the three basic components. Given the significant changes in the region since the last update of the County plan, there several issues which are out of date and the County should consider updating their plan. Updating the County's plan would be the perfect opportunity for North Liberty and other communities within the County to be involved and ensure their specific issues and interests are addressed. A summary of the key aspects, issues, and concerns identified in the St. Joseph County Comprehensive Plan relevant to North Liberty is included in the following sub-section, with comments where applicable. Note that many of the concepts and discussion is valid and applicable to North Liberty (reclaim brownfields, ensure that infill residential development in older neighborhoods is consistent with housing characteristics and physical fabric of the existing neighborhood, residential development lots should not have direct access to arterial streets, development should be avoided in areas with important natural features, etc.). Many of these are not discussed further unless emphasis is desired.

Chapter 4 – Transportation Conditions

1. ***There is a need to develop leadership support for transit within the unincorporated areas of the County.*** This would apply throughout the County and it would be reasonable to anticipate a potential fixed route that runs during weekdays from North Liberty to the South Bend area.
2. ***Need to provide “non-motorized” transportation alternatives in the County. Need to connect park areas within the county and city with bicycle and pedestrian facilities.***
3. ***2025 Transportation Plan.*** There are several projects near North Liberty identified.
 - a. Addition of travel lanes on SR 23 from Kern Road to Main Street in South Bend – this project was identified as beginning in 2001 for this 12 mile stretch but continuing through to 2025. To date only a small portion of the project has been constructed at the north end of the project. It is likely that traffic projections for the region were too high and the project is not yet necessary.
 - b. Portions of SR 4 from Walnut Road to SR 23 (2.5 miles) will be upgraded from two lanes to four lanes by 2010 – this project has not been implemented, again likely due to traffic projections not being realized.

Chapter 5 – Policy Plan

1. ***Goal 1, Objective A, Policy i: Maintain the minimum residential lot size of 20 acres in agriculturally zoned areas.*** Recognizing the importance of farmland, the 20 acre requirement may not be appropriate for areas adjacent to incorporated areas such as North Liberty. Phone surveys during the County Comprehensive Plan found most respondents (75%) were in favor of preserving farmland and it was also an important issue noted in the

public meetings held in the County. While the 20 acre minimum may be appropriate in some areas of the County, there are others that may not.

- 2. Goal 2, Objective A, Policy vii: Light industrial uses will be located in areas with highway access, preferably with ready access to a limited-access highway interchange (i.e., within one mile).** While the location of light industrial uses along highways is desired, there are few areas in the County that would have ready access to a limited-access highway interchange, few of which are outside of the urban area. The types of light industry that would locate in a small town such as North Liberty would be in a better position to determine their needs relative to transport of their supplies, goods, and employees.

Chapter 6 – Land Use Plan

- 1. It is recommended that the minimum average density be 2.5 units per acre for new single-family development, and 10 units per acre for new multi-family development.** Understanding the efficiency of providing adequate services at higher densities, these standards simply do not apply to all areas of the County. Within the urban areas and residential zones surrounding business districts or downtowns of other incorporated areas these may be valid criteria. Within a community like North Liberty, where there is a desire to provide a wider variety of housing options to a growing population, setting limits such as these would not allow realization of that goal. It has been suggested in the North Liberty plan that some larger lot, low density developments be considered, allowing for more flexibility and providing opportunities for more diverse housing. There should be a gradual reduction in densities as you get further away from incorporated area boundaries and the utilities they can provide.

Land Use Districts

The existing land use map for St. Joseph County is outdated and has been updated as part of the North Liberty Comprehensive Plan. In addition, the future land use map has been updated by the Town to address their vision for the future. There are some significant changes proposed when compared to the existing County zoning map that include, but are not limited to:

- Areas of light industrial zoning exist along SR 4 and Tamarack Road. While these properties front on collector roads, this may not be the best use of these properties, while other areas might be suited to light industrial. See the Future Land Use Map (Figure 13).
- Areas immediately adjacent to the corporate limits of North Liberty are noted as either County Single-Family District or Agricultural District. Given the likely residential and other growth in and around North Liberty, many of these areas are suggested at Low-Density Residential.
- Several areas shown as either County Single-Family District or Agricultural contain significant areas of environmentally sensitive features that would limit development or crop production (wetlands, floodplains, etc.). Some of these parcels may be better suited to a recreational use that would not be restricted by these site features.

8.0 PLAN MONITORING PROGRAM

8.1 Introduction

Comprehensive planning is a continuing process. This Comprehensive Plan should be reviewed periodically and updated to reflect changes within North Liberty, and ensure the plan is still consistent with the Town's goals as they change. Plans must be evaluated, changed, and updated as the Town changes. These changes can be gradual, as through demographic trends, technological change, or slow economic growth or decline. Sometimes change is more sudden, such as a large new industry locating in a community, the loss of a major employer, or a natural disaster (flood, tornado, etc.). The Town leaders should review the plan on an annual basis to determine if any changes are necessary. Considerations should include:

- Is the plan working the way we thought it would? Are we getting the results we want?
- Has there been any instance where the plan did not offer adequate guidance to the APC, BZA, or Town Council?
- Have conditions locally changed drastically (major new employer, etc.)?

The planning process, in order to be effective, must be continuous and must be part of the day-to-day decisions that affect the physical character of the Town. Thus the Comprehensive Plan must be in a form that encourages its regular use in the planning process. The Comprehensive Plan is, in effect, the continuously changing representation of the Town's policies for the future. If the Comprehensive Plan is to perform its proper function in the continuous planning process, it must be updated on a regular basis. The Comprehensive Plan should be evaluated annually to ensure that policies are consistent with the objectives of the Comprehensive Plan. A major review of the Comprehensive Plan should be made at intervals no longer than 5 years to enable the Town to see the implications of the accumulated annual revisions and to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than 5 years, though this would not be anticipated in North Liberty.

8.2 Benefits of a Monitoring Program

There are several benefits to the Town from a regular monitoring program:

1. The Comprehensive Plan will be kept up to date.
2. The maintenance program broadens the area of community agreement on basic development policies over time. The process invites public discussion of alternatives to major decisions and encourages exploration of new issues and secondary questions.
3. Annual review of the Comprehensive Plan will keep current the Town's knowledge of the plan's elements. Along with the Comprehensive Plan's use in day-to-day decision making, the annual review process will assure that the Comprehensive Plan will be a living document and that its policies will not be frozen in time.

4. Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

8.3 Description of the Program

The maintenance program will have two objectives:

1. To determine the extent to which the Town is actually implementing the policies of the Comprehensive Plan; and
2. To determine that the Comprehensive Plan's policies are still desirable and appropriate in light of changing circumstances.

The basis of the maintenance program could consist of an annual review. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review should be forwarded to the Town Council in a report.

The actual components of the annual review will be determined by the Town Council work. The following are examples of the elements studied by the Town; others might be added depending on the situation or topic of concern.

- A. Development proposals approved or denied – rezoning petitions, site plans, and subdivision plats.
- B. Land use regulations – Town and St. Joseph County Zoning Ordinance and subdivision ordinance amendments made in the past year or expected to be needed in the future.
- C. Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; estimates of the current population of the Town.
- D. Number of sanitary sewer connections; estimate of sewage flows and their relation to constructed and contracted capacities.
- E. Traffic counts; relation to road capacities.
- F. Programmed road improvements.
- G. Land divisions, other than in approved subdivision plat and condominium site plans.
- H. Major rezoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- I. Policy and Plan changes by adjacent municipalities that affect the Town, in the past year and that are likely to occur in the coming year.

9.0 BIBLIOGRAPHY

- Camiros, Ltd. “A Strategic Development Plan for The Town of North Liberty, Indiana”. March 1995.
- HNTB. April 2002. “Comprehensive Plan for South Bend and St. Joseph County”.
- Indiana Code 36-7-4. <http://www.in.gov/legislative/ic/2010/title36/ar7/ch4.html>.
- Indiana MAP. <http://www.indianamap.org/resources.php>.
- Indiana Department of Transportation Functional Classification Maps. St. Joseph County. [http://dotmaps.indot.in.gov/apps/PlanningDataViewer/FC Maps/Counties/St.JosephCounty.pdf](http://dotmaps.indot.in.gov/apps/PlanningDataViewer/FC%20Maps/Counties/St.JosephCounty.pdf).
- Michiana Area Council of Governments (MACOG). Bike and Pedestrian Facilities Map. 2013. <http://www.macog.com/PDFs/BPN/BikeMap.pdf>
- North Liberty Chamber of Commerce web site, <http://NorthLibertychamber.net/index.html>.
- North Liberty Volunteer Fire Department, <http://www.indianafiretrucks.com/pages/St.Joseph/NorthLiberty.html>
- Southwest St. Joseph County web site. <http://www.southwestsjcounty.com/>
- St. Joseph County Area Plan Commission. Comprehensive Plan for South Bend and St. Joseph County. April 2002. <http://www.stjosephcountyindiana.com/departments/AreaPlan/CompPlans/CompPlan/Text/toc.pdf>
- St. Joseph County Area Plan Commission. St. Joseph County Zoning Ordinance. [http://www.amlegal.com/nxt/gateway.dll/Indiana/stjosephco_in/stjosephcountyindiana/codeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:stjosephco_in](http://www.amlegal.com/nxt/gateway.dll/Indiana/stjosephco_in/stjosephcountyindiana/codeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:stjosephco_in).
- St. Joseph County Building Department. Monthly reports. <http://stjosephcountyindiana.com/departments/Building/index.htm>.
- Stats Indiana web site, <http://www.stats.indiana.edu/topic/population.asp>
- Town of North Liberty, Indiana, web site. <http://www.northliberty.in.gov/>
- Town of North Liberty, Indiana, Zoning Ordinance. 1975. As amended in 2010 and 2011.
- U.S. Census Bureau. 2010. 2010 US Census. www.census.gov.

COMPREHENSIVE PLAN – NORTH LIBERTY, INDIANA

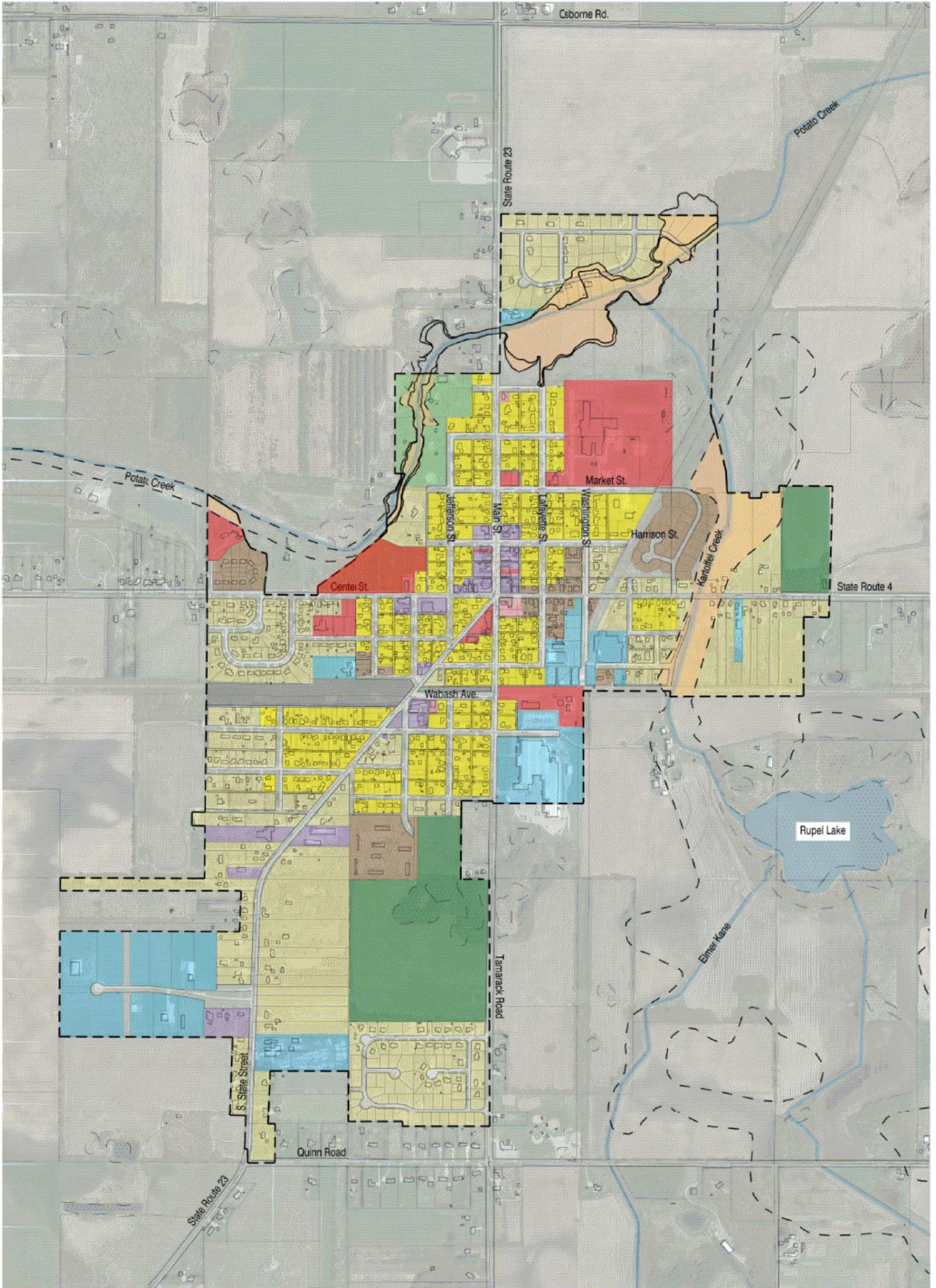
- U.S. Department of Agriculture, Natural Resource Conservation Service. Soil Survey of St. Joseph County, IN. 2004. [http://www.nrcs.usda.gov/Internet/FSE MANUSCRIPTS/indiana/IN141/0/St Joseph IN.pdf](http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/indiana/IN141/0/St_Joseph_IN.pdf).
- U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA). <http://msc.fema.gov/portal/advanceSearch>.
- U.S. Department of the Interior, National Park Service. 2014. National Register of Historic Places Registration Form for “North Liberty Commercial Historic District”. Reference Number 14000077. <http://www.nps.gov/nr/feature/places/pdfs/14000077.pdf>.
- U.S. Department of the Interior, National Park Service. 2007. National Register of Historic Places Registration Form for “North Liberty Park”. Reference Number 7000211.
- U.S. Fish & Wildlife Service, National Wetland Inventory. <http://www.fws.gov/wetlands/Data/Mapper.html>

Figures

Existing Land Use Map

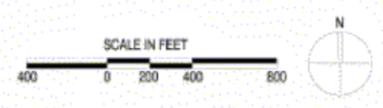
Utility Maps

Future Land Use Map



LEGEND

- | | | | |
|-----------------------|----------------------------|--------------------------|-------------------|
| CORPORATE BOUNDARY | LOW DENSITY RESIDENTIAL | COMMERCIAL | PARKS |
| FLOOD PLAIN (APPROX.) | MEDIUM DENSITY RESIDENTIAL | INDUSTRIAL/MANUFACTURING | UNDEVELOPED |
| EXISTING WATER BODY | HIGH DENSITY RESIDENTIAL | INSTITUTIONAL | HISTORIC DISTRICT |
| EXISTING WETLAND | AGRICULTURAL | OFFICE | |



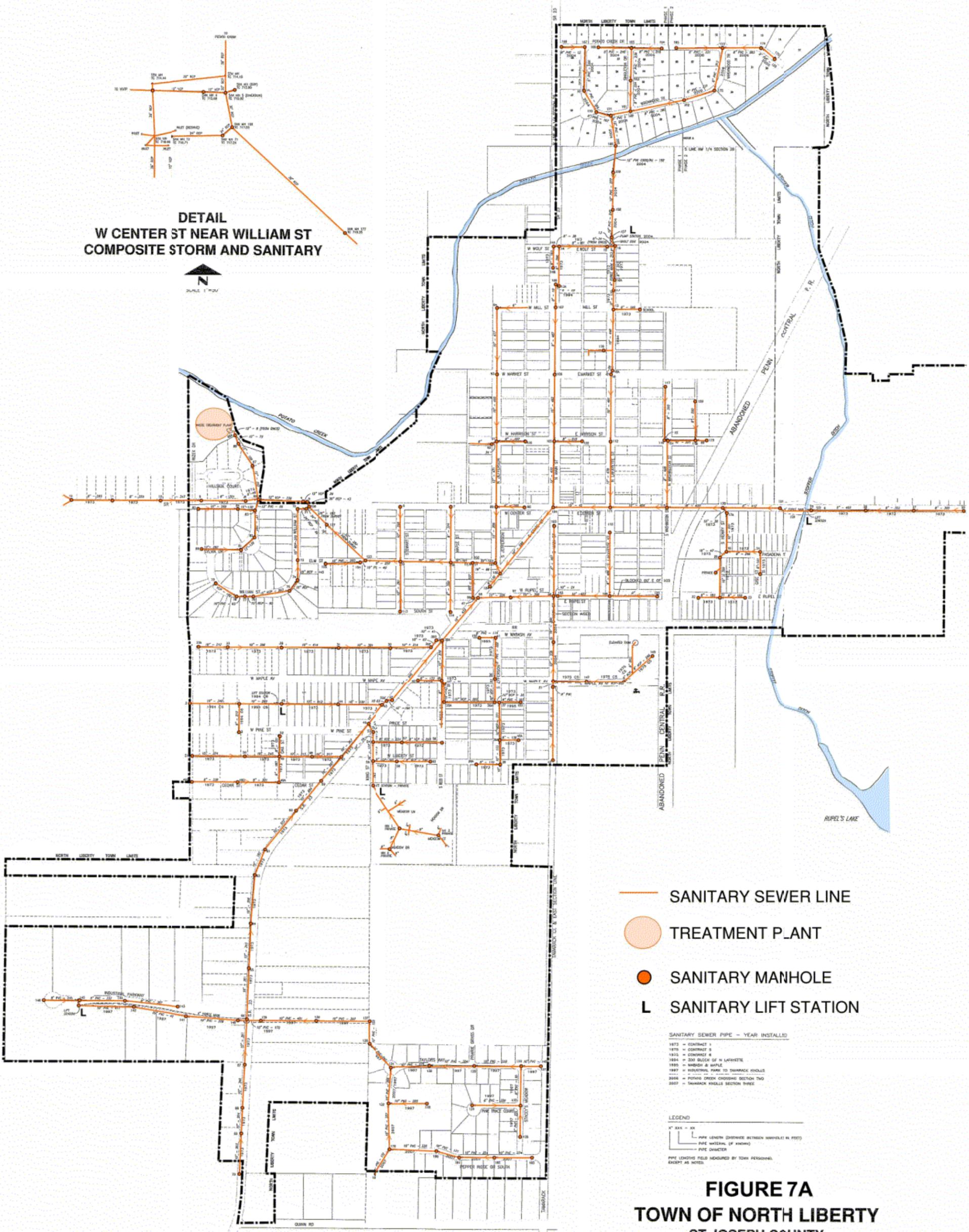
EXISTING LAND USE MAP

NORTH LIBERTY, INDIANA

Figure 4



**DETAIL
W CENTER ST NEAR WILLIAM ST
COMPOSITE STORM AND SANITARY**



-  SANITARY SEWER LINE
-  TREATMENT P ANT
-  SANITARY MANHOLE
-  SANITARY LIFT STATION

SANITARY SEWER PIPE - YEAR INSTALLED

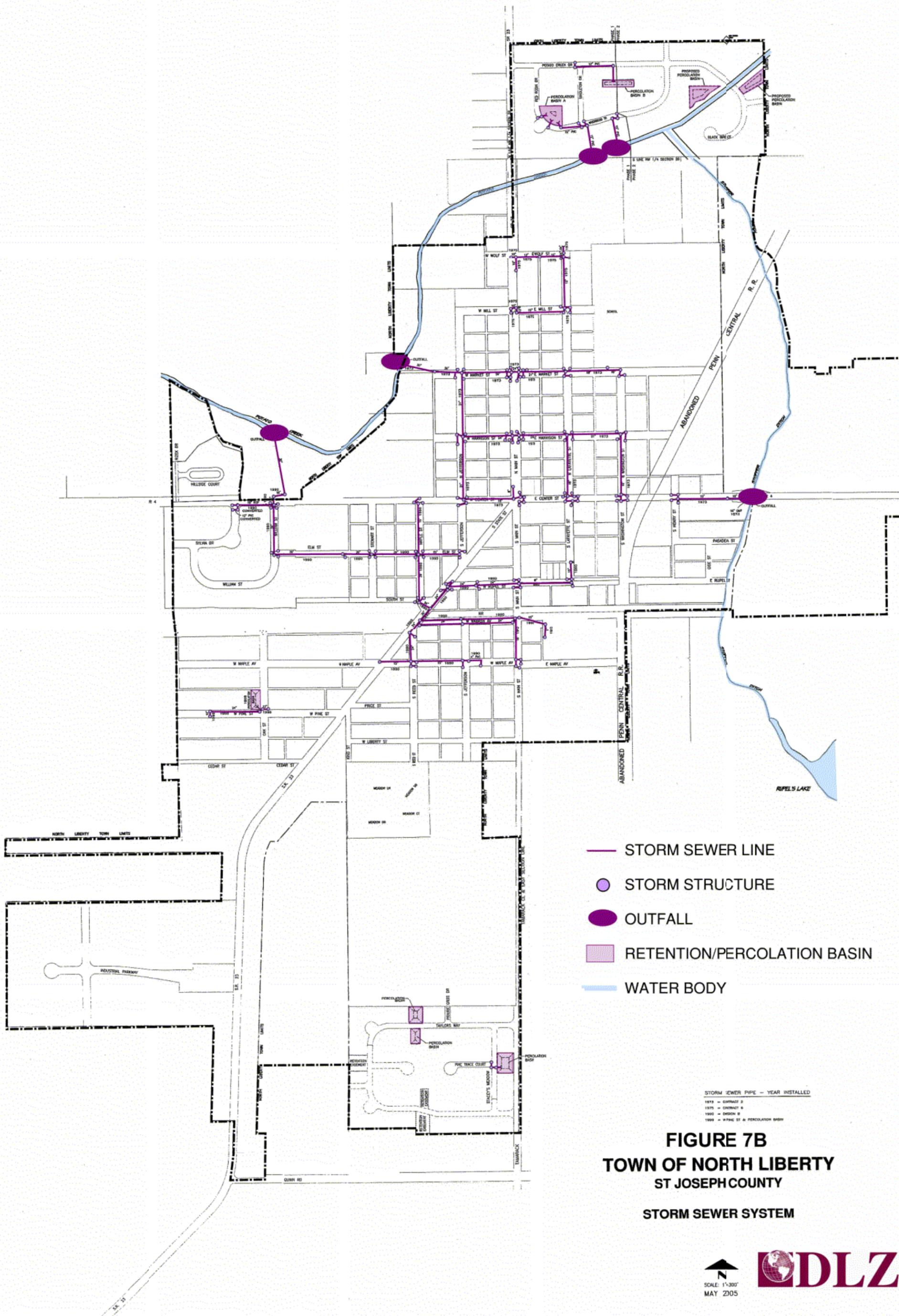
- 1973 = CONTRACT 1
- 1979 = CONTRACT 5
- 1982 = CONTRACT 6
- 1984 = 300 BLOCK OF N LAWRENCE
- 1985 = WINDSH & MAPLE
- 1987 = INDUSTRIAL PARK TO THAWACK KNILLS
- 1988 = POTATO CREEK CROSSING SECTION TWO
- 2007 = THAWACK KNILLS SECTION THREE

LEGEND

- 1" SCALE = 30'
- PIPE LENGTH (DISTANCE BETWEEN MANHOLE IN FEET)
- PIPE MATERIAL (IF SHOWN)
- PIPE DIAMETER
- PIPE LENGTHS FIELD MEASURED BY TOWN PERSONNEL EXCEPT AS NOTED.

**FIGURE 7A
TOWN OF NORTH LIBERTY
ST JOSEPH COUNTY**

SANITARY SEWER SYSTEM

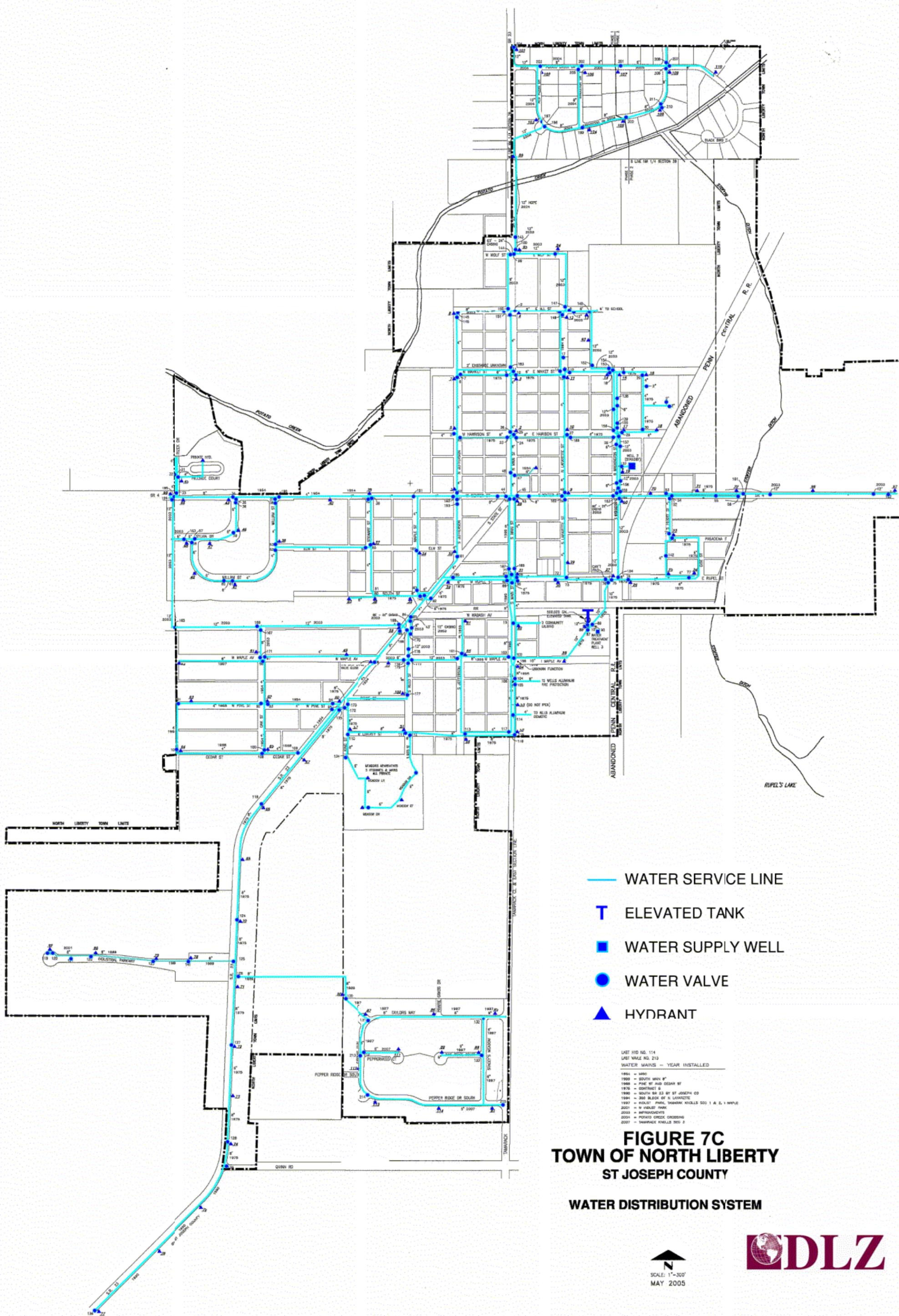


- STORM SEWER LINE
- STORM STRUCTURE
- OUTFALL
- RETENTION/PERCOLATION BASIN
- WATER BODY

STORM SEWER PIPE - YEAR INSTALLED
 1975 - CONTRACT B
 1976 - CONTRACT B
 1980 - DESIGN B
 1998 - W/PNG ST & PERCOLATION BASIN

FIGURE 7B
TOWN OF NORTH LIBERTY
ST JOSEPH COUNTY

STORM SEWER SYSTEM



- WATER SERVICE LINE
- T ELEVATED TANK
- WATER SUPPLY WELL
- WATER VALVE
- ▲ HYDRANT

LAST HYD. NO. 154
 LAST WALK NO. 210
 WATER MAINS — YEAR INSTALLED
 1984 = 18" MC
 1989 = SOUTH MAIN 8"
 1988 = PINE ST AND CEDAR ST
 1976 = CONTRACT 6
 1980 = SOUTH SH 23 BY ST JOSEPH CO
 1994 = 300 BLOCK OF N LAVORITE
 1997 = ROLIST PARK, SHANNON KNOLLS S00 1 & S 1 MAPLE
 2001 = W INKUS PARK
 2003 = IMPROVEMENTS
 2004 = POTATO CREEK CROSSING
 2007 = SHANNON KNOLLS SEC 2

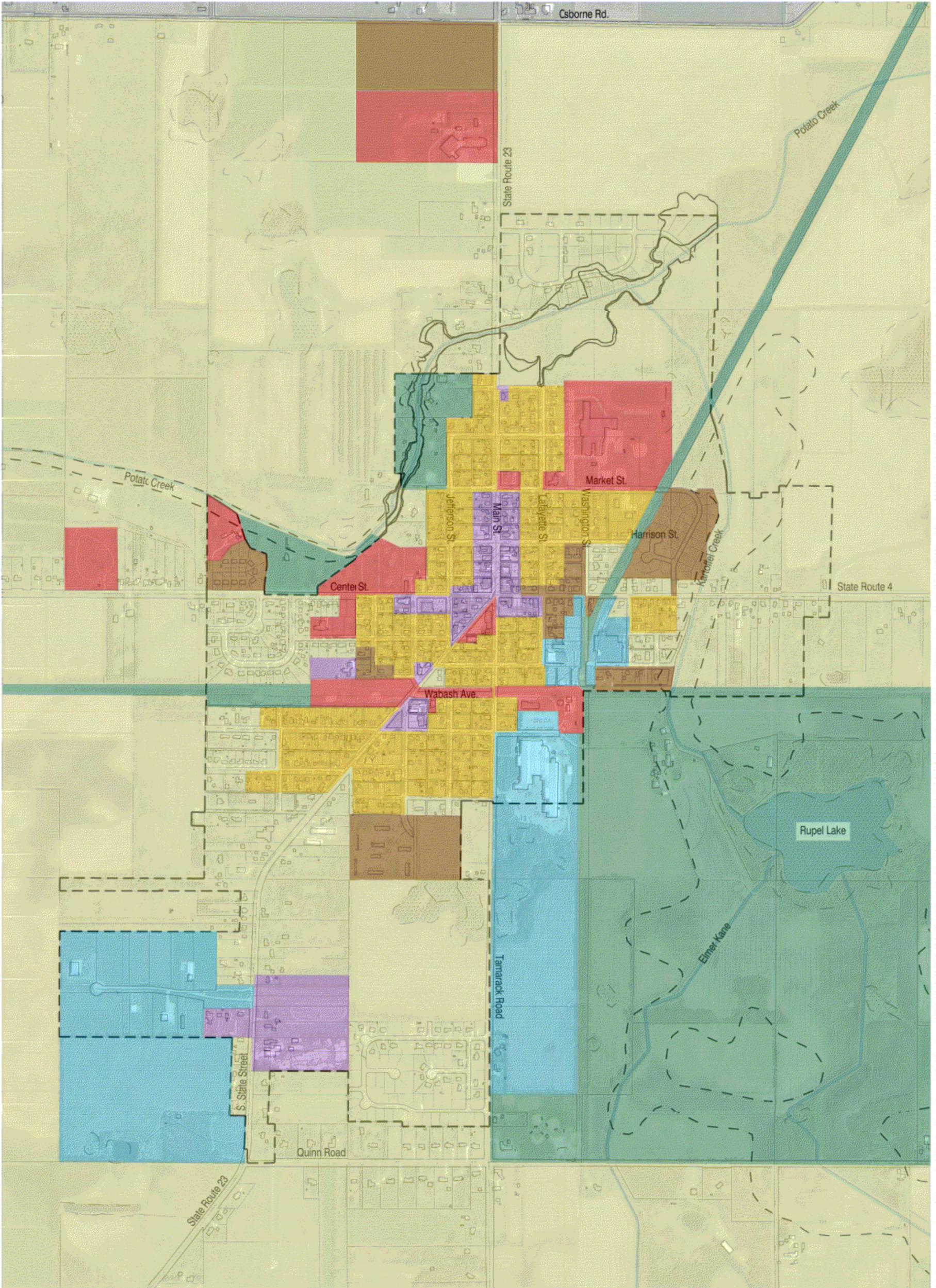
FIGURE 7C
TOWN OF NORTH LIBERTY
ST JOSEPH COUNTY

WATER DISTRIBUTION SYSTEM



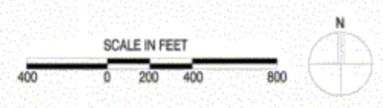
SCALE: 1"=300'
MAY 2005





LEGEND

- | | | | |
|--------------------------|----------------------------|-----------------------------|-------------------|
| — CORPORATE BOUNDARY | LOW DENSITY RESIDENTIAL | COMMERCIAL/OFFICE/MIXED USE | PARKS |
| - - FLOOD PLAN (APPROX.) | MEDIUM DENSITY RESIDENTIAL | INDUSTRIAL/MANUFACTURING | UNDEVELOPED |
| — EXISTING WATER BODY | HIGH DENSITY RESIDENTIAL | INSTITUTIONAL | HISTORIC DISTRICT |
| — EXISTING WETLAND | | | |



FUTURE LAND USE MAP

NORTH LIBERTY, INDIANA

NOTE: Areas outside of designated land uses assumed to be agricultural until changed at a later date.

FIGURE 13



Appendix A

Focus Group Notes

TOWN OF NORTH LIBERTY COMPREHENSIVE PLAN

FOCUS GROUP MEETING NOTES

Focus Group: INFRASTRUCTURE (Streets and sidewalks, water, sewer and other utilities)

Facilitator(s): Steve Metzger & Sara Rhodes, DLZ

Participants: Vicki Kitchen (NL Clerk), Skip Davidson (NL Utilities), Angela Smith (Area Plan), John Peddycord (Town Atty)

Date & Time: August 26, 2012; 9:00 a.m. to 10:30 a.m.

Purpose of the meeting: To offer stakeholders in North Liberty's planning process an opportunity to inform the Town of their (group's) concerns about the future of North Liberty and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process.

WHAT IS HAPPENING WITH INFRASTRUCTURE AND (RE) DEVELOPMENT CURRENTLY IN THE TOWN AND THE SURROUNDING AREA?

Gas, Electricity and Fiber Optics:

NIPSCO serves Town for both Gas and Electric. No known issues exist with gas service. Electrical outages are mostly weather/storm damage related. Century Link is internet provider. Cable is provided by MediaComm. Service is not consistent throughout Town as they will not provide service to the new Senior Housing, Potato Creek subdivision, or Tamarack Knolls subdivision. Town approximates that 125 households do not have the option of service through MediaComm and use either local tv or satellite provider.

Water:

Water service is provided by the Town to all residents via a 500,000 gallon water tower installed in 2003. Water use is approximately 140,000 gal/day on average. Three wells feed the system with the Washington St. well serving as the backup. Service lines are mostly in good shape and are either cast iron or ductile. Water loss ratio is approx. 17%. Tamarack Knolls and Potato Creek subdivisions are not looped and are fed from SR 23 (8" main). No set system is in place for flushing of hydrants as the area has a very low iron content, which typically is the reason for flushing. Outdated hydrants are being replaced as budget/time allows.

Sanitary Sewer:

Wastewater Treatment Plant project is under design. Current facility was completed in 1972-73 with a current capacity of 0.18 MGD. System is 80-90% separated from stormwater but still experiences overflows. WWTP project is also addressing an outdated lift station. Other 3 lift stations have submersible pumps. Some pipe system is clay and may be a candidate for lining to reduce inflow/infiltration. Potato Creek State Park has its own facility but DNR previously considered eliminating, in which case NL would be potential treatment connection.

Note: Umbaugh study has been completed to analyze tax impacts of new WWTP project.

Drainage/Storm Sewer:

Town is establishing a stormwater utility, has completed a rate study, and has an ordinance that will be in effect by 2015. Sewer use ordinance was put in place in 1973, when the Town started promoting disconnection of roof drains from the sanitary system. Since then, most have disconnected, but occasionally an illegal connection of stormwater to sanitary is detected. Town has started to save funds for cleaning of storm sewers and is considering tv checks of system during cleaning.

Streets/Sidewalks:

INDOT routes through Town are in good shape and have recently had work completed on both roadway pavement and sidewalks.

Town is implementing maintenance plan for streets. This year, 6-7 streets (approx. 8.6 miles total) will receive a slurry seal to extend the life and will be funded by the Town’s General Fund. Street budget generates \$1,300/month with wheel tax providing additional funds. Town streets exhibit a discrepancy in treatments; some streets have curb and sidewalk while others are asphalt with gravel shoulder. Noted this can cause different perceptions of level of care in areas of town. Also, some streets are overloaded where land use is not compatible with the street function and is causing further deterioration. Parking in residential areas along streets is also causing deterioration of asphalt and a general aesthetic issue along yards/shoulders. Town could benefit from looking at their street system based on a pavement condition rating system to identify areas where maintenance can increase longevity and where entire replacements are required.

The Town would prefer to vacate alleys anywhere possible. Some serve no current purpose, other than personal driveways and are a maintenance drain on the Town services.

Sidewalks have been newly installed in the Downtown area and in the SE quadrant of Town. These have been well received and the Town feels they are encouraging people to get outside and have been a positive impact. Town needs to determine if sidewalks are needed on lower volume streets. Ordinances currently require homeowners to install sidewalks within one year of occupancy. This is not being enforced.

Fees:

Utility fees were addressed during the Community Attitude Survey. Results will be discussed at later date. Rate studies have been conducted for utilities and Town appears to be in line with other surrounding communities of similar size.

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH?

WWTP is underway. Streets and sidewalks are the Town’s next priority.

OTHER TOPICS?

Vicki would like to pursue Stellar Community Grant as a possible way to fund future improvements as they have been very successful with grants from OCRA and other groups. Attendees noted that a trail connection to Potato Creek State Park would be desirable.



TOWN OF NORTH LIBERTY COMPREHENSIVE PLAN
FOCUS GROUP MEETING NOTES

HOUSING, DEVELOPMENT & REDEVELOPMENT

Focus Group: (Economic development, code enforcement, rental housing)

Facilitator(s): Steve Metzger & Sara Rhodes, DLZ

Participants: Vicki Kitchen (NL Clerk), Angela Smith (Area Plan), John Peddycord (Town Attorney)

Date & Time: August 26, 2014; 10:30 a.m. to 11:30 a.m.

Purpose of the meeting: To offer stakeholders in North Liberty's planning process an opportunity to inform the Town of their (group's) concerns about the future of North Liberty and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process.

WHAT CONCERNS DOES YOUR GROUP HAVE ABOUT (RE) DEVELOPMENT THAT IS OCCURRING IN THE TOWN AND SURROUNDING AREA NOW?

Lack of commercial development in Town is an ongoing issue. Town lacks significant grocery store and a sit down restaurant(s). Unkempt residential properties are both a problem for those living in them and for the Town character. Few additional employment opportunities are coming to the community. No community service clubs are in Town to serve past functions. Concern about the ordinances allowing various types of housing and mixed uses, this should be reviewed. Also, do current ordinances restrict where senior housing could be placed? Homes for young families/starter homes seems to be the biggest gap in the housing market.

HOW HAVE THESE CONCERNS BEEN HANDLED TO DATE?

To address commercial and retail development and employment opportunities, North Liberty has joined with Walkerton to create a marketing campaign to draw residents and businesses called Southwest St. Joseph County. These are distributed via public forums, website, Facebook, and mailing list. This was spurred by the Intermodal in Kingsbury bringing in a large number of jobs for the area. A Marketing Assistance Program is being offered to help get businesses started via the North Liberty Main Street Merchants Association. Tax abatements have been used and have been successful. NLMSMA is encouraging temporary 'pop-up' businesses in vacant store fronts.

Restaurant properties are available such as Potato Creek Grill and the bakery, but prospective buyers are difficult to find due to startup cost, sale price, etc.

Housing quality and safety needs reviewed. An unsafe building ordinance exists and has been utilized in the last few years. Typically, by the time this comes into play, the situation is dire. Code enforcement does not have 'teeth' for smaller violations. No low income grants are available through the County, but some are available through Real Services for critical needs. Habitat for Humanity has started a rehab program, but is mostly City focused.

WHAT STRENGTHS DOES THE TOWN HAVE? HOW CAN THESE BE USED TO THE TOWN'S ADVANTAGE?

North Liberty has grown in population 27% over the last census cycle.

Strengths for Downtown include the new Southwest St. Joseph County marketing push and the North Liberty Main Street Merchants Association assistance. Also, the Downtown recently underwent streetscape renovations improving the character of the area. The Downtown is now historically designated.

The Town Park is an asset and recently received improvements via a grant of \$100,000 for rehabilitation of the historic WPA walls.

The new Town library is very popular and an asset to the community as a resource and a facility.

SAPA is a key to the town's success offering employment and tax base, as well as being active in the community. The Town feels fortunate to have this international business based here.

John Glenn Schools is experiencing an influx of students from outlying areas that may influence future movement into the immediate North Liberty/Walkerton area.

Proximity to Potato Creek State Park and low crime rates are other strengths.

WHAT WEAKNESSES DOES NORTH LIBERTY HAVE? HOW CAN WE MINIMIZE THESE?

North Liberty does not have 24/7 police service and fire and ambulance is volunteer (see Public Services focus group for further details). There is a need for more code enforcement.

In the Downtown area, Potato Creek Grill has been purchased, but a tenant is not being actively sought. Yum Yum shop is well supported, but may close due to non-business related reasons. Many residents want more retail and a restaurant.

Zoning is restrictive and does not offer opportunity for Mixed Use. Current Council is very pro-business to the point where some rezoning has been done that is not ideal.

DISCUSS HOUSING OPPORTUNITIES AVAILABLE AND NEEDED FOR FUTURE GROWTH.

Many single family lots are available in the Potato Creek and Tamarack Knolls subdivisions. Both subdivisions have been given tax abatement.

New senior housing has been very successful. The units are based on two income brackets. One bracket has a waiting list and 9 of 10 units are filled. In this same area, the Town would like to pursue creating lots with first time home buyer focus. Infrastructure to serve this area is already in place.

Harrison St. has 3-4 units that are senior friendly. Multi-family development on west side of town has 18 units. Meadows on south end of town is Section 8 housing. It has been cleaned up somewhat over recent months.

No assisted living is available. Zoning does not currently specifically allow for this use, but it could fall under multi-family housing.

All present feel most homes, even where modest, are well taken care of. Young families and starter homes are perceived as the biggest gap. Dogwood Estates in Walkerton was cited as potential example for future development.

HOUSING INFORMATION PROVIDED BY LOCAL REALTORS (IN RESPONSE TO E-MAILED QUESTIONS) TO SUPPLEMENT GROUP DISCUSSION:

Realtor 1: Housing has been good as far as sales, but there is a low inventory. Mostly seller market. Average days on market varies....our company is probably 60 days or less. Largest type/size of housing in demand is 3-4 bedroom, 2 bath. All housing types are in short supply. Perception of outsiders is that housing stock does not have much to offer. Buyers are looking for good size yard, good bedroom space, and 2 or baths if possible. Areas of town in demand are outskirts, perimeter, and a little more rural. Most want more in town as far as more restaurants, clean gas station, and more improved sidewalks. People want to consider North Liberty for the school system and small town life, but some don't move here because with shopping/restaurants etc. they feel they are on the road too much.

Realtor 2: Our market has been very brisk since winter, not yet a seller's market, but it is close! Average Days on market for the past year is 72 – lower than regional average. The largest type/size of housing that is in demand is entry level housing for families (3BR/1+BA, \$80K - \$120K). Short supply of entry level houses in good condition – and smaller homes for downsizing – or even condos/villas for seniors who don't qualify for Shamrock Estates. Perception of "outsiders" of the housing stock in North Liberty is OK – average. Characteristics of housing in North Liberty are of interest to buyers for in-town properties is a nice sized yard, always 3 BR or more. Specific area of the town in demand is north of Wabash St. and perimeter. I find greatest demand for small acreage rural properties. Outsiders feel North Liberty is too far away from urban area (a myth, but still perceived). Safe, pleasant, good schools. Need service and retail businesses. For my own comments - I worry about the number of rental housing units we have. There is a great demand for rentals, but as I drive around and see condition of some of our housing, I worry about overall condition and appeal of housing in North Liberty.

TOWN OF NORTH LIBERTY COMPREHENSIVE PLAN
FOCUS GROUP MEETING NOTES

Focus Group: SCHOOLS, PUBLIC & GOVERNMENT SERVICES (Schools, library, town officials, parks, emergency services (including fire, police & ambulances))

Facilitator(s): Steve Metzger & Sara Rhodes, DLZ

Participants: Vicki Kitchen (NL Clerk), Christa Hill (Area Plan), Wesley Walls (NLPD)

Date & Time: August 26, 2014; 12:30 p.m. to 2:00 p.m.

Purpose of the meeting: To offer stakeholders in North Liberty's planning process an opportunity to inform the Town of their (group's) concerns about the future of North Liberty and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process.

WHAT CONCERNS IS THE TOWN FACING REGARDING THESE SERVICES? WHAT ARE THE STRENGTHS OF THESE SERVICES?

Library: No concerns. The library is at a good site, is heavily used, and offers excellent service and is a very prominent community facility. Library is owned and operated by St. Joseph County Public Library.

Schools: The school system offers good programs and has a good working relationship with the town and communication with parents. The facilities could use some improvements. Schools available in North Liberty include North Liberty Elementary (K-6) and North Liberty Christian school (K-6). Walkerton has the other elementary as well as the middle and high school.

School corporation draws from a large area and has a good academic reputation. All grades have available capacity of 10-30 students per grade and average class sizes are small at 22.7. The district has a Capital Projects Plan and would consider renovations/additions to North Liberty Elementary if the population increases. There are currently no busing issues and the only safety concern for children is the need to cross SR 23.

Emergency Services: Police services are provided through Town. Fire and ambulance are volunteer through Township. Concerns include equipment availability and keeping up with current technology. For police in particular, shift coverage is a concern; they are not staffed 24/7. Transport distance to County Jail for holding consumes officer time and affects staff coverage. In town, biggest problem is petty theft and domestic violence. While they do see drugs come through, it is not a large problem. County does DARE program at schools once a year. Officers feel on-duty presence has good visibility, cutting down on potential issues. K9 program is donation funded. Department is publicly active with donation based programs at Halloween and Christmas. Officers frequently help cover ambulance. Dispatch is through the County center via inter-local agreement. As such, NL officers also take calls from County dispatch in surrounding areas when appropriate. Concern has been noted that 68% of general fund budget is allocated to police.

Parks: Parks are run by a separate Parks Board. An outside service does the mowing, but other maintenance and improvement frequently falls in grey area between Board and Town. Ball field needs improvements. Residents would like to see new activities such as a play structure, fenced basketball court, or splash pad for more active recreation opportunities. Park hours are until 9 p.m., but electric

service in park could extend use hours. Potato Creek was recently stocked by DNR and this has been a hit. There is no Master Plan in place for parks in the Town.

Potato Creek State Park can be a resource to the Town as a draw for visitors. Town should research how to reach those visitors.

Government Services: Mail for most residents is picked up at Post Office. Previous comments have been made requesting mail delivery. See Infrastructure Focus Group for additional Town Services information.

WHAT STRENGTHS DOES THE TOWN HAVE? HOW CAN THESE BE USED TO THE TOWN'S ADVANTAGE?

Strengths include community responsiveness in times of need, opportunities for new housing growth, and the SAPA company's community involvement, including their intern program at John Glenn schools, community involvement, and bilingual resources.

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

Number one issue is staffing of all emergency services.

HOW DO YOU VISUALIZE NORTH LIBERTY IN 25 YEARS? DESCRIBE IT.

Vision includes updating of Town to stay with the changes, but not 'changing' the town character. Would like to see reinvigoration of businesses as there was great previous support.

TOWN OF NORTH LIBERTY COMPREHENSIVE PLAN
FOCUS GROUP MEETING NOTES

Focus Group: COMMUNITY CHARACTER (The arts, churches, museums, history, events & festivals, charitable and community groups)

Facilitator(s): Steve Metzger & Sara Rhodes, DLZ

Participants: Vicki Kitchen (NL Clerk), Christa Hill (Area Plan)

Date & Time: August 26, 2014; 2:00 p.m. to 3:00 p.m.

Purpose of the meeting: To offer stakeholders in North Liberty's planning process an opportunity to inform the Town of their (group's) concerns about the future of North Liberty and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process.

NOTE: There were no new attendees at this meeting, responses were obtained from e-mailed questions to the school district and discussion.

WHAT CONCERNS DOES YOUR GROUP HAVE?

The appearance of some homes detracts from the character of some neighborhoods.

WHAT DO YOU BELIEVE HAS THE LARGEST IMPACT ON NORTH LIBERTY'S CHARACTER?

The appearance of some homes detracts from the character of some neighborhoods.

STRENGTHS? HOW CAN THESE BE USED TO NORTH LIBERTY'S ADVANTAGE?

Potato Creek Lions Strawberry Festival is opportunity to show visitors what the Town has to offer and is well attended. Is an annual opportunity to market to prospective residents and businesses.

WEAKNESSES? HOW CAN WE MINIMIZE THESE?

Mentioned in other focus groups: misperception that North Liberty is far from City services and shopping, lack of larger grocery store and pharmacy, and lack of restaurants in Town.

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

HOW DO YOU VISUALIZE NORTH LIBERTY IN 25 YEARS? DESCRIBE IT.

WHAT IS IN YOUR ORGANIZATION'S (STRATEGIC) PLAN THAT WE SHOULD KNOW ABOUT?

ANYTHING ELSE WE NEED TO TALK ABOUT?

Appendix B

Community Attitude Survey Results

Town of North Liberty Comprehensive Plan Community Survey

The Town Council of North Liberty, Indiana is moving forward with the development of its Comprehensive Plan to identify the long term goals and desired land uses for the Town. The Comprehensive Plan is being prepared during 2014 and a Draft Comprehensive Plan will be presented for public review late in the year. This community survey has been prepared to obtain information from the public that will assist in the development of the Comprehensive Plan. Your participation in this survey is crucial to the successful development of the Comprehensive Plan. We would like to thank you in advance for your input and look forward to hearing from you. After completing the survey, please return it to the North Liberty Town Hall (300 S. Main Street) or the North Liberty Branch of St. Joseph County Public Library (105 E. Market Street). All information is confidential and will be used for informational purposes only.

Please print responses or write legibly.

Respondent Information:

1. Do you live within the North Liberty corporation limits? _____ Yes _____ No How many years? _____
2. Are you a homeowner or renter? Homeowner _____ Renter _____ If a business: Own _____ Lease _____
3. Do you work in town? _____ Yes _____ No If not, how far do you travel one way to work? _____ miles
4. How often do you shop in North Liberty? _____ Where do you shop? _____
5. What types of goods/services do you purchase in town? _____
6. As a resident, how important is each of the following characteristics of North Liberty to you or your family personally? Insert comments if you desire.

				<u>Comments</u>
• Public Schools	() Important	() Somewhat Important	() Not Important	_____
• Parks & Recreation	() Important	() Somewhat Important	() Not Important	_____
• Public Safety	() Important	() Somewhat Important	() Not Important	_____
• Trash Collection	() Important	() Somewhat Important	() Not Important	_____
• Public Library	() Important	() Somewhat Important	() Not Important	_____
• Senior Citizen Services	() Important	() Somewhat Important	() Not Important	_____
• Cost of utilities, taxes	() Important	() Somewhat Important	() Not Important	_____
• Affordable Housing	() Important	() Somewhat Important	() Not Important	_____
• Convenient Shopping	() Important	() Somewhat Important	() Not Important	_____
• Culture, history	() Important	() Somewhat Important	() Not Important	_____
• New Housing	() Important	() Somewhat Important	() Not Important	_____
• Economic Development	() Important	() Somewhat Important	() Not Important	_____

Land Use:

1. What is your opinion about the rate of residential growth in North Liberty?
 _____ Growing too rapidly _____ Growing at about the right rate
 _____ Not growing fast enough _____ No opinion
2. What is your opinion about the rate of business growth in North Liberty?
 _____ Growing too rapidly _____ Growing at about the right rate
 _____ Not growing fast enough _____ No opinion

Please return surveys to the North Liberty Town Hall or the Library by June 6, 2014. Thanks!



3. What type of land use (businesses, stores, manufacturing, etc.) would you like to see encouraged in North Liberty? _____
4. What type of land use (businesses, stores, manufacturing, etc.) would you like to see discouraged in North Liberty? _____
5. What group of people listed below are most in need of housing in North Liberty?

_____ Singles/Apartment dwellers	_____ Retirees/ Elderly
_____ First Time Home Owners	_____ Special Needs
_____ Families	_____ Families in Need of Affordable Housing
6. Should bicycles and pedestrians be encouraged in North Liberty? _____ Yes _____ No If yes, even if it increases your taxes? _____ Yes _____ No
7. Would you like to see North Liberty incorporate adjacent property into the Town limits? _____ Yes _____ No

Streets & Utilities:

1. In your opinion, what and where are some of the traffic problems in North Liberty? _____
2. List the roads in North Liberty, if any, which you feel are inadequate to serve existing traffic? _____
3. List intersections, if any, which you feel need improvement in North Liberty? _____
4. Would you like to see your street widened or improved with curb and gutter and/or sidewalks? _____ Yes _____ No
If yes, even if it increases your taxes? _____ Yes _____ No
5. Are you satisfied with your utility service? _____ Yes _____ No If no, what aspects would you like to improve? _____

Recreation & Conservation:

1. Does North Liberty need additional recreation facilities? _____ Yes _____ No
If yes, should tax dollars be spent to acquire and/or develop land for recreation? _____ Yes _____ No
2. Are you concerned about protecting historic resources in North Liberty? _____ Yes _____ No
If yes, even if it increases your taxes? _____ Yes _____ No
3. Should North Liberty work to protect farms from development? _____ Yes _____ No
If yes, even if it increases your taxes? _____ Yes _____ No

Town Goals and Policies:

1. What do you think are the three (3) most serious issues facing North Liberty in the next five (5) years?

2. How do you get information about issues going on in North Liberty?

3. Name at least three (3) things that you like best about living/working in North Liberty?

4. Name at least three (3) things that you would like to change about North Liberty to make it a better place?

5. Name at least three (3) things you would like to see your tax dollars spent on (in order of priority)?

Other Comments (use back or attach additional sheets if necessary):

General Respondent Information

Survey #	1. Do you live within the North Liberty corporation limits?			2. Are you a homeowner or renter?				3. Do you work in town?			4. How often do you shop in North Liberty? of goods/services do you purchase in town?			5. What types			6. As a resident, how important is each of the following characteristics of North Liberty to you or your family personally?																		Comments					
	Yes	No	Avg. Years in NL	Homeowner	Renter	Business (Own)	Business (Lease)	Yes	No	Retired	Avg. Commute (Mi)	Daily -3x/week	Weekly	Seldom - Never	Where	What	Public Schools	Parks & Rec	Public Safety	Trash Collection	Public Library	Senior Citizen Services	Cost of Utilities/Taxes	Affordable Housing	Convenient Shopping	Culture/History	New Housing	Economic Development												
	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not	Important	Somewhat	Not										
1	1		40	1				1			10	1			Dollar Store, Bobs	Food, Gas, Bank	1			1		1		1		1		1		1		1								
2	1				1			1			1	1			Dollar General, Subway, Bobs, Gas	Gas, Food, Etc	1			1		1		1		1		1		1		1		1						
3	1		68						1		1	1			DG, Subway, Bobs	Food, Gas, Bank			1	1		1		1		1		1		1		1		1						
4	1		23	1				1			1	1			DG, Bob's	Misc, Groceries	1			1		1		1		1		1		1		1		1						
5	1		20	1				1			1	1			DG, Bob's, Treasure Chest	Groceries, gas, subs, lottery, household goods		1		1		1		1		1		1		1		1		1						
6		1			1			1			1	1			DG, Bob's, Yum Yum	Meals, groceries, household items	1			1		1		1		1		1		1		1		1						
7	1		3		1			1			15	1			DG, Bob's	Fuel, Meat, Necessities	1			1		1		1		1		1		1		1		1						
8	1		40	1				1					1		DG		1			1		1		1		1		1		1		1					Cost of Util too high, no hardware or restaurants			
9		1				1	1					1			Bob's Tangles DG Subway, Yum Yum, Bowling, Legion, Post Office, 1st source, Unique Tool		1			1		1		1		1		1		1		1		1						
10	1		39	1				1			18	1			DG	Basic food/cleaning	1			1		1		1		1		1		1		1		1						
11	1		9	1					1									1			1		1		1		1		1		1		1							
12	1		50	1					1						Bob's, Yum Yum, DG, Subway	Groceries		1		1		1		1		1		1		1		1		1						
13	1		1 mo	1				1			21	1			Subway, Yum Yum, BP		1			1		1		1		1		1		1		1		1		1				
14	1		84	1					1			1			Bob's, DG, Beauty Shop	Gas	1			1		1		1		1		1		1		1		1						
15	1		43	1				1				1			CVS, DG, BP	Gas, groceries	1			1		1		1		1		1		1		1		1						
16	1		40	1				1			17	1			BP, DG	Food, Gas	1			1		1		1		1		1		1		1		1						
17	1		15	1				1				1			DG, Bob's	Meat, Misc	1			1	1		1		1		1		1		1		1					bring families, sr need local shopping, need tax base		
18	1		27	1				1			30		1		Tangles	Hair products	1			1		1		1		1		1		1		1		1		1				
19	1		72	1				1			8	1			South Bend	gas, food	1			1	1		1		1		1		1		1		1		1					
20	1		7	1				1			25		1		DG, Tangles, Bobs Lucky, Library	Groceries, Gas	1			1		1		1		1		1		1		1		1						
21	1		54	1					1			1			DG, Bob's	Groceries, Household	1			1		1		1		1		1		1		1		1						
22	1		41	1					1			1			DG, Bob's, Yum Yum	Food, Gas, etc	1			1		1		1		1		1		1		1		1						
23	1		12	1				1				1			DG, Bobs	Groceries, Gas		1		1		1		1		1		1		1		1		1						
24	1		5	1				1			25	1			DG Bobs, Gas	Gas, Household		1		1		1		1		1		1		1		1		1						
25	1		45	1					1			1			DG, Bob's Dogwood	Groceries		1		1		1		1		1		1		1		1		1						
26	1		30	1				1			25	1			Bob's, DG, Yum Yum, Gas		1			1		1		1		1		1		1		1		1				NO gov't subsidized housing		
27	1		24	1				1				1			DG, Bob's Yum Yum	Car repair, food	1			1		1		1		1		1		1		1		1						
28		1			1			1				1			DG, Bob's		1			1		1		1		1		1		1		1		1						
29	1		51	1				1			30	1			BP, Bob's, Liberty	Gas, lotto, beer, food	1			1		1		1		1		1		1		1		1						
30	1			1				1				1			Bob's DG Citgo Bank	groceries, fuel	1			1		1		1		1		1		1		1		1						
31	1		5	1				1			16	1			DG BP Bowling	household, food	1			1		1		1		1		1		1		1		1						
32		1	12	1				1			20		1		DG	Can goods	1			1		1		1		1		1		1		1		1						
33	1		54	1					1			1			DG, Bob's, Gas, Yum Yum, Subway, Blakes	food, household	1			1		1		1		1		1		1		1		1						
34	1		10	1				1			35	1			Bobs, DG, Yum, Sub	food, household		1		1		1		1		1		1		1		1		1		1				
35	1		4		1			1			0		1		Bobs DG	groceries	1			1		1		1		1		1		1		1		1						
36		1	1		1			1				1			all	all	1			1		1		1		1		1		1		1		1						
37	1		29	1				1			18	1			Yum, sub, Bobs Genes, etc	food, gas	1			1		1		1		1		1		1		1		1						
38	1		30	1				1				1			all	food, gas, services	1			1		1		1		1		1		1		1		1						
39	1		79	1				1				1			Bob's, DG	groceries	1			1		1		1		1		1		1		1		1						
40	1		70	1				1				1			DG, Bobs	food, household		1		1		1		1		1		1		1		1		1						
41	1			1				1				1			DG, Bobs	food, paper prod	1			1		1		1		1		1		1		1		1						
42		1		1	1			1				1			all	food, cleaning, fuel	1			1		1		1		1		1		1		1		1						
43	1		56	1				1				1			DG, Bobs	gas, food	1			1		1		1		1		1		1		1		1						
44	1		7	1				1				1			DG, Bobs	gas, clothes, food	1			1	1		1		1		1		1		1		1		1					
45	1		12	1				1			20	1			DG, Bobs	Groceries, Household	1			1		1		1		1		1		1		1		1						

Land Use

Survey #	What is your opinion about the rate of residential growth in North Liberty?				What is your opinion about the rate of business growth in North Liberty?				What type of land use (businesses, stores, manufacturing, etc.) would you like to see encouraged in North Liberty?	What type of land use (businesses, stores, manufacturing, etc.) would you like to see discouraged in North Liberty?	What group of people listed below are most in need of housing in North Liberty?						Should bicycles and pedestrians be encouraged in North Liberty? If yes, even if it increases your taxes?			Would you like to see North Liberty incorporate adjacent property into the Town limits?		Comments	
	Too Rapidly	Right Rate	Not Fast Enough	No Opinion	Too Rapidly	Right Rate	Not Fast Enough	No Opinion			Type	Type	Singles/Apartments	First Time Home	Families	Retirees/Elderly	Special Needs	Affordable Housing	Yes	No	Yes, with increase		Yes
1		1					1		CVS, Kmart, Kroger, Doctors	None		1	1	1	1	1					1		
2		1						1				1	1	1			1				1		
3		1						1	Businesses, Stores	Manufacturing			1	1			1				1		
4				1				1	Businesses, Manufacturing	Taverns				1	1		1				1		
5				1				1	Anything pays wages for young people	not biased		1					1			1			
6		1						1	Sit down restaurant, shops to attract tourism								1					1	
7		1						1	Sit down restaurant, full service grocery	No more trucking companies							1			1		1	
8		1						1	Businesses, Stores, Manufacturing	None except bars				1	1		1					1	
9		1						1	Industrial, Small business, Hardware, Medical, Restaurant	Tobacco, Liquor/bars							1					1	
10		1						1	Family Physician, Manufacturing (bring jobs)	Tobacco, Liquor			1				1			1			
11			1					1	Businesses, Stores, Manufacturing	None		1	1				1					1	
12			1					1	No response	No response		1	1				1					1	
13				1				1	Restaurants, Hardware	Rentals		1		1				1				1	
14			1					1	No response	No response		1	1	1			1					1	
15				1				1	Manufacturing	Low income housing				1			1					1	
16		1						1	Any	None							1					1	
17			1					1	destination businesses	No more trucking companies			1	1			1			1		1	
18				1				1	Restaurants	None				1			1					1	
19				1				1	Any	Meadows type				1			1					1	
20		1						1	Any	trailer parks, low income housing		1	1				1			1		1	
21	1							1	None	All				1	1		1					1	
22		1						1	Stores	Bars			1	1			1					1	
23		1						1	Business, Stores, Manufacturing	No response		1	1	1	1	1	1					1	
24		1						1	Business, Stores, Restaurant	Manufacturing	1	1	1				1			1		1	
25			1					1	Restaurants	No response				1			1					1	
26		1						1	Businesses, Stores	No response			1				1					1	
27		1						1	Restaurants	good as is							1			1		1	
28			1					1	No response	No response		1	1				1					1	
29				1				1	Factory, retail, country club	junk shops	1		1			1	1			1		1	
30		1						1	Manufacturing	none		1					1					1	
31				1				1	hardware, retail, boutique, manufacturing, tech, agtourism	Big box, heavy industry		1					1			1		1	
32				1				1	Business, manufacturing, store, restaurant	No response			1	1			1					1	
33		1						1	Manufacturing	No opinion						1	1					1	
34	1							1	Food & Art, restaurant	check cashing							1			1		1	
35				1				1	Grocery	restaurants, convenience stores							1			1		1	
36		1						1	restaurant, manufacturing	No response				1			1					1	
37		1						1	gym/workout facility, medical	pollution generators			1									1	
38			1					1	any	none				1			1					1	
39		1						1	any	tattoo parlor							1					1	
40		1						1	stores, businesses	none		1		1	1	1	1					1	
41			1					1	No response	No response				1	1	1	1			1		1	
42		1						1	Stores, rest, art, youth activities	gambling/adult				1			1			1		1	
43		1						1	bakery, restaurant	adult				1			1			1		1	
44				1				1	gas	none		1					1					1	
45				1				1	schools, rest, gas	chain stores		1					1			1		1	
46				1				1	restaurant	landfill			1				1			1		1	
47		1						1	any	none					1		1			1		1	
48		1						1	restaurants/specialty	Manufacturing		1	1				1					1	
49				1				1	business	Manufacturing						1	1			1		1	
50				1				1	business	No response				1				1				1	
51				1				1	farmers market, pharmacy, restaurant, hardware, sports	manufacturing, liquor, bars, adult			1				1					1	
52		1						1	No response	No response				1	1		1			1		1	
53		1						1	teenage club, bakery	taverns					1	1			1			1	
54		1						1	No response	No response			1				1			1		1	
55				1				1	Manufacturing	No response							1			1		1	
56		1						1	restaurants	No response		1	1	1			1			1		1	
57				1				1	restaurants, small manufacturing, retail	No response			1				1			1		1	
58		1						1	No response	No response		1		1	1		1			1		1	
59				1				1	all	No response		1		1			1			1		1	
60		1						1	restaurants	No response					1	1			1			1	
61									retail	Manufacturing			1			1	1					1	
62		1						1	restaurant, bakery	No response							1					1	
63		1						1	none	business, stores, manufacturing, public housing								1				1	
64		1						1	all	waste services				1			1			1		1	
65		1						1	hardware, stores	gambling		1					1					1	
66				1				1	food, professional services, restaurant	bars							1					1	
67				1				1	all	none		1	1				1			1		1	
68				1				1	grocery	No response			1	1	1		1					1	
69		1						1	hardware, restaurant	anything increase crime				1			1					1	
70				1				1	stores, business, manufacturing	low income housing				1			1			1		1	
71				1				1	retail, grocery, restaurants	No response				1	1		1					1	
72		1						1	restaurants, retail	gambling/adult		1					1			1		1	

Survey #	What is your opinion about the rate of residential growth in North Liberty?				What is your opinion about the rate of business growth in North Liberty?				What type of land use (businesses, stores, manufacturing, etc.) would you like to see encouraged in North Liberty?	What type of land use (businesses, stores, manufacturing, etc.) would you like to see discouraged in North Liberty?	What group of people listed below are most in need of housing in North Liberty?	Should bicycles and pedestrians be encouraged in North Liberty? If yes, even if it increases your taxes?			Would you like to see North Liberty incorporate adjacent property into the Town limits?		Comments					
	Too Rapidly	Right Rate	Not Fast Enough	No Opinion	Too Rapidly	Right Rate	Not Fast Enough	No Opinion				Type	Type	Singles/Apartments	First Time Home	Families		Retirees/Elderly	Special Needs	Affordable Housing	Yes	No
73			1				1		restaurant, bakery, manufacturing	No response		1					1		1			
74		1					1		business	Low income housing, casino		1	1	1			1					1
75			1				1		coffee shop, clothing	No response							1					
76		1					1		stores, manufacturing, kids	No response								1			1	
77		1					1		stores, specialty, restaurants	Meadows type					1							1
78			1				1		car wash, gas station, restaurant	No response							1		1		1	
79		1					1		restaurant	industrial		1	1				1		1		1	only if would lower taxes
80			1				1		drug store, grocery, hardware, medical, manufacturing	dirty/loud manufacturing		1					1		1		1	
81		1					1		all	No response			1	1			1					
82		1							family restaurant, Laundromat, camping supply	No response							1		1		1	
83																						
84																						
TOTAL	2	42	23	14	0	8	63	10			5	27	30	31	9	14	75	5	38	40	25	

Recreation & Conservation

Survey #	Does North Liberty need additional recreation facilities? If yes, should tax dollars be spent to acquire			Are you concerned about protecting historic resources in North Liberty? If yes, even if it increases your			Should North Liberty work to protect farms from development? If yes, even if it increases your taxes?		
	Yes	No	Yes, with Increase	Yes	No	Yes, with Increase	Yes	No	Yes, with Increase
1		1			1		1		
2	1		1	1		1		1	
3	1		1	1		1		1	
4	1		1	1		1			
5				1		1	1		1
6	1								
7	1				1		1		
8	1				1		1		
9		1		1		1	1		
10		1		1			1		
11		1		1		1			
12	1			1			1		
13		1			1		1		1
14		1							
15	1		1	1		1		1	
16		1			1			1	
17		1			1		1		1
18		1		1		1		1	
19		1		1				1	
20	1		1	1		1	1		1
21		1		1			1		1
22				1			1		
23				1				1	
24		1		1		1	1		
25		1		1			1		
26	1			1		1	1		
27	1		1	1			1		1
28	1				1			1	
29									
30		1		1				1	
31				1		1			
32	1			1			1		
33	1		1	1			1		
34		1		1		1	1		1
35		1		1		1		1	
36		1		1		1	1		1
37	1		1		1				
38		1		1				1	
39		1			1			1	
40	1								
41	1		1	1		1		1	
42	1		1	1		1	1		1
43	1		1	1		1	1		1
44	1			1					
45		1		1					
46	1		1		1			1	
47	1						1		
48	1		1	1		1	1		
49		1			1			1	
50	1		1	1		1	1		
51	1		1		1		1		1
52		1		1		1	1		1
53	1		1	1		1	1		1
54		1			1			1	
55									
56	1			1				1	
57	1		1	1		1		1	
58	1		1	1		1	1		
59		1		1				1	
60		1		1		1		1	
61	1				1			1	
62		1			1		1		
63	1				1			1	
64		1		1		1		1	
65		1			1			1	
66		1			1		1		
67	1		1	1		1		1	
68	1			1			1		
69		1		1			1		
70	1		1	1		1		1	
71		1			1			1	
72	1		1	1		1		1	
73	1			1				1	
74		1			1			1	
75				1			1		
76	1		1		1			1	
77		1		1					
78	1		1	1		1		1	
79		1	1		1		1		1
80	1		1	1		1		1	
81	1		1		1		1		1
82	1				1			1	
83									
84									
TOTAL	41	34	26	52	24	31	36	34	15

Streets & Utilities

Survey #	In your opinion, what and where are some of the traffic problems in North Liberty?		List the roads in North Liberty, if any, which you feel are inadequate to serve existing traffic	List intersections, if any, which you feel need improvement in North Liberty?	Would you like to see your street widened or improved with curb and gutter and/or sidewalks?			Are you satisfied with your utility service?			
	SR 4 & 23 / Five Corners	Other	Roads	SR 4 & 23 / Five Corners	Other Intersections	Yes	No	Yes, with increase	Yes	No	If no, what aspects would you like to improve?
1		Dangerous Curve, more streetlights south on 23	No response	Quinn & 23	1			1	1		
2	1		No response	No response	1			1	1		
3	1		No response	No response		1			1		
4	1		Hwy 4		1			1	1		
5		Middle of town, traffic from south not slowing down	No response		1				1		
6	1		Wabash Avenue water problems (street higher than sidewalk)	No response	1			1	1		
7	1	restrict parking along SR 4	Elementary School exit congested		1				1		
8	1	Need stop lights at SR 4/23 and SR 4/Center St. Patrolled by police instead of tamarack rd - That's County!		No response		1				1	Get water bill down to sensible rate
9	1		South Main (truck traffic)		1		1	1	1		Except for \$ increases
10	1		No response		1		1		1		
11	1	get us a stoplight	No response		1		1		1		
12		Speed limit Maple from State to Main	No response	No response			1		1		
13	1		No response		1		1		1		
14	1		No response		1		1		1		
15	1	get us a stoplight	SR 4 & 23		1		1			1	Expensive
16	1		Tamarack		1					1	NIPSCO too high
17	1		blind corners at 4&23		1		1		1		
18		No response	No response	Stop signs at community center/wells not necessary	1				1		
19	1		No response		1			1	1		
20		No response	No response	No response			1			1	Increase without explanation
21	1		Tamarack		1		1			1	Expensive
22	1		No response	Snow visibility issues at Yum Yum							
23			No response		1		1		1		
24	1		No response	No response		1		1	1		
25			No response		1		1		1		
26	1		None		1						Water expensive
27	1		Between Bob's and Meadows	No response	1			1	1		
28	1		No response	No response					1		
29	1		SR 23 speeding in school zone		1			1	1		
30		need off-street parking at cemetery	west cent st - narrow		1		1		1	1	too high with mandatory items - eliminate recycle/refuse
31		ok	No response	No response		1		1	1		
32	1	get us a stoplight	No response	No response		1			1		
33		Tamarack & 23	No response	Five Points, Elm & Maple	1		1		1		
34		school flashing light doesn't work	No response		1			1	1		
35		No response	None		1			1	1		
36	1	school drive	No response		1					1	water and sewer too high
37		No response	No response	No response	1				1		
38	1	light downtown	No response		1		1			1	Expensive
39		None	None				1		1		
40	1		None	flashing light			1		1		expensive
41		No response	No response	No response					1		
42	1	get us a stoplight	No response		1			1	1		
43	1	get us a stoplight	No response		1			1	1		
44	1	get us a stoplight	SR 4 & 23		1				1		
45	1	get us a stoplight	Main/Tamarack		1			1	1		
46		None	None		1		1		1		
47	1		None		1		1		1		
48	1		No response		1		1			1	Expensive
49		None	None	None	1			1	1		
50	1		None		1		1				
51	1	3 mile curve, walking down tamarack to NLYL	None		1			1	1		
52		No response	No response	No response		1		1	1		
53		wabash and tamarack stop sign	SR 4 & 23		1			1	1		
54		out of town cops	No response	No response			1		1		
55	1		No response	No response					1		
56	1		No response		1				1		
57	1	Need stoplight	SR 4		1		1		1		
58		No response	No response	No response			1		1		
59		speeding	none		1		1		1		
60	1		No response		1			1	1		
61	1	visibility	No response	No response					1		
62	1		No response	No response					1		
63	1	slow down	No response	No response		1			1		
64	1		South Main		1		1		1		NIPSCO expensive
65	1		No response	No response		1			1		
66	1	no designated crosswalks	No response		1		1		1		
67	1		most of them		1			1	1		
68	1		No response		1					1	water too high, need flouride
69		congestion at gas station	none		1		1		1		
70		none	none				1		1		
71	1		No response		1		1			1	water too high, poor quality
72	1		No response		1			1	1		
73	1		No response		1				1		
74	1		SR 4 & 23		1		1			1	water too high
75		trim trees	No response	No response						1	water too high
76	1	Need stoplight	leeper, Osborne		1			1	1		
77	1		SR 4		1		1			1	water and NIPSCO high
78	1		No response		1			1	1		
79	1		reed st		1			1	1		
80	1		some roads not well paved		1			1	1		
81		none	none				1		1		
82	1	visibility	Tamarack		1					1	hard water, expensive
83											
84											
TOTALS	56				53		37	34	26	65	15

Survey #	What do you think are the three (3) most serious issues facing North Liberty in the next five (5) years?										How do you get information about issues going on in North Liberty?					Name at least three (3) things that you like best about living/working in North Liberty.										Name at least three (3) things that you would like to change about North Liberty to make it a better place			Name at least three (3) things you would like to see your tax dollars spent on (in order of priority)?			Additional Comments					
	Loss of businesses/ lack of business	Serving Young people/kids	Aging Population concerns	Jobs/ Unemployment	Town Aesthetics	Traffic Control	Drugs	Town Council Issues	Emergency Services Issues	Other	No Response	Clerks/Utility Office or Notices	Public Meetings	Business or Church	Walckerton Shopper	Media (TV/radio/news)	Facebook/Website	Friends/Family/ Word of Mouth	Safe/Low Crime	Small Town Atmosphere	People/Friendly, Helpful	Quiet/Peaceful	Longtime resident	Location	Schools	Neighborhoods	Walkable	Police/Fire/Amb	Other	One	Two		Three	One	Two	Three	
29	1			1				1									1			1									good for kids, room to grow	jobs	retail	drugs	public safety	kids	jobs		
30	1							1									1		1	1									Police officer problems	stop mandatory services	lower taxes	assist manufacturing	assist industry	assist businesses			
31	1			1										1			1								1				business/industry	encourage creative businesses	Restaurant	business incentives	youth programs	Park			
32	1																1			1									More work	Grocery store	Restaurant	improvements	More jobs				
33				1				1									1		1					1					Kids activities	Snow removal	Help elderly	street department	Police Department	Park			
34													1				1	1											sidewalks	facelift downtown	update park	sidewalks	facelift downtown	Park			
35	1			1									1				1		1										regulate business			No response			need unbiased guidance on town growth		
36	1									1		1							1	1								attract business			business incentives						
37										1	1						1											place to workout	medical						look at Rochester wellness center		
38	1																1								1			more business	walk from school to ball park		street repairs	fix sidewalks					
39										1							1	1								1			more business	local compost		Compost site					
40													1				1	1											more business/family restaurant	kids activities	manufacturing	new fire/amb					
41	1												1														1		home mail delivery	family restaurant		street repairs					
42	1	1	1													1	1	1	1					1					cooperation between town/township/cham ber, etc	business owner involvement	pride in NL	economic development	streets/sidewalks	emergency services			
43	1																1	1	1					1					No response			new fire/amb					
44								1									1	1											No response			new fire/amb	Police Department				
45	1			1		1																							No response			No response					
46										1			1				1	1		1									more restaurants	bike path	yard waste service	bike path					
47										1																			No response			No response					
48	1												1				1	1							1			side street improvements	town council taking part in activities		update utilities	side street improvements	police department				
49										1																			No response			No response					
50								1									1	1						1				Police officer problems	better fire/amb		new fire/amb	more business					
51	1												1				1							1			historic homes	sports complex (kids)	business development	good education	sports complex	business development	schools				
52																	1	1	1										own home	good as is		sidewalks	roads				
53	1	1		1						1			1			1	1	1											Kids activities	service station selection	bakery	skateboard park	streets/sidewalks	elementary school			
54																	1	1											new town board			No response					
55	1																1	1									church	No response			No response						
56										1	1	1					1	1										Park	restaurant	senior housing	more businesses	Senior housing	bike/walking paths	roads			
57	1																1	1						1				Sidewalks in all neighborhoods	better code control and rules	code enforcement	recreation at park	splash pad			need comp plan for economic development and land use		
58										1										1				1	1				No response			No response					
59								1									1		1										sidewalks (new/upkeep)	replant trees	better drug enforcement	safe sidewalks	walking trail to ballpark	streetscape	drug testing town employees/officials		
60	1																1	1						1				clarity/vision from town council	business development	home postal delivery	water/sewer	no fee online billing	incentives for family housing (3BR+)	nice job downtown sidewalks and park refurb funding			
61													1	1													Yum Yum, State Park	get rid of tire shredder	improve 23 & 4		No response						
62										1							1		1										no response			Sidewalk SAPA to Quinn					
63														1			1	1	1	1									slow traffic on 23	less public housing		new playground equip at park	park maintenance	sidewalks/curbs			
64	1			1								1								1									more willingness to work together			historic preservation	beautification (town and park)	safety services			
65		1		1										1			1	1											no response			roads	sidewalks	utilities to keep rates low			
66																	1												no response			No response					
67										1																			curbs along 23	new business		No response					
68										1																			No response			No response					
69										1			1			1	1												No response			safety					
70	1												1				1												more business	more community events		new fire/amb					

Appendix C

Public Hearing, Notices, and Resolutions for Adoption



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

Wednesday, December 17, 2014

The Honorable Council of the Town of North Liberty
P.O. Box 515
North Liberty, IN 46554

RE: A Resolution of the Area Plan Commission of St. Joseph County, Indiana approving the Comprehensive Plan for the Town of North Liberty - APC# R241-14.

Dear Council Members:

I hereby Certify that the above referenced ordinance of was legally advertised on Thursday, December 04, 2014 and that the Area Plan Commission at its public hearing on Tuesday, December 16, 2014 took the following action:

Upon a motion by Rich Warner, being seconded by Oliver Davis and unanimously carried, the Resolution of the Area Plan Commission of St. Joseph County, Indiana approving the Comprehensive Plan for the Town of North Liberty, is adopted and recommends to the North Liberty Town Council that it adopt the Comprehensive Plan.

The deliberations of the Area Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing, and will be forwarded to you at a later date to be made a part of this report.

Sincerely,

A handwritten signature in black ink that reads "Lawrence P. Magliozzi".

Lawrence P. Magliozzi

Attachment

RESOLUTION NO. 241-14

A RESOLUTION OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA APPROVING THE COMPREHENSIVE PLAN FOR THE TOWN OF NORTH LIBERTY

WHEREAS, the Area Plan Commission of St. Joseph County is empowered to prepare, approve and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 et. seq. entitled “500 Series – Comprehensive Plan”; and

WHEREAS, the Comprehensive Plan for South Bend and St. Joseph County, Indiana dated April 2002, has been adopted pursuant to the provisions of Indiana Code 36-7-4-500 et. seq. as a statement of policy for the land use development of the jurisdiction; and

WHEREAS, the Area Plan Commission and the legislative body in preparing and considering land use proposals, are tasked under I.C. 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adopted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

WHEREAS, the Area Plan Commission has reviewed the “Town of North Liberty Comprehensive Plan”, which is the official policy that establishes development goals and objectives to guide future growth within and around the Town of North Liberty;

NOW, THEREFORE, BE IT RESOLVED that the “Town of North Liberty Comprehensive Plan”, which is attached to and made a part of this Resolution, is hereby approved as a general policy statement for future land use development in the area considered and is submitted to the Town on North Liberty, Indiana Town Council for their consideration and action.

Passed by the Area Plan Commission for the St. Joseph County, Indiana, this 16th day of December, 2014.

Karl G. King, President
Area Plan Commission of
St. Joseph County, Indiana

ATTEST:

Lawrence P. Magliozzi
Secretary

Staff Report

12/5/2014

APC # R241-14
Owner: Initiated by the Area Plan Commission
Jurisdiction: Town of North Liberty
Public Hearing Date: 12/16/2014

Requested Action:

The petitioner is requesting approval of a Comprehensive Plan for the incorporated Town of North Liberty, Indiana, pursuant to IC 36-7-501. The Comprehensive Plan includes the following: existing land use analysis, infrastructure analysis, environmental analysis, policies and objectives, future land use plan, implementation strategies, and a plan monitoring program.

Staff Comments:

The staff has reviewed the North Liberty, Indiana Comprehensive Plan. The plan contains all the elements required by State law. The plan also provides a series of Policies, Goals, and Objectives in addition to Implementation Strategies. The Comprehensive Plan notes suggested changes to the zoning and subdivision ordinances in order to meet several of the goals and objectives stated.

Recommendation:

Based on information available prior to the public hearing, the staff recommends that the Area Plan Commission adopt the North Liberty Comprehensive Plan and recommend to the North Liberty Town Council that it adopt the Comprehensive Plan.

(Governmental Unit)

To Dr.

IDEM

County, Indiana

South Bend Tribune
225 West Colfax Ave
South Bend, Indiana 46628
Tax ID# 35-138 1571

PUBLISHER'S CLAIM

LINE COUNT

Ad # 0020187485

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent

Head -- Number of lines

Body -- Number of lines

Body -- Number of lines

Total number of lines in notice

39

COMPUTATION OF CHARGES

39 lines, 1 columns wide equals 39.00 equivalent lines at # cents per line

\$14.76

Additional charges for notices containing rule or tabular work
(50 per cent of above amount)

Charge for extra proofs of publication
(\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$14.76

DATA FOR COMPUTING COST

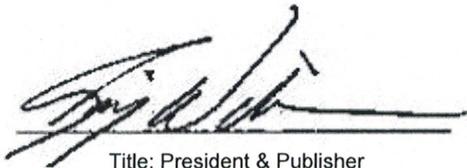
Width of single column in picas 9.4ems

Size of 7.5 point.

Number of insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper # time(s). The dates of publication being as follows: January 04, 2015


Title: President & Publisher
Cheryl June Morey, Notary Public
Resident of St. Joseph County
My Commission expires December 21, 2016

South Bend Tribune

225 W. Colfax Ave, South Bend, IN 46628

\$14.76

ON ACCOUNT OF APPROPRIATION FOR

Appropriation No. Tax ID# 35-138-1571

ALLOWED _____
IN THE SUM OF \$14.76

That it is duly authenticated as required by law.
That it is based upon statutory authority.

correct

That it is apparently

incorrect

I certify that the within claim is true and correct; that the services there in itemized and for which charge is made were ordered by me and were necessary to the public business

Attest

PUBLIC NOTICE

The Town of North Liberty will hold a public hearing on January 21, 2015, beginning at 7:00 p.m. the North Liberty Council Meeting Room located at 300 S. Main Street, North Liberty, IN 46554 to provide interested citizens an opportunity to express their views on the recently completed Comprehensive Plan. The plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from the planning firm, DLZ, Indiana, will present their findings and recommendations at the hearing. Every effort will be made to allow all persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Vicki Kitchen, Clerk Treasurer, at (574) 656-4447 no later than January 19th by noon. Every effort will be made to make reasonable accommodations for these persons. For additional information concerning the public hearing or the Comprehensive Plan please contact: Christy Pappano, Grant Administrator at c.pappano@yahoo.com or by phone at (317) 966-4715.

Hspaxlp

1t 1: 4

**TOWN OF NORTH LIBERTY
COMPREHENSIVE PLAN
OCRA PLANNING GRANT
PUBLIC HEARING
7:00 p.m.; January 21, 2015**

The Town of North Liberty conducted their final public hearing for the recently completed Comprehensive Plan, CDBG Grant. Notice of this special meeting was given by publication in *The South Bend Tribune*. Notice of the public hearing was also posted at the Town Hall. All persons present are listed on the attached sign-in sheet.

Gerry Brown, Town Council President, opened the meeting at 7:00 p.m. on January 21, 2015 and stated that the purpose of the public hearing was to hear final questions and comments on the recently completed Comprehensive Plan. He then turned the floor over to Christi Pappano of Kenna Consulting and Sara Rhodes of DLZ to present findings and answer questions.

Sara:

The Comprehensive Plan was funded through the Office of Community and Rural Affairs, Community Development Block Grant. The last plan that the Town had completed was a Strategic Plan in 1995, which was outdated and lacked information on how to work with the growth that you all have seen over the past couple years. The requirements that we had to include in the plan were a statement of objectives for future development, a statement of policy for land use development, a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities. These were our main focus during the completion of this plan.

To complete the plan, we created a steering committee of 6-7 people, Vicki (Clerk Treasurer), myself, and one of my colleagues working together to guide how we were going to develop the plan and also the development of a Community Attitude Survey. The survey was distributed in the Town's Utility Bill in May and also on the Facebook Page. We received back 80 responses, which was huge compared to other communities that we have worked in, this allowed us to have a lot of really good and useful public input. We used that information to create the draft vision, goals, and objectives. We held focus groups to discuss the different areas of the plan with 4-5 people in each of those groups. We developed a future land use plan, and the draft comprehensive plan. That included a preliminary investigation and review analysis of what you currently have for current housing, what you future needs may be, transportation, economic development, looking at the business district, other infrastructure, your utilities, your road system, your parks and recreation, and your land use and zoning looks like and documenting the current state of all of these, and things that we know are coming in the future. What we found when we did this was that North Liberty is a growing and very proactive Town unlike many other Towns your size, so this sets you apart from other communities. There is a very high percentage of residential land use. Portions of the Town have flood plains to take into consideration when moving forward. The utilities that you have, especially with some of the new projects coming in this year, is pretty adequate for a fair amount of growth without needing new infrastructure. Some of the advantages that we saw were your proximity to South Bend, Mishawaka, the State Park, and the road system...31, the Toll Road, and many other transportation routes which makes you a good location for some of the industrial growth that you have already seen. Another advantage is the group that is working with the Southwest Saint Joseph County Initiative and your Chamber, both of those groups are vital to helping you grow your downtown. There is a desire from the community, according to the survey, to see more businesses and restaurants.

There is an estimated growth of 5% by 2020, a lot of that is because of John Glenn's (school district) growth. With that growth, you really need to plan for where these people are going to go. Some of the drivers for the land use plan were, of course, the residential projections show that you need more room for single-family and multi-family units. You have just completed a new senior housing complex but there is a need for more. There is also a need for quality, affordable rentals. Your rental rate in town is much higher than any of us anticipated it to be! We need zoning to support rural residential, and an increase in commercial as well. Your commercial rate was only 2.2% commercial and we see that normally in a town of your size it is around 10%. The current available industrial land is a benefit, you already have some things already zoned that way that are available for expansion especially in the park on the south end of town. There is also a lot of public input that wanted more recreation.

With this plan, we basically took the zoning map and existing land uses and looked at that and started to see where the components needed to grow can fit into that plan and where the logically made planning sense so that you wouldn't have industrial right next to a residential subdivision. You really don't want to have conflicting land uses right next to each other.

The hope with this plan is that by 2035 this plan will help guide the development to attract more young adults and families, and keeping your downtown more "old fashioned" the way it is now. Once the plan was developed we made it available for public review and had a discussion with a presentation last fall. The plan was then submitted to area planning so that they could comment and make any recommendation that they had. After the revisions were made that came from those meetings, we presented it to them to approve and recommend for you to approve. This plan has to be in to OCRA by the end of February, so with this meeting, after approval we will go back and tie everything together and send it to them to approve before their deadline.

The floor was then open for questions or comments from the council or those present.

Vicki: We have already started moving forward with implementing this plan. We have been working with a company on the south side of town to annex them into the town limits. We also have 2 new restaurants that have opened in the last 3 months.

Gerry: And another one on the way.

Vicki: Two more! There will be a deli opening soon.

Gerry: This is good!

With no more questions or comments the Council passed Resolution #2015-02 approving the plan and the hearing was closed.

Respectfully transcribed,



Christi Pappano
Grant Administrator

**RESOLUTION TO THE TOWN COUNCIL OF
TOWN OF NORTH LIBERTY, INDIANA APPROVING
THE COMPREHENSIVE PLAN**

RESOLUTION NO. 2015-02

WHEREAS, the Town Council of Town of North Liberty, Indiana had identified adequate reason to analyze the need for a Comprehensive Plan to establish policies, goals, and objectives for land use, public facilities, transportation, housing, and economic development; and,

WHEREAS, the Town of North Liberty has hired DLZ, Indiana to define and describe the issues, advise us of our options, and make recommendations to address the issues in the near future; and,

WHEREAS, the Town of North Liberty, Indiana has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has contributed Four Thousand Five Hundred dollars (\$4,500.00) as local match for this project; and

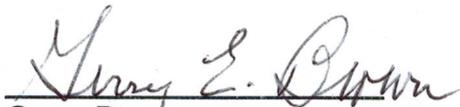
WHEREAS, the Town of North Liberty, Indiana has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied; and

WHEREAS, the Town of North Liberty, Indiana has received 8 hard copies and 1 electronic copy which will be kept on file in the Town offices for future reference. Kenna Consulting has received three (3) hard copies of which two (2) will be provided to OCRA.

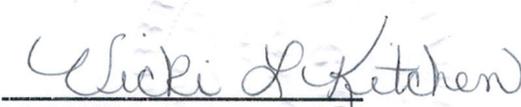
NOW THEREFORE, BE IT RESOLVED by the Town Council of Town of North Liberty, Indiana that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. Town of North Liberty will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

The Plan is hereby adopted by the Town Council of Town of North Liberty, Indiana this 21st day of January, 2015.

TOWN OF NORTH LIBERTY, INDIANA


Gerry Brown
Town Council President

ATTEST:


Vicki Kitchen
Clerk-Treasurer

**TOWN OF NORTH LIBERTY
 COMPREHENSIVE PLAN
 OCRA PLANNING GRANT
 PUBLIC HEARING
 January 21, 2015, 7:00 p.m.**

Name	Organization/Address
1 Laurie Johnson	DLZ / 2211 E. Jefferson Blvd SB 46605
2 Sara Rhodes	"
3 Christi Pappano	Kenna Consulting
4 LARRY MAGLIOZZI	APC
5 Phil CORNEN	Visting
6 Michael SANDON	M/W/P
7 Tom England	
8 Brent Voreis	
9 Wicket Kitchen	Clerk-Treasurer
10 Eugene Ryan	
11 WA BROVES	Council
12 Amy E. Brown	Council
13	
14	
15	
16	
17	
18	
19	
20	