

POSEY COUNTY

FOR UNINCORPORATED POSEY COUNTY, POSEYVILLE, AND CYNTHIANA

Final Comprehensive Plan



Bernardin Lochmueller & Associates, Inc.

Posey County Comprehensive Plan

for unincorporated Posey County, Poseyville and Cynthiana

Final



Prepared for:

Posey County
Coliseum Building
126 East Third Street, Mount Vernon, Indiana 47620
Phone: (812) 838-1311

Prepared by:

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Engineering, Planning, Surveying, Environmental Studies, Water/Wastewater
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Phone: (812) 479-6200

Draft Final Plan published: October 31, 2008

Posey County Area Plan Commission public hearing and plan adoption:
November 13, 2008

Posey County Board of Commissioners plan adoption: November 18, 2008

Poseyville Town Council plan adoption:

Cynthiana Town Council plan adoption:

RESOLUTION NO. 1118081

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF POSEY COUNTY, INDIANA ADOPTING THE COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREA OF POSEY COUNTY, INDIANA

WHEREAS, the Area Plan Commission of Posey County, Indiana, did on November 13, 2008 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the unincorporated area of Posey County, and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

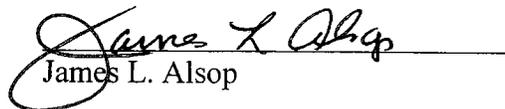
WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of Posey County, Indiana, and

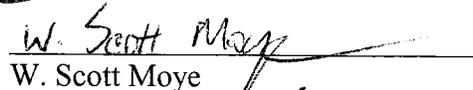
WHEREAS, the Board of Commissioners finds that it is in the best interest of Posey County to adopt said plan.

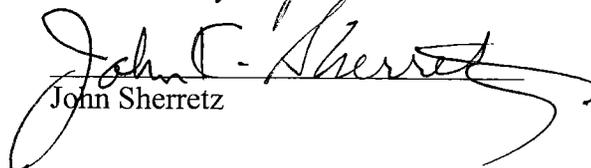
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Posey County, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan for the Unincorporated Area of Posey County, Indiana.

This resolution shall take effect from and after its passage as provided by law.

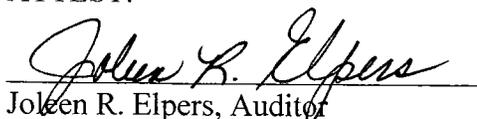
PASSED AND ADOPTED by the Board of Commissioners of Posey County, State of Indiana, on the 18th day of November, 2008.


James L. Alsop


W. Scott Moye


John Sherretz

ATTEST:


Joleen R. Elpers, Auditor

LOCAL RESOLUTION APPROVING COMPREHENSIVE PLAN

Resolution No. 11 1808 2

WHEREAS, Posey County had identified adequate reason to prepare an update to the Posey County Comprehensive Plan; and,

WHEREAS, Posey County has hired Bernardin-Lochmueller & Associates to define and describe the issues, advise the ~~City~~ ^{County} of its options and make recommendations to address issues in the near future; and,

WHEREAS, Posey County has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study, and has contributed \$7,100 as local match for this project; and,

WHEREAS, Posey County has reviewed the process and completed the study thoroughly, and is satisfied with the services performed, information contained therein, and methodology applied; and,

WHEREAS, Posey County has received sufficient copies of this document for its records and will keep them on file in the Area Plan Commission Office for future reference.

NOW THEREFORE BE IT RESOLVED by the Posey County Commissioners that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The Posey County Commissioners 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 if applicable.

Passed this 18th day of November, 2008.

POSEY COUNTY


James Alsop, County Commission President


ATTEST: Joleen Elpers, Auditor

RESOLUTION NO. 2008-12-10-01

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF POSEYVILLE, INDIANA
ADOPTING THE COMPREHENSIVE PLAN OF THE TOWN OF POSEYVILLE, INDIANA

WHEREAS, the Area Plan Commission of Posey County, Indiana, did on November 13, 2008 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the town; and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of POSEYVILLE, Indiana, and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt said plan.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of POSEYVILLE, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan of the Town of POSEYVILLE, Indiana.

This resolution shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF POSEYVILLE, INDIANA, ON
THIS THE 10 DAY OF December, 2008.

Aye

Nay

Abstain

Absent

✓

Steven J. Ahrens

✓

Bruce C. Baker

✓

Ronald G. Fallowfield



Bruce C. Baker, President

ATTEST:



Christina Lupfer, Clerk-Treasurer

RESOLUTION NO. _____

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CYNTHIANA, INDIANA
ADOPTING THE COMPREHENSIVE PLAN OF THE TOWN OF CYNTHIANA, INDIANA

WHEREAS, the Area Plan Commission of Posey County, Indiana, did on November 13, 2008 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the town; and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of CYNTHIANA, Indiana, and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt said plan.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of CYNTHIANA, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan of the Town of CYNTHIANA, Indiana.

This resolution shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CYNTHIANA, INDIANA, ON THIS THE 6th DAY OF January, 2009.

Aye

Nay

Abstain

Absent

✓
✓

✓

Larry M
John D. Hely
Robert S. Harkness

Larry M
_____, President

ATTEST:

Greta Mounts
Greta Mounts, Clerk-Treasurer

**COMPREHENSIVE PLAN
CERTIFICATION**

I, Mindy Bourne, Executive Director/Secretary of the Posey County Area Plan Commission do hereby certify to the Posey County Board of Commissioners, the Poseyville Town Council and the Cynthiana Town Council, that the Comprehensive Plan for the unincorporated area of Posey County and the Towns of Poseyville and Cynthiana, a true copy of which is attached, was considered and approved by the Posey County Area Plan Commission at their meeting held on November 13, 2008 by a vote of 8 in favor, 0 against, 0 abstaining, and 1 absent and do herewith forward the same to you for your consideration and approval.

Mindy Bourne
Mindy Bourne
Executive Director/Secretary
Posey County Area Plan Commission

11-13-08
Date

RESOLUTION NO. _____
RESOLUTION OF THE PLAN COMMISSION
ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION RECOMMENDING THAT THE BOARD OF COMMISSIONS OF POSEY COUNTY, THE TOWN COUNCIL OF THE TOWN OF POSEYVILLE AND THE TOWN COUNCIL OF THE TOWN OF CYNTHIANA ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREA OF POSEY COUNTY AND THE TOWNS OF POSEYVILLE AND CYNTHIANA, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

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

WHEREAS, the Area Plan Commission of Posey County, Indiana, did on November 13, 2008, hold a legally advertised public hearing on the proposed Comprehensive Plan for the Unincorporated Area of Posey County and the Towns of Poseyville and Cynthiana, Indiana until all comments and objections were heard; and

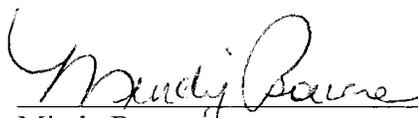
WHEREAS, the Area Plan Commission found that said plan is in the best interest of the citizens of unincorporated Posey County and the towns of Poseyville and Cynthiana, Indiana.

NOW THEREFORE, BE IT RESOLVED, that the Area Plan Commission of Posey County, Indiana, recommends to the Posey County Board of Commissioners, the Poseyville Town Council and the Cynthiana Town Council the adoption of said Comprehensive Plan attached hereto named Comprehensive Plan for Unincorporated Posey County, Poseyville and Cynthiana, dated October 2008.



Mark Seib
President
Posey County Area Plan Commission

11-13-08
Date



Mindy Bourne
Executive Director/Secretary
Posey County Area Plan Commission

11-13-08
Date

City of Mount Vernon Comprehensive Plan
 &
Posey County Comprehensive Plan
 (Unincorporated Posey County, Poseyville & Cynthiana)

Public Hearing

Posey County Area Plan Commission
 Hovey House
 Fourth at Walnut
 Mount Vernon, Indiana 47620

November 13, 2008
 at 6:00 PM



OUTLINE

- A. Purpose of Public Hearing
- B. Planning Process
- C. Comprehensive Plan Benefits
- D. Comprehensive Plan Contents
- E. Community Profile
- F. Future Vision
- G. Recommendations
- H. Next Steps

A. Purpose of Public Hearing

1. Receive public comment on two draft comprehensive plans:
 - Mount Vernon
 - Posey County → unincorporated Posey County and incorporated Poseyville and Cynthiana
2. Public hearing fulfills two purposes:
 - Meets State statutory requirements for adoption of a new comprehensive plan
 - Fulfills Indiana Office of Community and Rural Affairs grant requirements for the separate grants funding each plan
3. New Mount Vernon Plan replaces last plan in 1963
 - Incorporates Riverfront Revitalization Plan of 2007
 - Incorporates Downtown Redevelopment Plan of 2006
 - Reflects Western Bypass Feasibility Study of 1998
4. New Posey County Plan replaces last plan in 1975 with updates in 1978, 1980, 1984 and 1998
 - Reflects 2008 New Harmony Comprehensive Plan fringe area recommendations
5. Two plan documents due to two separate planning grants
 - Two plans are integrated → recommendations for fringe area of Mount Vernon identical in both plans

B. Planning Process

1. Four meetings with Mount Vernon and Posey County Steering Committees over past 7 months
 - Identify issues and leaders to be interviewed, and prepare survey (5/07 & 13/2008)
 - Develop future vision (7/15/2008)
 - Develop future alternatives (9/20/2008)
 - Develop recommendations (10/15/2008)
2. Steering Committees met jointly to address common issues
3. Separate community surveys for Mount Vernon and Posey County to identify issues
4. Separate community leader interviews for Mount Vernon and Posey County to identify issues
5. Two rounds of public information meetings for Mount Vernon and Posey County
 - Review background information and the future vision (7/30 & 31/2008)
 - Review future land use/transportation alternatives (9/17 & 18/2008)

C. Comprehensive Plan Benefits

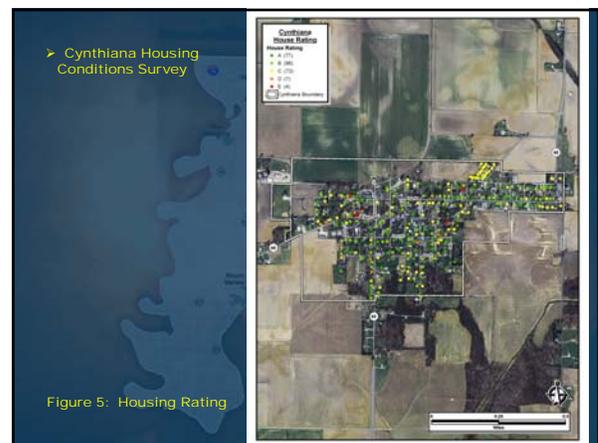
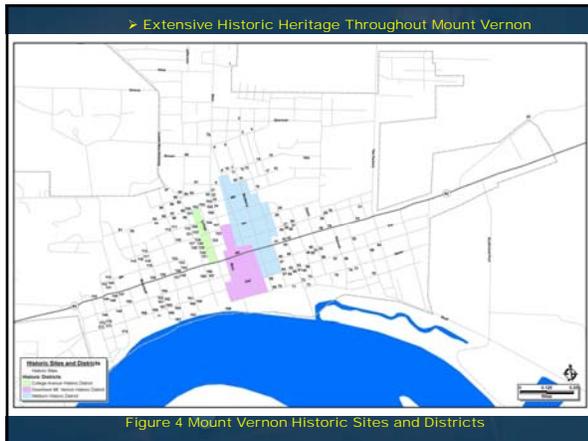
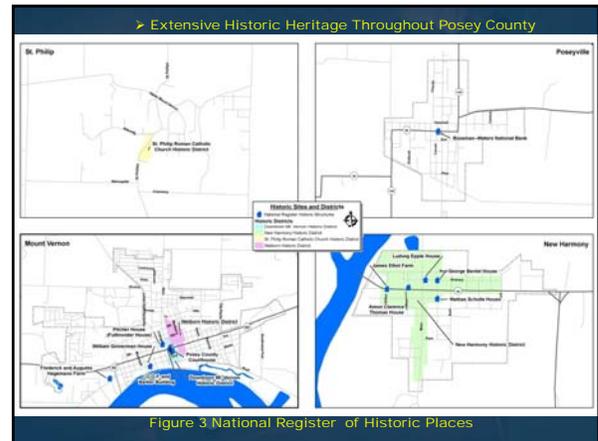
1. Achieves community self-determination
2. Protects property investments
3. Preserves property tax base
4. Helps keep tax rates down
5. Promotes attractive and healthy living environments
6. Guides future community development
7. Helps use tax dollars in the most cost-efficient manner for the maintenance of existing and construction of new public infrastructure
8. Provides a fair and equitable development process with a view towards efficient and cost-effective delivery of public services
9. Facilitates grants to address community needs

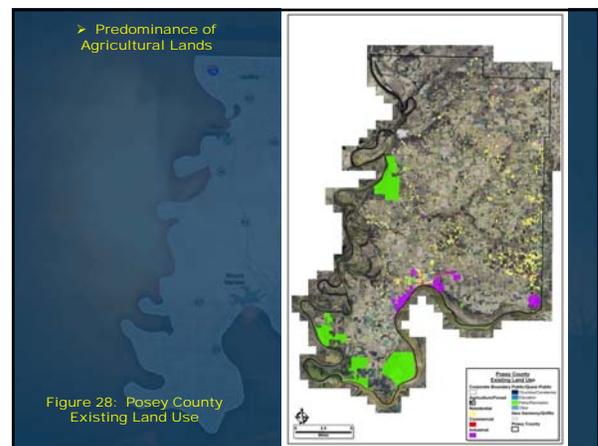
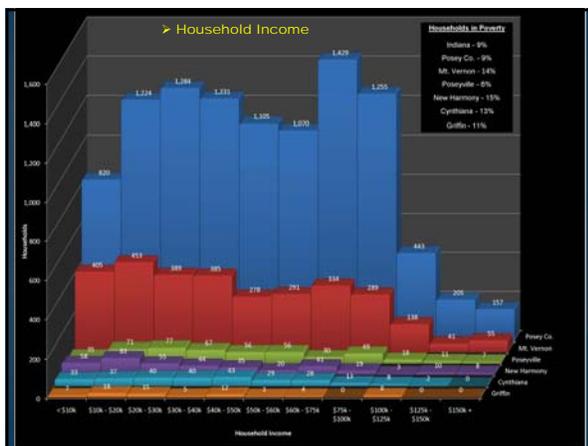
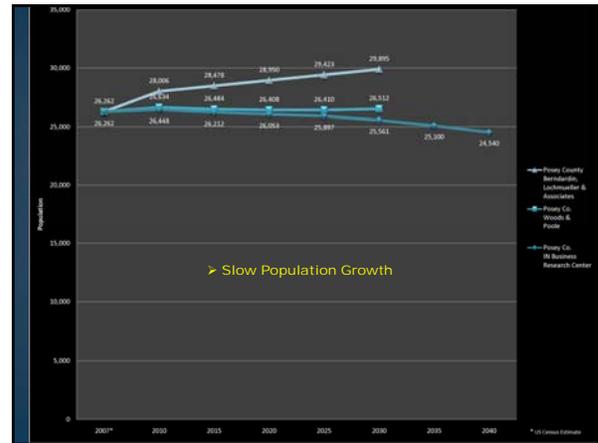
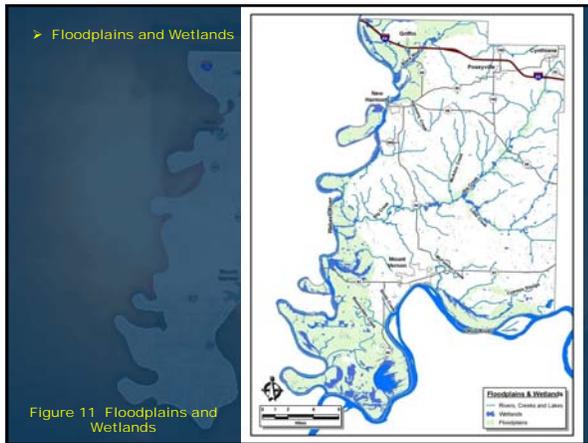
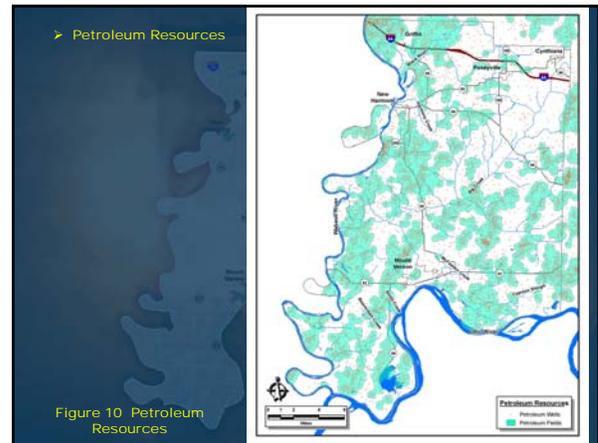
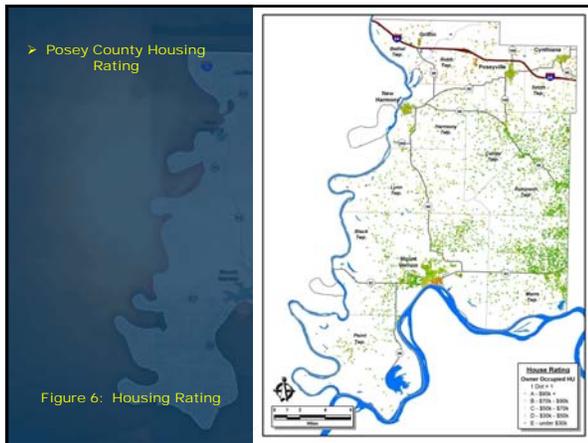
D. Comprehensive Plan Contents

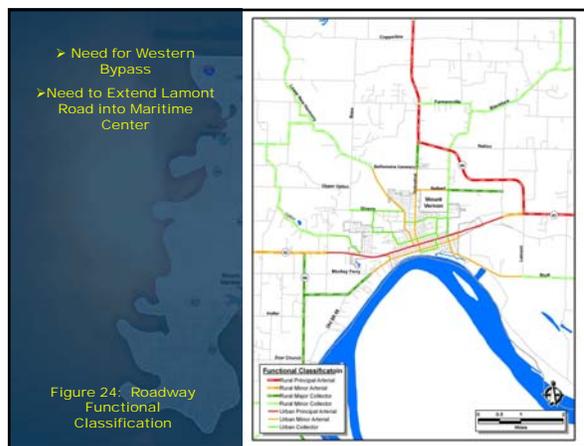
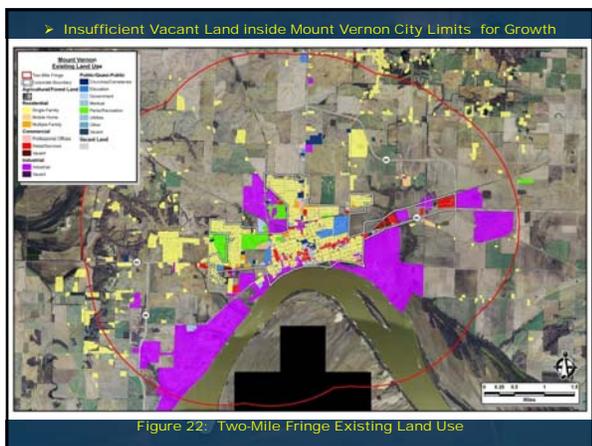
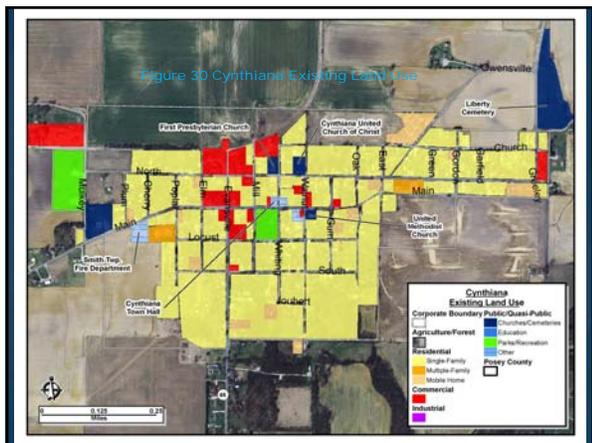
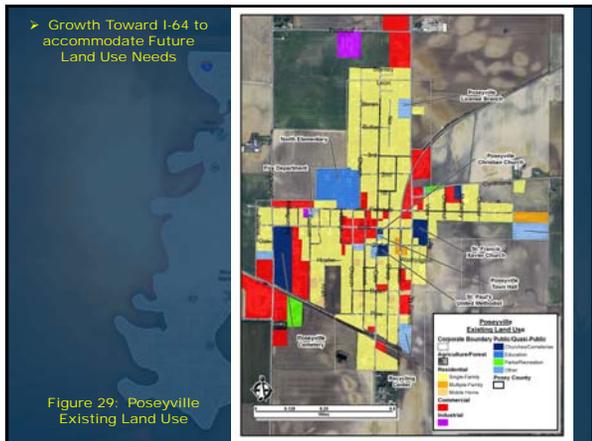
1. State Statutes provide a general framework → The specific contents are unique to community.
2. Establishes guidelines (not law) for future development.
3. Provides guidelines for the development of roads, sewers, waterlines, drainage, parks and other community facilities.
4. Provides guidelines for the protection of historic and natural resources.
5. Based on conditions in the future → Year 2030.
6. Geographically Coordinated Mount Vernon and Posey County Plans
 - Mount Vernon Plan covers the incorporated area and a two-mile fringe where the city has and is extending public infrastructure.
 - Posey County Plan covers the incorporated areas of Poseyville and Cynthiana and unincorporated Posey County including the two-mile fringe of Mount Vernon
 - Excludes New Harmony which has its own Comprehensive Plan and Plan Commission
 - Excludes Griffin which does not participate in planning
7. Provides guidance for application of land use controls → zoning and subdivision control regulations
8. May be amended any time, but should be reviewed every five years and updated every ten years.

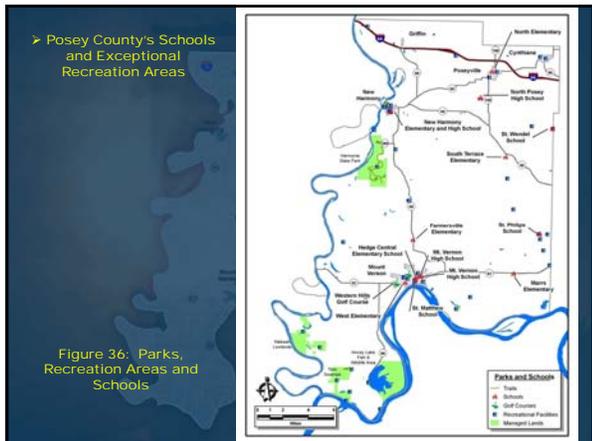
E. Community Profile

1. Community setting → historic, natural environment, & socio-economic characteristics
2. Assessment of existing conditions → land use, transportation, utilities, and community facilities
3. Community issues identification → plan steering committee, community survey and community leader interviews









Top Ten Community Issues

Mount Vernon	Posey County
1. Encourage and increase retail and personal services	1. Encourage new quality industry
2. Expand city water filtration and distribution system	2. Promote rivers and highways as asset to draw new development
3. Improve sidewalks	3. Promote economic development
4. Better address vacant buildings	4. Incentives to attract industries
5. Promote economic development	5. Incentives to grow existing businesses
6. Encourage new quality industry	6. Better promote tourism
7. Upgrade and expand sewer system	7. Improve existing roads and bridges
8. Improve stormwater drainage	8. Build on existing attractions
9. Address heavy truck flow	9. Need more destination points to attract tourism
10. Increase downtown events	10. Encourage growth in northern Posey County, Poseyville and Cynthiana

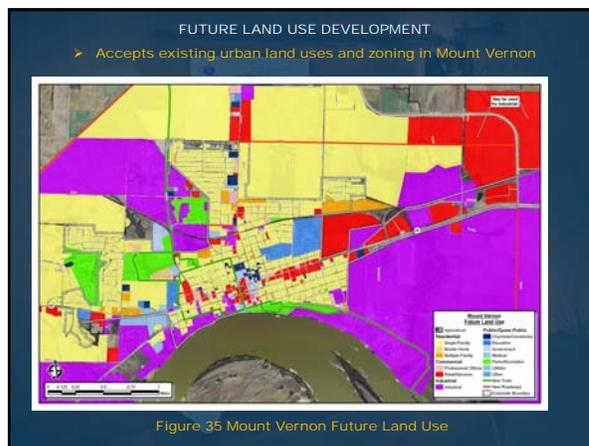
F. Future Vision

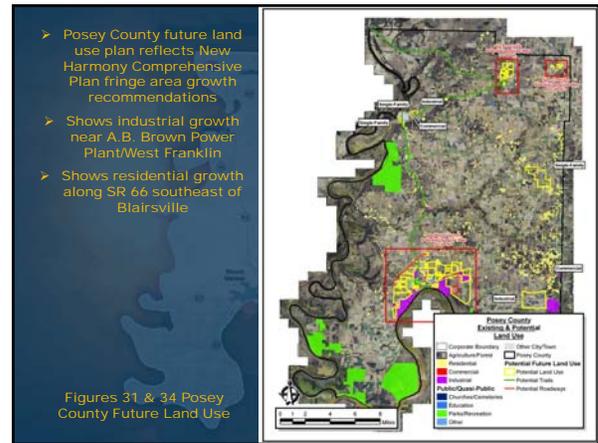
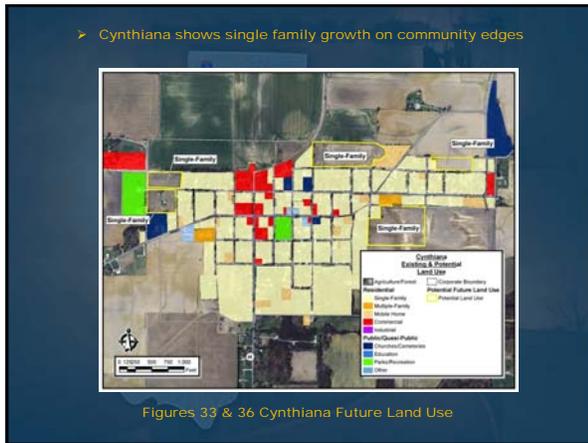
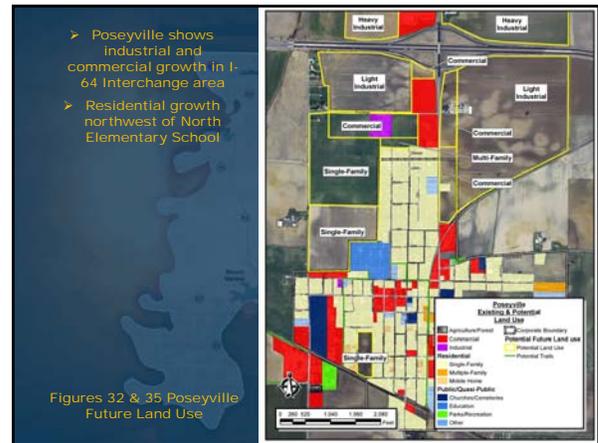
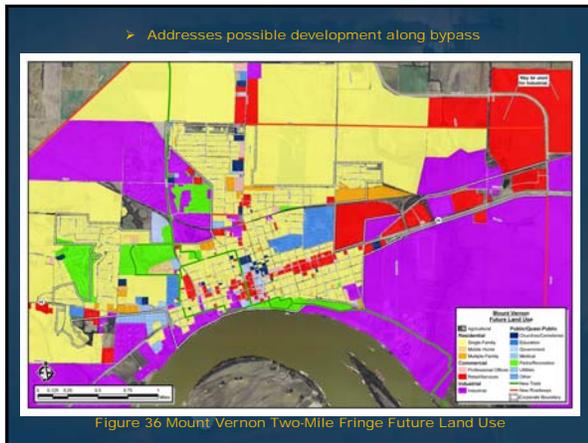
(based on Community Issues, Steering Committee input and public open houses)

- Vision Statement**
- Land Use Development Policy Statement**
- Community Infrastructure Policy Statement**
- Goals and Objectives for Future Development**
 - Economic development, **tourism**, housing, business, environment, transportation, utilities, recreation, **community**
- Guidelines → land use, infrastructure, environment and government**
 - Used in conjunction with future land use map to determine land use change consistency with comprehensive plan
 - Basis for determining consistency with comprehensive plan when inconsistent with future land use map

G. Recommendations

- Future Land Use Development Plan
- Transportation/Thoroughfare Plan
- Utilities Plan
- Community Facilities and Services Plan
- Open Space and Recreation Plan
- Environment Plan
- Implementation Program





- ### G. Recommendations (continued)
2. **Transportation/Thoroughfare Plan** →
 - Completion of Western SR 69 Bypass
 - Extension/Reconstruction of Lamont Road from SR 62 to Bluff Road to improve Maritime Center access
 - Reconstruction and extension of Seibert Road from Industrial Drive to the SR 69 Bypass
 - Reconstruct Grant Street from Lower New Harmony Road to Main Street in Mount Vernon
 - Bend of the Ohio River Trail from Brittlebank Park to West Elementary School and along the north bank of the Ohio River through new downtown riverfront park and eastward
 - Trail linking Mount Vernon, Harmonie State Park and New Harmony
 - Safe-Routes-to-School pedestrian/bicycle access → 8th Street to West Elementary School in Mount Vernon
 3. **Utilities Plan** →
 - Elimination of Mount Vernon sanitary sewer overflow problems
 - Completion of Mount Vernon water treatment plant expansion
 - Continued expansion of incorporated area sewer and water lines to provide shovel ready development sites
 - Tap into Evansville sanitary sewer and water providers in eastern Posey County
 - Explore sewage treatment options for large concentrations of on-site septic systems in unincorporated areas
 - Work toward county-wide water and sewer system in future

- ### G. Recommendations (continued)
4. **Community Facilities and Services Plan**
 - Explore options for new City Hall, Police Department and Fire Department buildings in Mount Vernon
 5. **Open Space and Recreation Plan**
 - Consider a new neighborhood park on the north side of Mount Vernon
 - Adds more recreation facilities in the Riverwood area south of under-sized Kimball Park in Mount Vernon
 - Unincorporated areas such as Wadesville would benefit from adding parkland
 - New subdivisions and planned unit developments should include parkland or open space for those residents
 6. **Environment Plan**
 - Protect historic structures
 - Protect the 100-year floodplain from inappropriate development
 7. **Economic Development** → develop a Mount Vernon and Posey County Program

G. Recommendations (continued)

8. **Housing**
 - Continued removal of dilapidated structures in Mount Vernon
 - Develop targeted housing rehabilitation program for Mount Vernon
 - Posey County should do likewise
9. **Riverfront Redevelopment (Mount Vernon)**
 - Implement the adopted Riverfront Plan
10. **Downtown Revitalization (Mount Vernon)**
 - Implement the adopted Downtown Redevelopment Plan
11. **Land Use Controls**
 - Amend the Mount Vernon *General Commercial (CG)* and *Central Business District (CBD)* zoning districts to permit residential uses as a use of right without a special exception permit
 - Give future consideration to industrial rezoning along the existing and extended SR 69 Bypass to protect prime industrial areas from inappropriate development
 - Amend the Poseyville and Cynthiana *Neighborhood Commercial District (B-1)*, *Central Business District (CBD or B-2)* and *General Commercial District (CG or B-3)* zoning districts to permit residential uses
 - Consider rezoning residential uses on the edge of existing commercial areas to residential or office in the heart of Poseyville and Cynthiana
 - Consider rezoning the industrial area north of the abandoned railroad and Church Street to agriculture in Cynthiana

H. Next Step

1. After reviewing oral and written testimony, the Area Plan Commission will recommend action on the Comprehensive Plans to:
 - Mount Vernon Common Council (11/24/2008)
 - Posey County Board of Commissioners (11/18/2008)
 - Poseyville Town Council
 - Cynthiana Town Council
2. Action by the local legislative bodies through a resolution (not law)

Thank You!



BERNARDIN-LOCHMULLER LAW & ASSOCIATES, INC.

Acknowledgements

Posey County Board of Commissioner

James L. Alsop, President
W. Scott Moye, Member
John Sherretz, Member
Joleen R. Elpers, Auditor
W. Trent Van Haaften, County Attorney

Poseyville Town Council

Bruce C. Baker, President
Steven J. Ahrens, Member
Ronald G. Fallowfield, Member
Christina Lupfer, Clerk-Treasurer

Cynthiana Town Council

Dan Rice, President
John Hall, Member
Robert Lockyear, Member
Greta Mounds, Clerk-Treasurer

Posey County Area Plan Commission

Mark Seib, President
Larry Williams, Vice President
Jim Alsop, Member
Ron Fallowfield, Member
Nancy Hoehn, Member
Steve Morlock, Member
Jon R. Neufelder, Member
Dallas Robinson, Member
Barry Tanner, Member
Mindy Bourne, Executive Director/Secretary
Beth Ann Folz, APC Attorney

Comprehensive Plan Steering Committee

Jim Alsop
Sheri Banks
Mindy Bourne
Sally Denning
Chris Lupfer
Greta Mounds
Jon Nuefelder
Dallas Robinson
Mark Seib
Larry Schenk
Samuel Schmitt

Economic Development Coalition of Southwest Indiana

Greg Wathen, Executive Director
Debra L. Bennett-Stearsman, Community Development Director

Bernardin•Lochmueller & Associates, Inc.

David Ripple, Project Manager
Matt Schriefer, Deputy Project Manager
Valerie Romano, Planner

The plan was funded by a Planning Grant from the Indiana Office of Community and Rural Affairs (which provided federal funds made available through the Community Development Block Grant Program allocated by the U.S Department of Housing and Urban Development) and by local matching funds provided by Posey County, Indiana.

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CHAPTER 1: INTRODUCTION

A. FOUNDATION

Posey County is located in the most southwestern tip of Indiana. It is bordered by the Wabash River and State of Illinois on the west, Gibson County on the north, Vanderburgh County on the east, and the Ohio River and State of Kentucky on the south. It is one of six counties in the Evansville Metropolitan Statistical Area (MSA). There are five incorporated communities in Posey County, including Mount Vernon, Poseyville, New Harmony, Cynthiana, and Griffin. Figure 1 shows the location of Posey County.

Posey County’s population was 26,262 in 2007 according to U.S. Census estimates. This is a slight decrease to the 26,372 estimated for 2006 and the 27,061 persons reported from the year 2000 Census. Mount Vernon is the largest of the five incorporated communities in Posey County and had an estimated population of 7,186 persons in 2006 (7,478 persons in 2000). Poseyville is the only other incorporated community in Posey County with more than 1,000 people. It had an estimated 1,142 people in 2006 (1,187 persons in 2000). Other estimates for 2006 include New Harmony with 884 people (916 persons in 2000), Cynthiana with 665 people (693 persons in 2000) and Griffin with 157 people (160 persons in 2000). Figure 2 shows major points of interest in Posey County including parks and recreational areas, schools, churches, and cemeteries. (Schools, churches, and recreational facilities are identified later in the document.)

1. PURPOSE

The Posey County Comprehensive Plan (covering unincorporated Posey County, Poseyville, and Cynthiana) directs the future physical development of the county by serving as the key policy guide for public and private decision makers. It addresses the use of land to accommodate future activities, the phasing of infrastructure (roads and utilities) to support development, the provision of county facilities to meet the needs of residents, and the preservation of natural and manmade amenities to protect the heritage of the county. Ultimately, the Comprehensive Plan reflects the values of the community in balancing the competition for land to sustain the economic vitality and the quality of life of the community. It is the collective vision for the future of Posey County. (A separate comprehensive plan has been prepared for the City of Mount Vernon.)

According to the Indiana Code (IC 36-7-4-501), the purpose of the Comprehensive Plan is to provide for “the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.” Finally, it is required for the adoption of a variety of land use controls (zoning, subdivision, planned unit development, site plan review and thoroughfare regulations) for achieving the county’s future vision, and provides a long-range framework for developing capital improvement programs.

The previous Comprehensive Plan for Posey County was adopted by the Area Plan Commission in August of 1975. Updates were completed in 1978, 1980 and 1984. The last updated was adopted in September of 1998. Posey County has both a Zoning Ordinance which was adopted in March of 1993 and a Subdivision Control Ordinance adopted in November of 1986. Cynthiana and Poseyville, which are both part of the Posey County Area Plan Commission, have adopted the Posey County Comprehensive Plan and also have zoning ordinances. The Cynthiana Zoning Ordinance was adopted in July of 1992 and the Poseyville Zoning Ordinance was adopted in March of 1977.

2. ORGANIZATION

The Comprehensive Plan is being prepared by Bernardin, Lochmueller and Associates, Inc. under contract to Posey County. It will be reviewed and adopted by the Posey County Area Plan Commission, Posey County Board of Commissioners, and the town councils of Cynthiana and Poseyville, after several public forums and a formal public hearing.

Figure 1: Posey County Location Map

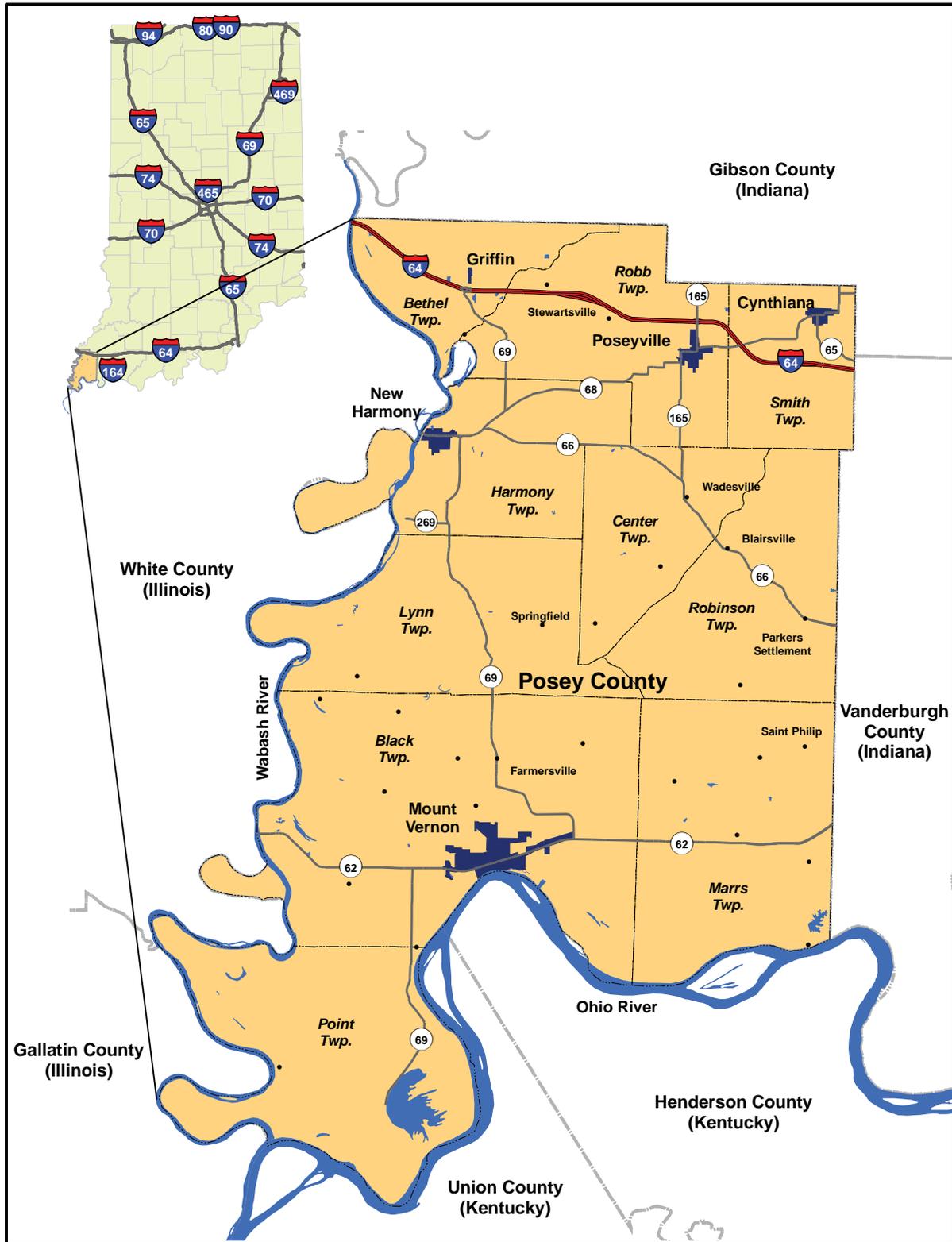
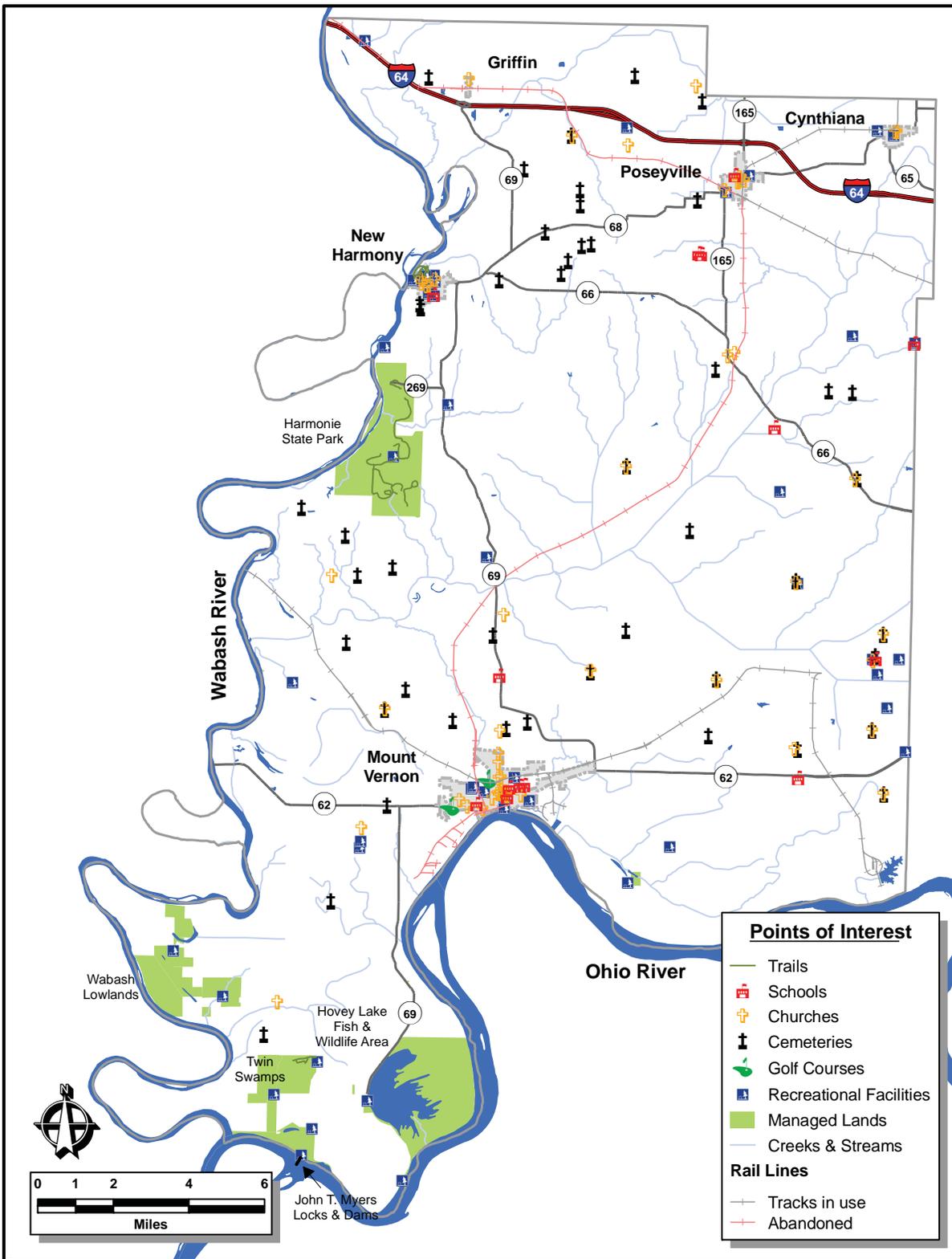


Figure 2: Points of Interest



3. PLANNING PROCESS

The new Comprehensive Plan will be prepared through an interactive process with community leaders and citizens over an eight-month period. The process involves four major steps:

1. developing a profile of where the community has been and where it may be going if existing trends and development policies continue,
2. preparing a vision of where the community desires to be in the future,
3. evaluating alternative future development patterns and supporting infrastructure to achieve the future vision, and
4. documenting the desired land use pattern and associated infrastructure.

The Posey County Comprehensive Plan Steering Committee will be meeting bi-monthly to develop the new Comprehensive Plan. Broader county input will be achieved through interviews with community leaders, a public opinion survey, two public forums at major project milestones and a formal public hearing before the Posey County Area Plan Commission.

4. PLANNING PERIOD

The new Comprehensive Plan will use the year 2030 as the horizon year for development of the community. Thus, population and economic forecasts have been prepared for the year 2030 to guide the determination of future land use needs. The desired future land use pattern addresses the preferred location for satisfying these land use needs. Because conditions and development assumptions change over time, forecasts for the immediate future are always more accurate than the distant future. Accordingly, it is desirable to review the underlying assumptions and to make mid-course adjustments as needed to achieve the future as envisioned by the Comprehensive Plan through a review every five years and an update every ten years.

5. PLANNING AREA

The Posey County Comprehensive Plan encompasses all of Posey County, with the exception of the City of Mount Vernon, New Harmony and Griffin. The incorporated areas of Poseyville and Cynthiana are included as part of the Posey County Comprehensive Plan. The City of Mount Vernon is a member of the Posey County Area Plan Commission; however, a separate Mount Vernon Comprehensive Plan document has been prepared to give greater attention to the city consistent with the Posey County Comprehensive Plan. The Town of New Harmony has an independent Advisory Plan Commission, and has adopted its own comprehensive plan (most recently in 2008) and land use controls that apply only within the incorporated area. The Town of Griffin has not participated in planning and has no comprehensive plan on land use controls.

B. USE

The Comprehensive Plan is a framework and guide for land use regulations, development actions and decisions, and public expenditures on infrastructure to support land use activities. Prior to approval of requests for changes in land use (i.e., rezoning proposals and future land use map amendments) by the Area Plan Commission, the proposed changes are to be considered and evaluated in relation to the Comprehensive Plan. The Comprehensive Plan also serves as a guide for subdivision regulations, zoning ordinances and capital improvement programs. Finally, the Comprehensive Plan provides guidance on a variety of public programs ranging from economic development and housing improvement to environmental protection and historic preservation.

1. REVIEW OF LAND USE CHANGE PROPOSALS

The Comprehensive Plan must be considered by the Plan Commission in recommendations on rezonings (amendments to the zoning district map) or future land use map amendments. In the case of rezoning applications, consideration should be given to the future land use map as well as applicable development review guidelines of the Comprehensive Plan. The rezoning proposal should be consistent with the future land use designation on the future land use map and should comply with applicable development review guidelines.

a. Consistency with Future Land Use Map (Test 1)

If the proposed land use change is of a comparable or lesser intensity land use than the future land use designation, the proposed land use change may be considered consistent with the future land use designation. For example, a land use change to offices or apartments would be generally consistent with the future land use designation for commercial use because offices and apartments are generally permitted uses in commercial zoning districts.

If the proposed land use change is of a significantly different intensity than the future land use designation, the proposal may not comply with the future land use designation. In such cases, the applicant may seek an amendment to the future land use designation using the development review guidelines to support the future land use map amendment.

b. Consistency with Development Review Guidelines (Test 2)

If the proposal is consistent with the future land use designation, but does not comply with all applicable development review guidelines, the rezoning applicant should identify mitigative actions to bring the development proposal into compliance with the development review guidelines. For a zoning district map amendment or future land use map amendment to be consistent with the Comprehensive Plan, it should normally be consistent with applicable development review guidelines.

c. Exceptions to General Consistency Tests

Lack of consistency with the future land use designation or violation of any applicable guideline will typically constitute sufficient reason to find the proposed land use change to be inconsistent with the Comprehensive Plan. However, there may be exceptions to this rule including:

1. If the proposed land use is not consistent with the future land use designation, consistency with all applicable development review guidelines may be sufficient to demonstrate consistency with the Comprehensive Plan.
2. If the proposed land use is in violation of a guideline, it may be considered consistent with the Comprehensive Plan when
 - a. The overall intent of the Comprehensive Plan is followed.
 - b. The proposal does not substantially violate the applicable guideline or the adverse impact of the proposal on the community is minimal or nonexistent.
 - c. All feasible and practical methods have been exhausted for bringing the proposal into consistency with the applicable guideline.

2. FOUNDATION FOR LAND USE CONTROLS

Adoption of the Comprehensive Plan is a prerequisite to the adoption of land use controls such as the Zoning Ordinance, Planned Unit Development Ordinance, Condominium Control Ordinance, Subdivision

Control Ordinance and Thoroughfare Ordinance by the local legislative body. It is important to update the Comprehensive Plan periodically to ensure that existing needs and issues of the community are included, and provide a foundation for changes to other ordinances. The previous Comprehensive Plan for Posey County was completed in 1975 and last updated in September of 1998.

The Zoning Ordinance identifies permitted land uses and development standards relating to the intensity of the use. Development standards encompass such features as minimum lot size, housing unit density, lot coverage, floor area to lot area ratios, yard requirements, height restrictions, off-street parking space requirements, signing limitations, and landscaping requirements. Posey County's current Zoning Ordinance was adopted in March of 1993.

The Planned Unit Development Ordinance is usually a special zoning district designation that permits the mixture of uses (which normally fall in multiple zoning district designations) and deviation from usual development standards. Posey County's existing Zoning Ordinance includes a Planned Unit Development district.

The Condominium Control Ordinance may be used to control the development of condominium type projects. It often defines the arrangement of horizontal and vertical property rights in such developments. There is no Condominium Control Ordinance for Posey County.

The Subdivision Control Ordinance establishes rules under which property owners may divide tracts of land. Exceptions from the rules are often established for land trades, the division of tracts for agricultural purposes and the division of tracts where public infrastructure improvements are not needed. Subdivision regulations generally cover the design of physical improvements to land such as roads, sanitary sewers, waterlines and drainage facilities. They are intended to protect the property owner from inadequate services essential to the use of the property and to protect the community from excessive maintenance costs associated with improperly constructed or substandard facilities. Posey County's current Subdivision Control Ordinance was adopted in November of 1986.

The transportation element of the Comprehensive Plan may be adopted as the Thoroughfare Plan. The Thoroughfare Plan is crucial to the preservation of right-of-way and the designation of consistent design standards for arterials when subdivisions are created or land is developed abutting arterials. Posey County has never adopted a Thoroughfare Plan.

3. BASIS FOR CAPITAL IMPROVEMENT PROGRAMS

The Comprehensive Plan may also serve as the framework for local capital improvement programs. The future land use pattern must be associated with infrastructure improvements to sustain development. Thus, the Comprehensive Plan provides guidance on the long-term location and phasing of roadway, sanitary sewer, waterline and drainage improvements to support development. Annual or short-range capital improvement programs usually draw projects from the long-range capital improvement program defined by the Comprehensive Plan.

4. OTHER USES

The Comprehensive Plan has numerous other uses governing public and private decisions concerning physical improvements to the community. Of greatest significance, it guides private land owners. If land owners want to use their land in a new way, they need to identify the current zoning district designation of their property and determine if the new use is permitted. If the proposed use is not permitted by the current zoning designation of the property, the Comprehensive Plan will be considered in determining the appropriateness of the proposed change in zoning to permit the new use.

CHAPTER 2: COUNTY SETTING

A. HISTORIC

1. HISTORY OF THE COUNTY¹

Posey County was formed in 1814 from portions of Warrick County and Gibson County. It was named for Thomas Posey, a Revolutionary War General and Governor of the Indiana Territory from 1813 to Indiana's statehood in 1816. The county's location on the navigable Ohio and Wabash Rivers contributed to its early rapid settlement.

Tom Jones was the first white settler in Posey County. He established a trading post in the area in 1790. The Andrew McFaddin family became the county's first permanent settlers in 1806. They moved to the area from Kentucky. Between 1806 and 1815, other settlers began to move into Posey County from North Carolina, Pennsylvania, Kentucky and Tennessee. During these early years, the settlers built two forts to protect themselves from the Indians. One fort, known as Doublehead, was built southwest of Stewartsville. The other was located on the Black River near Shaw's Fort.

The first county seat was located at Blackford in Marrs Township. It was later moved to Springfield, a more central location in the county. The land in Springfield used for the county seat was donated by the Rappites. In 1825, the county seat made its final move. Mount Vernon became the permanent county seat because of its advantageous location on the Ohio River.

A rich history can be found throughout Posey County, especially in the communities of New Harmony and Mount Vernon which were the two most significant areas in the county's early years. New Harmony was the location of one of the most significant religious settlements in America. Then called Harmonie, the community was laid out in 1814 by George Rapp and his followers, known as Rappites. Rapp left Germany in 1804 seeking religious freedom. After first settling in western Pennsylvania, he moved his community of 700 to Posey County following a visit to the Indiana Territory in 1812. Harmonie was a self-sufficient community with a silk mill, lumber mill, cotton factory and a brewery in addition to their dwellings and church. Several of these buildings still exist today.

In 1825, Rapp decided to move his community back to Economy, Pennsylvania. He sold the town and almost 20,000 acres to Robert Owen, a Welsh social reformer. Owen renamed the community New Harmony and was responsible for making it a cultural and scientific center of the Midwest. Owen sought to introduce social reform and establish a model social community. He was one of the first proponents of women's rights, child labor laws and public education. The first free public school system was established in New Harmony. His experiment, however, lasted only two years. In March of 1827 the dissolution of the community was announced and Owen left New Harmony. However, his four sons and one daughter remained and became prominent in politics, science and education.

The Mount Vernon area was originally known as McFaddin's Bluff after Andrew McFaddin who settled there. The town was laid out in 1816 and named for the home of George Washington. It began to grow rapidly after the county seat moved there in 1825. Due to its location on the Ohio River, it was an important shipping port for farmers who needed to transport their crops.

Two major events were important to the growth of Mount Vernon. First, a corporation was formed in 1851 to build a road between New Harmony and Mount Vernon. The road cost \$2,000 per mile to construct and became a toll road costing three cents per mile. The road provided county farmers easier access to both Mount Vernon and New Harmony. As a result, Mount Vernon's population doubled.

¹ History information from the *Indiana Historic Sites and Structures Inventory: Posey County Interim Report* produced by the Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana.

In 1871, the Louisville and Nashville Railroad (now CSX) came to Mount Vernon. Before this, the river was the only means to ship and receive goods. The railroad provided access to new markets beyond river ports along the Ohio and Mississippi Rivers. This brought grain mills, a large foundry and a lumber mill to Mount Vernon.

Through its early history, Posey County was primarily agricultural. However, the discovery of petroleum deposits in the 1930s brought a large number of workers and businesses into the county. Coal and mineral deposits were also discovered in Posey County around this time. Today, agriculture and fuel production continue to play an important part in the economy of Posey County, but coal mining has declined.

2. HISTORIC STRUCTURES

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana have jointly conducted historic structure inventories throughout the state. This effort identifies historic districts, buildings, structures, sites and objects for inclusion in state-wide historic preservation and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. The Posey County Interim Report identifies 1,094 historic properties in Posey County which are considered worthy of historic preservation. Some of these properties are located in one of the five historic districts located in Mount Vernon, New Harmony and Poseyville. (The historic properties count is based on the February 1985 Posey County Interim Report. An update was prepared in 2004, but is not reflected in this document. Refer to the most recent report for the current historic structure inventory.)

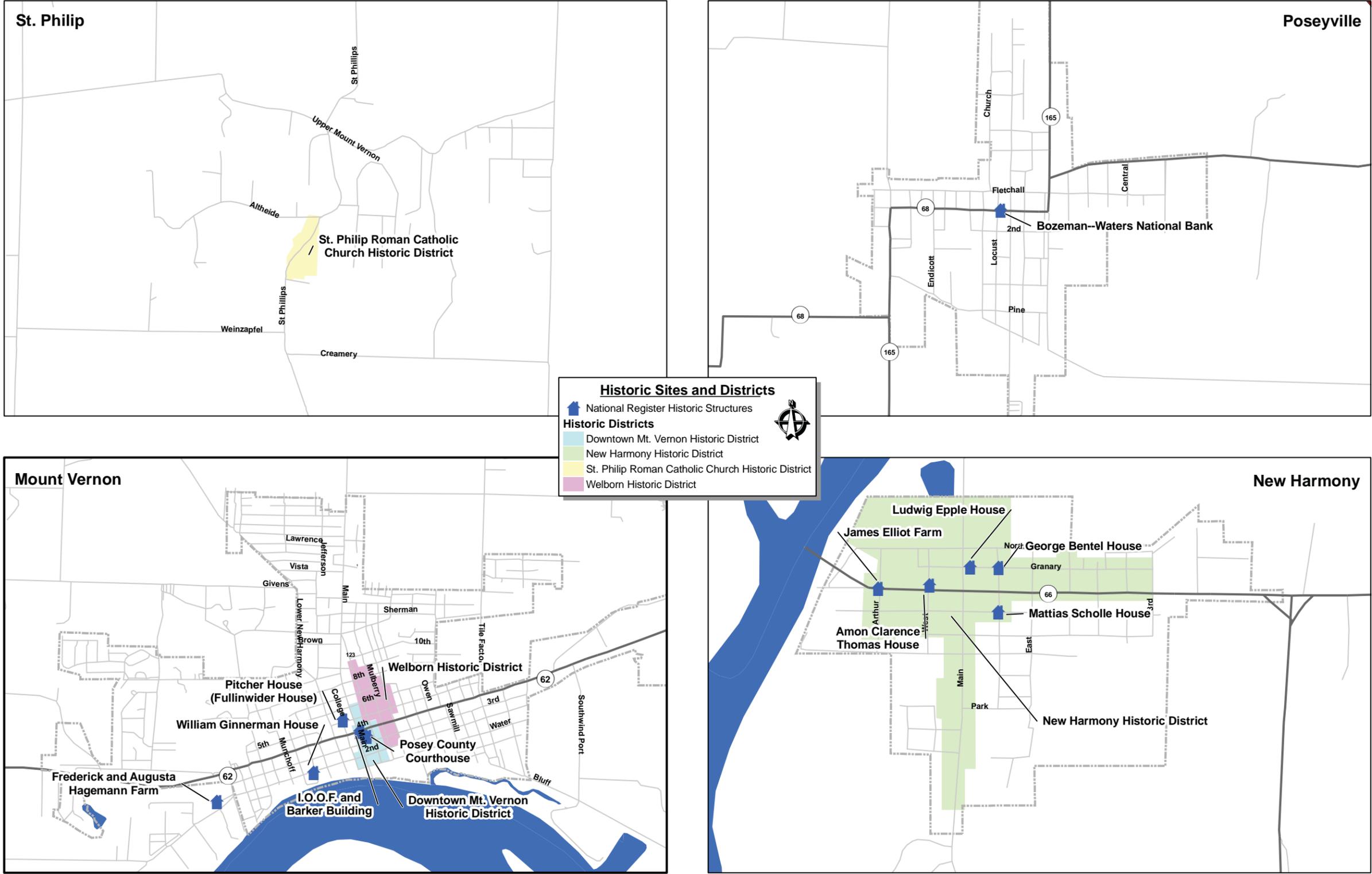
Of the 1,094 historic properties and five historic districts considered for historic preservation in Posey County, 11 properties and five districts are listed on the National Register of Historic Places. Figure 3 shows the location of the county's structures and districts in the National Register of Historic Places. There are also seven archaeological sites in Posey County listed on the National Register. The 11 historic properties include five properties in New Harmony, five properties in Mount Vernon and one property in Poseyville. The five districts include two New Harmony Historic Districts, the Mount Vernon Downtown Historic District, the Saint Philip Roman Catholic Church Historic District and the Welborn Historic District in Mount Vernon.

The Posey County Interim Report places properties into five designation categories:

1. Outstanding (O) – recommended as a potential nomination for the National Register of Historic Places.
2. Notable (N) – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
3. Contributing (C) – contributes to the density, continuity and/or uniqueness for the whole county or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or local historic register program.
4. Reference (R) – site in historic districts that are considered later or badly altered pre-1940 structures. These properties do not meet inventory criteria.
5. Non-Contributing (NC) – sites in historic districts that create a negative impact.

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a local, State or National Register of historic properties, there are no restrictions on the use, rehabilitation, reconstruction or demolition of such properties above the zoning and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal funds.

Figure 3: National Register of Historic Places Districts and Structures



There are historic properties in all ten of Posey County’s townships (see Figure 1 for a location of the townships). Smith Township has 27 historic properties, 15 of which are in Cynthiana. Robb Township has 180 historic properties. Eight of those properties are in Stewartville, 146 in the Poseyville Historic District and four in other areas of Poseyville. Bethel Township has seven historic properties. Harmony Township has 271 historic properties, of which 224 are in the New Harmony Historic Districts and 21 in other areas of New Harmony. Center Township has 25 historic properties, of which 7 are in Wadesville. Robinson Township has 38 historic properties. Lynn Township has 18 historic properties. Black Township includes the most historic properties with 428. Sixty-eight of these properties are in the Downtown Mount Vernon Historic District, 129 in the Welborn Historic District, eleven in the College Avenue Historic District and 174 scattered around other parts of Mount Vernon. Table A-1 in Appendix A includes a list of the number of historic properties by designation category grouped by location.

B. EXISTING HOUSING INVENTORY

A field survey of the incorporated areas of Poseyville and Cynthiana was completed to assist in determining existing land use and creating an inventory of existing housing in these two communities. A rating system was created to rate houses based on their exterior appearance. (The field survey was conducted from the public right-of-way, therefore an interior inspection could not be made.) The rating system ranked houses from A through E as follows:

- A - Extremely well-kept homes with no maintenance needs.
- B - Well-kept homes with only small touch-ups or minor maintenance needs (such as paint and minor repairs to roofs, siding, gutters, windows, and doors).
- C - Homes that needed several touch-ups or minor maintenance needs (such as deteriorated paint and shingles, and numerous minor repairs to roofs, gutters, siding, windows, and doors).
- D - Homes with major maintenance needs (major repairs required to a combination of roofs, gutters, siding, windows, and doors), but such repairs appear to be economically viable and the structure is still livable.
- E - Houses that had several major repair needs (the combination of major repairs or observable structural defects, including components of roof, siding, windows, or doors missing, which appear to be economically infeasible) and appeared to be unlivable (burned out or boarded up structures are included in this category).

There were several key factors that helped determine the rating of each house. The condition of the roof was one of the most important factors. A house with an older roof that could use new shingles would suggest a B rating depending on the severity; if the roof also had small dips, it would more likely be rated C; if there were major dips in the roof, it would have been rated D; and if the roof had visible holes, it would have been rated E. The condition of the windows was also an important element. Houses with older windows that needed painting would receive a C rating; whereas houses with boarded up windows would normally receive an E rating. The condition of the yard was also considered when rating houses. Overgrown lawns, unkept flowerbeds, couches in the yard, and junk cars would bring down the rating of the house.

Figure 4 shows the rating of all homes in Poseyville and Figure 5 shows the rating of all homes in Cynthiana. Both communities have a high percentage of homes that are in good condition. Poseyville has a higher percentage of homes rated A (43 percent for Poseyville and 30 percent for Cynthiana). This is partially due to all of the newer homes in the subdivision on the north side of Poseyville. In Poseyville, 37 percent of the homes are rate B, and in Cynthiana, 38 percent are rated B. Cynthiana has a higher percentage of homes rated C (28 percent for Cynthiana and 17 percent for Poseyville). This is partially due to the mobile home park on the northeast side of Cynthiana where all of the mobile homes received a C rating.

Figure 4: Poseyville House Rating

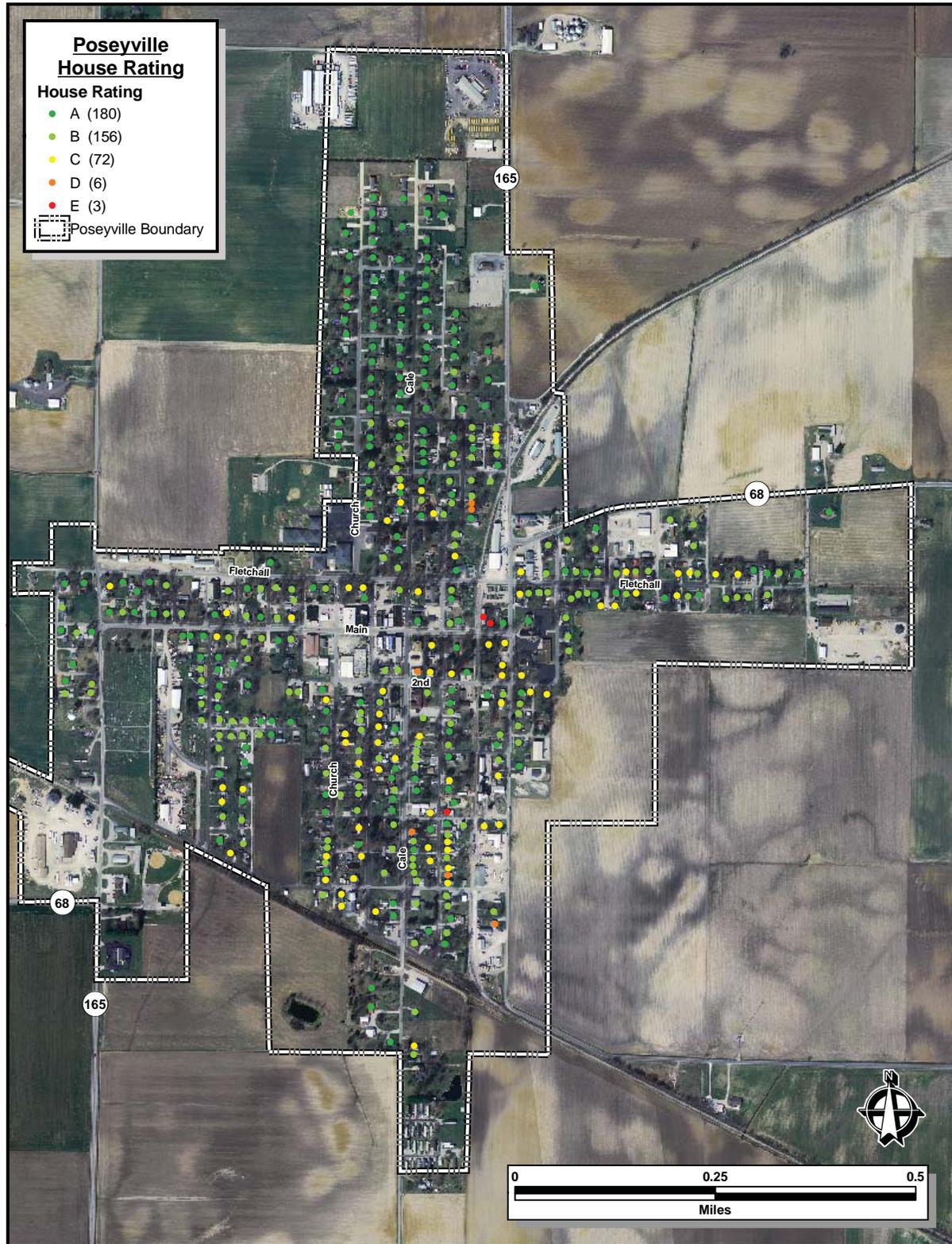
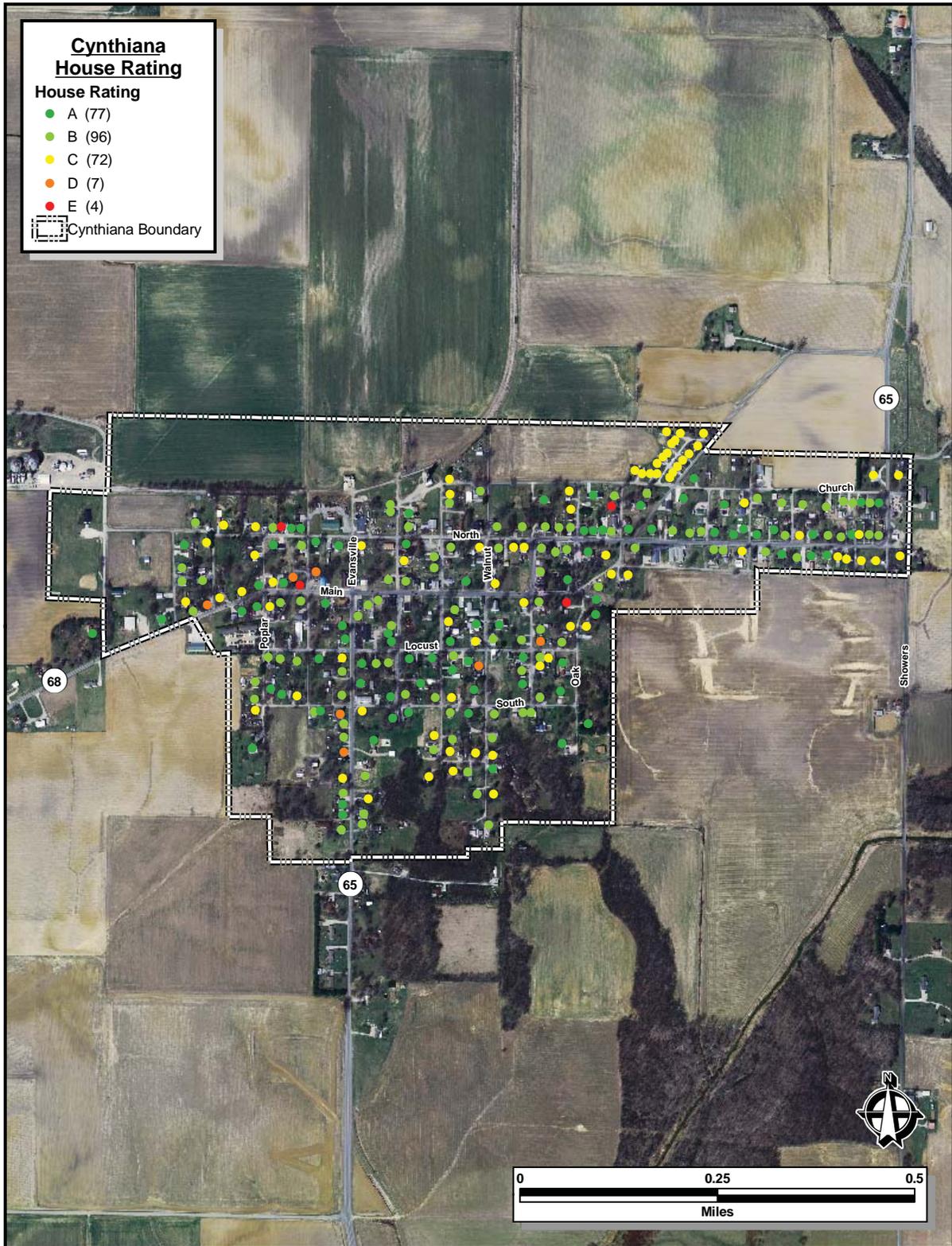


Figure 5: Cynthiana House Rating



A house rating was also produced for the entire county. Due to the size of the county and the time it would take to complete, it was not feasible to perform a field survey of housing conditions for the entire county. Instead a rating was created based on housing values. From the year 2000 U.S. Census, a Block Group layer was created with housing values in different categories for the entire Block Group. Using the number of households in each U.S. Census Block and the housing values by Block Group, housing value in several different categories was determined by block. The categories were broken down as follows:

- A - Homes with values greater than \$90,000
- B - Homes with values between \$70,000 and \$90,000
- C - Homes with values between \$50,000 and \$70,000
- D - Homes with values between \$30,000 and \$50,000
- E - Homes with values less than \$30,000

The median value for owner occupied housing in Posey County is \$87,600 according to the year 2000 U.S. Census. Therefore, homes with values at or above the median housing value would be rated an A or B. Median housing values for the incorporated communities of the county are less than the entire county. Listed below are the median housing values for the incorporated communities in Posey County.

<u>Median Housing Value</u>	
• Mount Vernon	\$78,900
• Poseyville	\$62,700
• New Harmony	\$67,300
• Cynthiana	\$52,300
• Griffin	\$45,300

Figure 6 shows the house rating for Posey County based on housing value. Some of the higher priced homes in the county are located near the Vanderburgh County line. Homes around Griffin and Bethel Township are some of the lowest priced homes in the county.

C. NATURAL ENVIRONMENT

The natural setting of a county generally determines constraints to urban and rural development and the natural resources (e.g., mineral resources, topography, forested areas) of the county are an indicator of economic development opportunities.

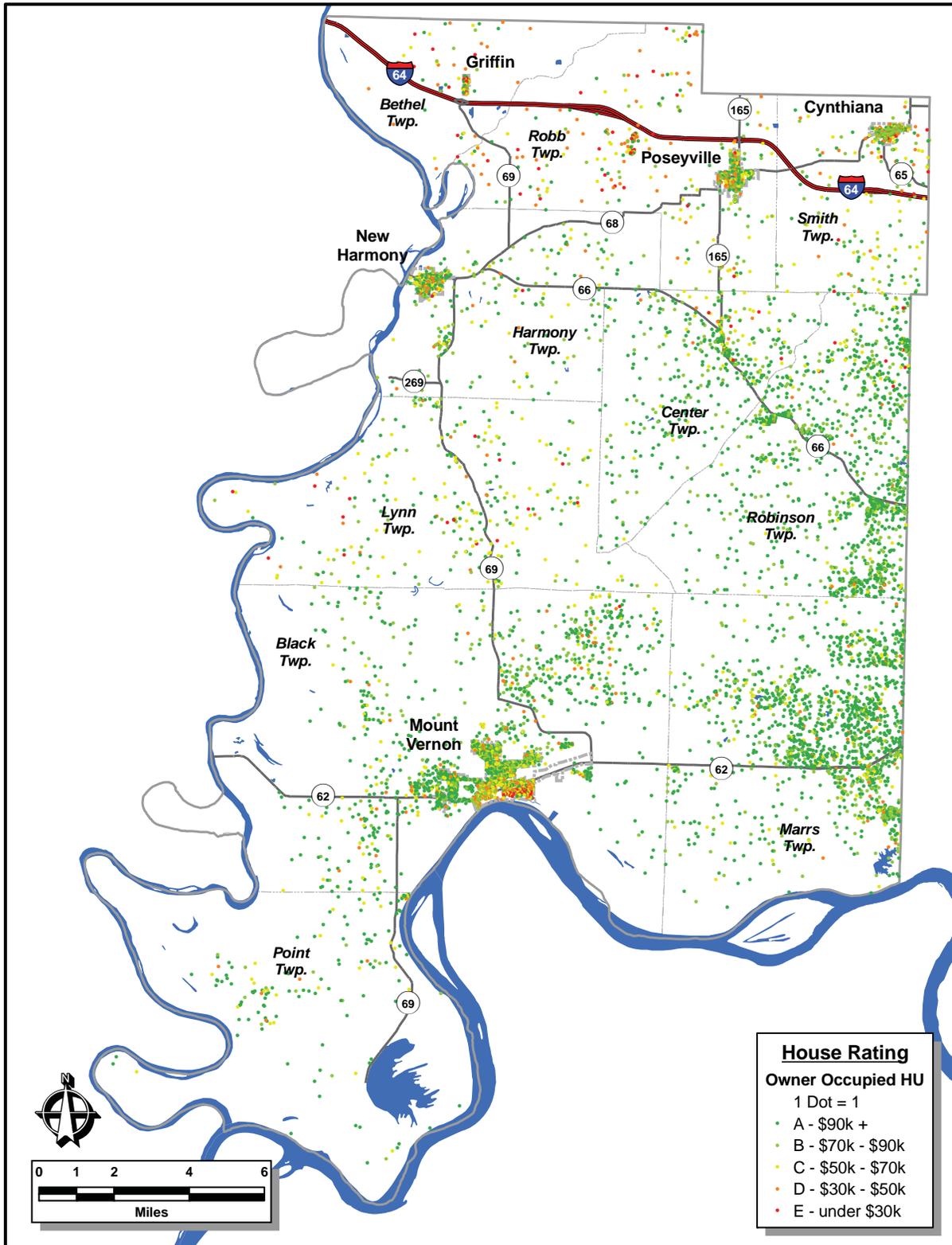
1. TOPOGRAPHY AND LAND FEATURES

a. Elevation and slopes

There is a 257 foot difference between the highest point and the lowest point in Posey County. The highest point is at an elevation of 588 feet above sea level. It is located in Robinson Township approximately three-fourths of a mile from the Vanderburgh County line and three miles east of Blairsville at the intersection of Diamond Island Road and Rexing Road. The lowest point is at an elevation of 331 feet above sea level. It is located to the southeast of Mount Vernon along the Ohio River in the Southwind Maritime Center.

There are several steeply sloped areas located in Posey County. Several areas have slopes in excess of 20 percent. Most of these areas are on the county's west side forming the escarpment above the Wabash River floodplain, notably in Harmonie State Park and south of New Harmony. There are also several locations

Figure 6: Posey County House Rating



throughout the county where slopes are between 10 and 20 percent. Slopes that are greater than 20 percent may cause stability issues for roads and residential structures. Structure built on slopes between 10 percent and 20 percent may also have foundation concerns. Many homeowners are drawn to steep slopes because of the scenery in these areas. Any structures built around steep slopes should be built back far enough to prevent possible future damage to the foundation of the structures. Figure 7 shows the location of slopes in Posey County that are greater than 20 percent and between 10 percent and 20 percent. In addition to the Wabash River escarpment, an area of steep slopes in the southeast corner of the county near west Franklin, Serval Lake and Vectren’s Electric (A.B. Brown) Power Generating Plant is notable on the Ohio River. A unique area northwest of Griffin arises out of the floodplain, known as “Mumford Hills”.

b. Agricultural Features

According to the year 2000 Census of Agriculture, Posey County ranks 77th in Indiana in number of farms with 396. The county also ranks 33rd in Indiana in the total acres of farmland with 191,886 acres, which is approximately 73 percent of the county’s total area. Posey County ranks 1st in Indiana in the production of wheat. The county produced 1.8 million bushels in 2007. The county also ranks 22nd in Indiana in corn production, 47th in soybean production, and 88th in the production of hay.

Approximately 25 percent of the land in Posey County is considered prime farmland based on soil type. These areas are located throughout the county. Twenty-eight percent of the land is not prime farmland based on soil type. This land is primarily located in areas where there are slopes of 10 percent or greater. The rest of the land in Posey County could be used as prime farmland if drained, protected from flooding and/or not frequently flooded. These areas are located along the Ohio River, Wabash River, Black River, Big Creek, Little Creek, and other water features in the county. Because these areas are subject to flooding, the potential to farm this land is dependent on the amount of rainfall and actions taken to protect the land. Figure 8 shows the location of Prime Farmland in Posey County based on soil type.

c. Soils

Posey County has seven soil types according to the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Division. The Alford-Sylvan-Iona soil covers the largest area in Posey County. It is found in most parts of the county except for along the Wabash and Ohio Rivers. The Zipp-Vincennes-Evansville soil is only found around and east of Mount Vernon and a couple of areas near Big Creek in the middle of Posey County. The Reesville-Ragsdale-Uniontown soil is only found in the northeastern part of the county around Poseyville. The Bloomfield-Princeton-Ayrshire soil type is found in only a few small areas, east and south of New Harmony and along the Gibson County border. The Wheeling-Elkinsville-Vincennes soil is found off of the Wabash and Ohio Rivers, along the Nolin-Haymond-Petrolia soil type. The Wakeland-Haymond-Wilbur soil type is found only surrounding the floodplains around Big Creek and Little Creek. The Nolin-Haymond-Petrolia soil type is found along the Wabash and Ohio Rivers. Figure 9 shows the location of all soil types in Posey County and Table 1 lists the soils types and their characteristics.

Table 1: Soil Types

Posey County Soils	% Slope	Permeability	Drainage	Characteristics	General Location
Alford-Sylvan-Iona	0% - 60%	moderately slow to moderate	well to moderately well	fine, silty	north, central
Zipp-Vincennes-Evansville	0% - 2%	slow to moderate	poorly to very poorly	fine, silty and loamy	south, central
Reesville-Ragsdale-Uniontown	0% - 7%	slow to moderate	poorly to very poorly	fine, silty	northeast
Bloomfield-Princeton-Ayrshire	0% - 60%	moderate to rapid	somewhat excessively to somewhat poorly	fine, sandy and loamy	north, west
Wheeling-Elkinsville-Vincennes	0% - 40%	slow to moderate	well to poorly	fine, silty and loamy	north, south
Wakeland-Haymond-Wilbur	0% - 3%	moderate	well to somewhat poorly	coarse, silty	surrounding central floodplains
Nolin-Haymond-Petrolia	0% - 3%	moderately slow to moderate	well to very poorly	fine and coarse, silty	along Wabash & Ohio rivers

Figure 7: Slopes

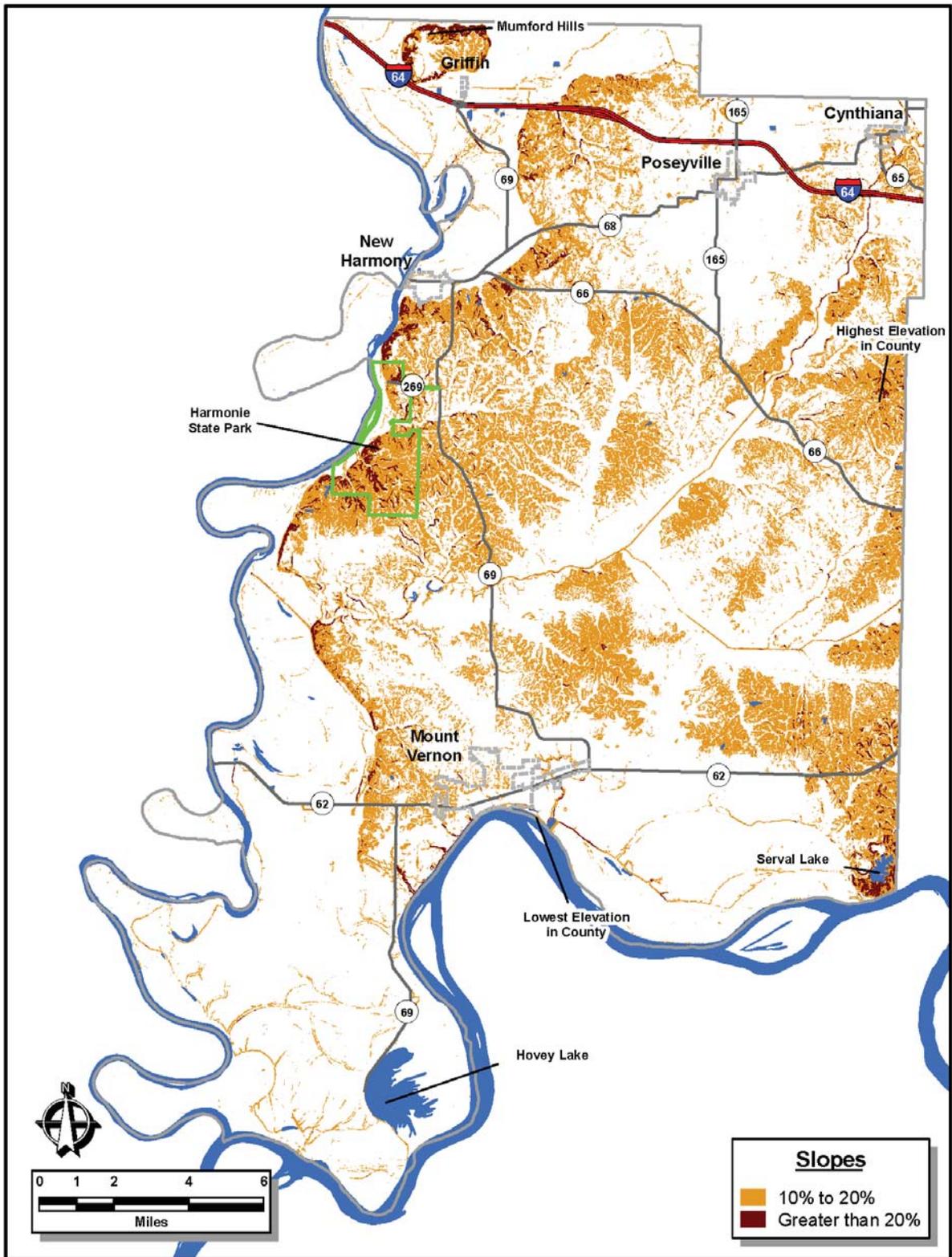


Figure 8: Prime Farmland

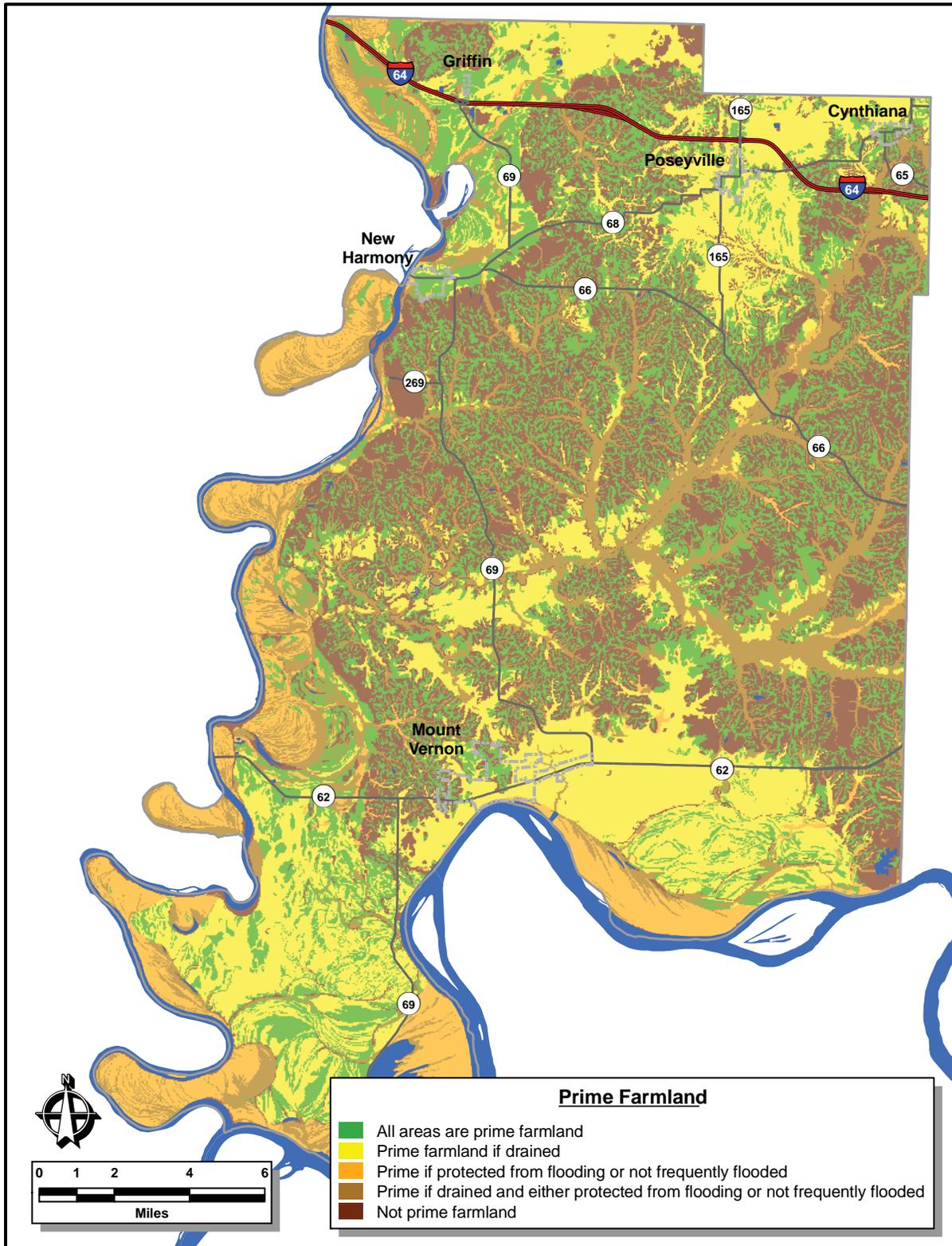
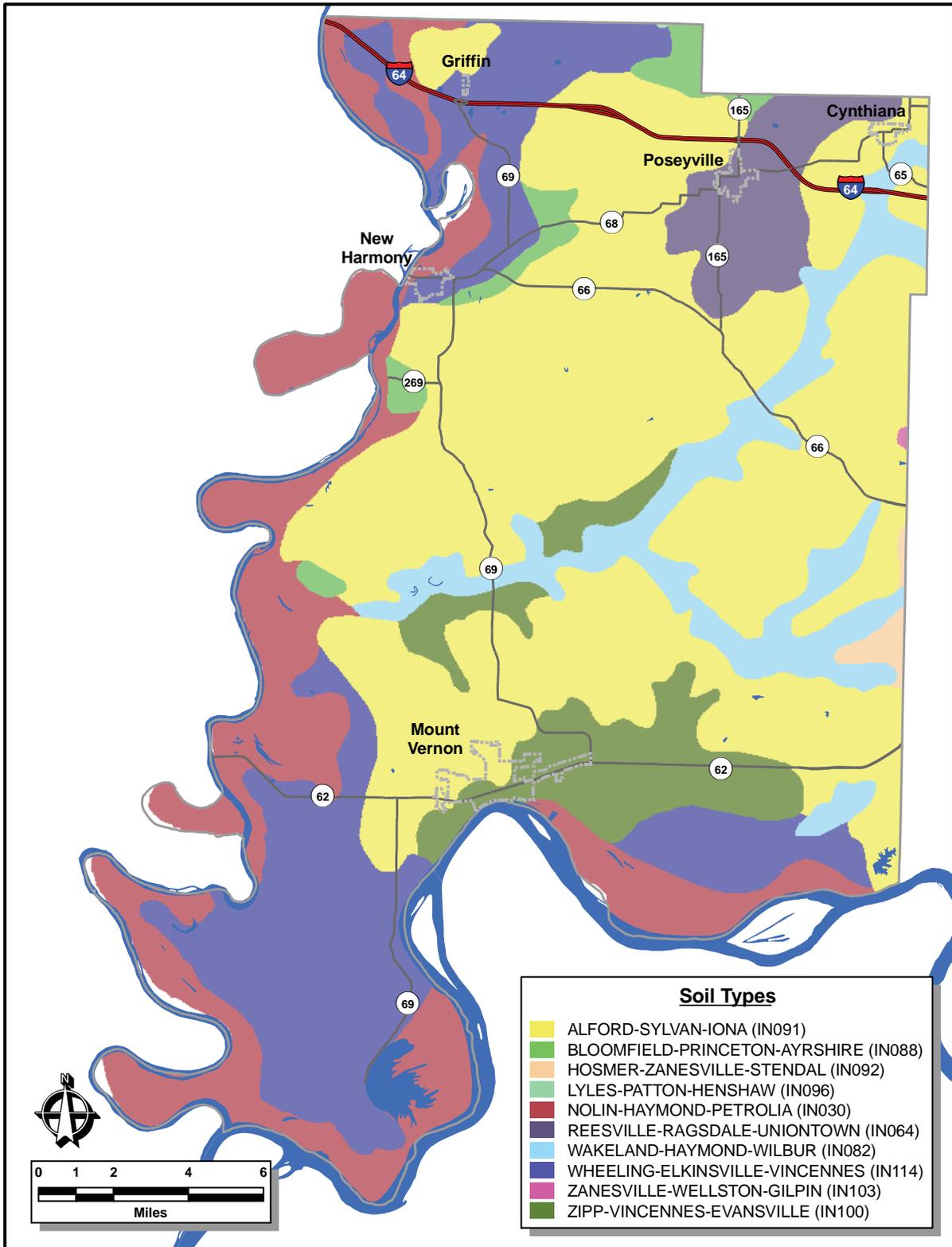


Figure 9: Soil Types



d. Mineral Resources

Posey County is an exception in southwestern Indiana because there has been very little coal mining done in the county. However, there are several oil and gas fields located throughout Posey County and hundreds of oil and gas wells. There are several refineries in Posey County that produce large amounts of fuel. Figure 10 shows the location of petroleum fields and wells in Posey County.

2. DRAINAGE, WETLANDS AND FLOODPLAINS

a. Drainage

Posey County is located on two major rivers, the Wabash River and Ohio River. Posey County drains primarily into the Wabash River. Most of the water is carried there by the Big Creek and its tributaries that drain the largest watershed in Posey County. Draining northwest Posey County, Harmony Creek and the Black River also flow into the Wabash River. The Wabash River eventually flows into the Ohio River in southwestern Posey County. Cypress Slough, McFaddin Creek, Smith Creek and Beaverdam Creek are other creeks draining southern Posey County directly into the Ohio River. Figure 11 shows the location of the creeks and rivers.

b. Wetlands

Wetlands are natural systems that filter water before it enters the groundwater table and help support vegetation and wildlife. Wetlands are often found within floodplains in the bottom lands near streams or drainage ditches, but can also be found in isolated areas away from rivers or streams. The definition of a wetland is based on three parameters: wetland-type (hydric) soils, wetland-type (hydric) vegetation, and the presence of water in or above the ground for a specified period of time (roughly two weeks of the growing season). The existence of a wetland may prompt federal and state restrictions on development of a site.

Wetlands are located throughout Point Township and all along the Wabash River (see Figure 11). There are also scattered wetlands along the Ohio River. Several wetlands also exist in the middle of Posey County along Big Creek and Little Creek. Small isolated wetlands are scattered throughout the county. Figure 11 shows the location of wetlands in Posey County. [The wetland area designations are for planning purposes only and do not constitute the designation of such areas as jurisdictional wetlands.]

c. Floodplains

Nearly all of Point Township and most of Bethel Township are located within the 100-year floodplain. Large areas of floodplains are located all along the Wabash River and along much of the Ohio River. Floodplains also surround Big Creek, Little Creek and McAdoo Creek through the center of the county. Floodplains are partial located in or surround Mount Vernon, New Harmony and Griffin. Figure 11 shows the location of the 100-year floodplain in Posey County

A floodplain consists of areas on both sides of a body of water that are prone to both seasonal and intermittent flooding. High water tables, insurance restrictions and other problems with groundwater contamination can severely restrict or prohibit development within a floodplain.

The floodplain is divided into two areas: the floodway that carries fast moving waters and the floodplain fringe where flood waters pond. Within the floodway, no residential buildings are permitted and only roadways, utilities crossing the floodway, docking facilities and commercial structures approved and permitted by the Indiana Department of Natural Resources are allowed. No earth filling is permitted within the floodway with very stringent exceptions approved by the U.S. Corps of Engineers. Within the floodplain fringe, non-urban uses (such as agricultural, forestry, recreational and open space activities) are preferred; however, urban uses

Figure 10: Petroleum Resources

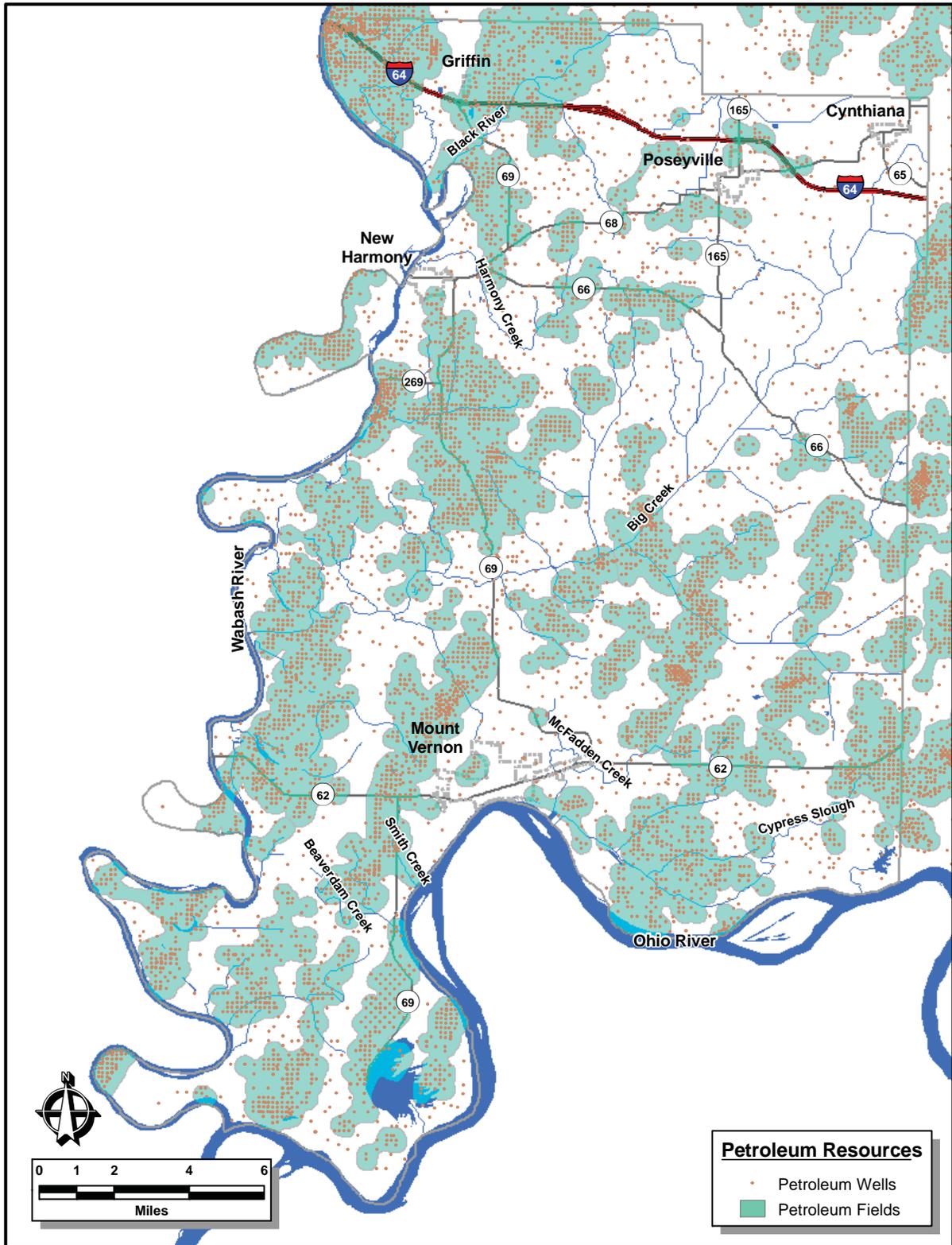
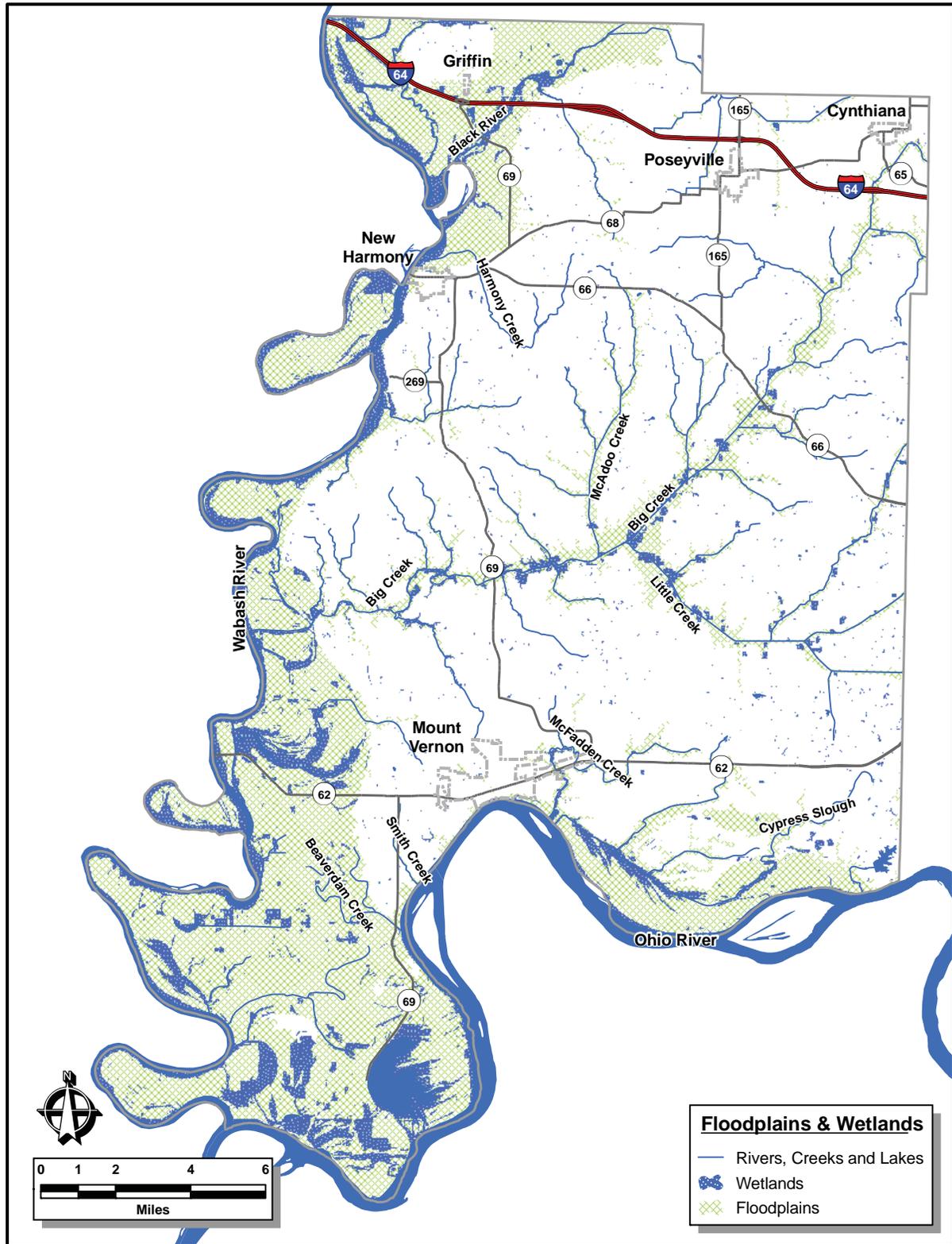


Figure 11: Floodplains and Wetlands



may be permitted within the floodplain fringe under certain restrictions. These restrictions generally involve flow-through design for any portion of the structure below the 100-year flood elevation, elevation of an occupied portion of the structure or storage area above the 100-year flood elevation, and emergency access provisions for any occupied structures. Additional restrictions ensure that the proposed use does not degrade surface water quality, does not contribute to increased flood stages, and does not result in groundwater contamination risks. Further, restrictions prevent the expansion of any pre-existing structures that do not comply with current restrictions.

The Federal Emergency Management Agency (FEMA) produces the official floodplain maps that serve as the basis for the federal flood insurance program and serve as the guide for private insurance carriers. The Federal Emergency Management Agency and the Indiana Department of Natural Resources (IDNR, Division of Water) also administer the floodplain regulations of federal and state government. These restrictions have been gradually tightened over time, and major flooding in the past few years has resulted in further restrictions. Where flood disasters have occurred, FEMA has been determining whether it is more cost-effective in the long-term to relocate residents and businesses and prohibit reconstruction than to participate in the cost of reconstruction.

Any construction within the floodplain must comply with state and federal permit requirements. Many towns and cities include additional restrictions in their zoning ordinance. Construction within the floodplain fringe may necessitate the need for a permit from the Indiana Department of Natural Resources (IDNR) with review by the U.S. Army Corps of Engineers, and may require the need for U.S. Army Corps of Engineers' approval if the magnitude of the project reaches certain thresholds. Construction activity within a floodway would require approval and permit from the U.S. Army Corps of Engineers in addition to IDNR approval and permitting. Please note that construction includes site preparation as well as construction of actual structures, and that most state and federal permit requirements are because of earth filling within the floodplain or stream alteration.

D. SOCIAL CHARACTERISTICS

Population, housing and income characteristics are important considerations in determining the future land use and infrastructure needs of the county, the magnitude of housing demands and the ability to afford housing and support commercial activities.

1. POPULATION CHARACTERISTICS

a. Existing Population

The population of Posey County has seen a slow increase over the last 70 years. In 1900, the county's population was 22,333, but it fell to 17,853 by 1930. The U.S. Census Bureau estimate for 2007 shows a population of 26,262, which ranks Posey County 60th in Indiana for population. Since 1980, the county's population has fluctuated between 25,968 in 1990 to 27,061 in 2000. The 2000 population for Posey County was the highest over the last century. The 1930 population of less than 18,000 was the county's lowest since 1900. Between 1990 and 2000, Posey County had a 4.2 percent increase in population which is far less than the state's increase of 9.7 percent over the same time period. Figure 12 (and Table A-2 In Appendix A) shows the county's population change between 1900 and 2006.

b. Projected Population

Population forecasts for Posey County were derived from the Interstate 69 Travel Demand Model Travel Analysis Zones (TAZ) layer developed by Bernardin, Lochmueller and Associates. Population forecasts from Woods and Poole Economics, the Indiana Business Research Center, and the Regional Economics Model, Incorporated were examined to determine population projections to the year 2030 for counties through which I-69 will travel

as well as several neighboring counties, such as Posey County. Figure 13 (and Table A-3 in Appendix A) shows projections for Posey County based on the I-69 TAZ layer, the Indiana Business Research Center, and Woods and Poole Economics.

The Indiana Business Research Center forecasts to the year 2040 and is based on a regression analysis of historical population counts; whereas, Woods and Poole forecasts to 2030 and is based on economic forecasts of the U.S. Bureau of Economic Analysis. The I-69 TAZ forecast for Posey County is more optimistic than projections from the Indiana Business Research Center or Woods and Poole. The TAZ layer has a population of 29,895 for Posey County in the year 2030. Woods and Poole shows an initial decline in population before going back up to 26,512 by 2030. The Indiana Business Research Center forecast has a continuing decline through 2030 with a population of 25,561 and even further down to 24,540 in 2040.

2. DEMOGRAPHIC CHARACTERISTICS

General demographic characteristics of the population are an indicator of the need for community facilities for housing, education, medicine and recreation. The following characteristics provide important information for understanding the population of Posey County. (See Table A-4 in Appendix A for the demographic characteristic details.)

Figure 12: Population Trends

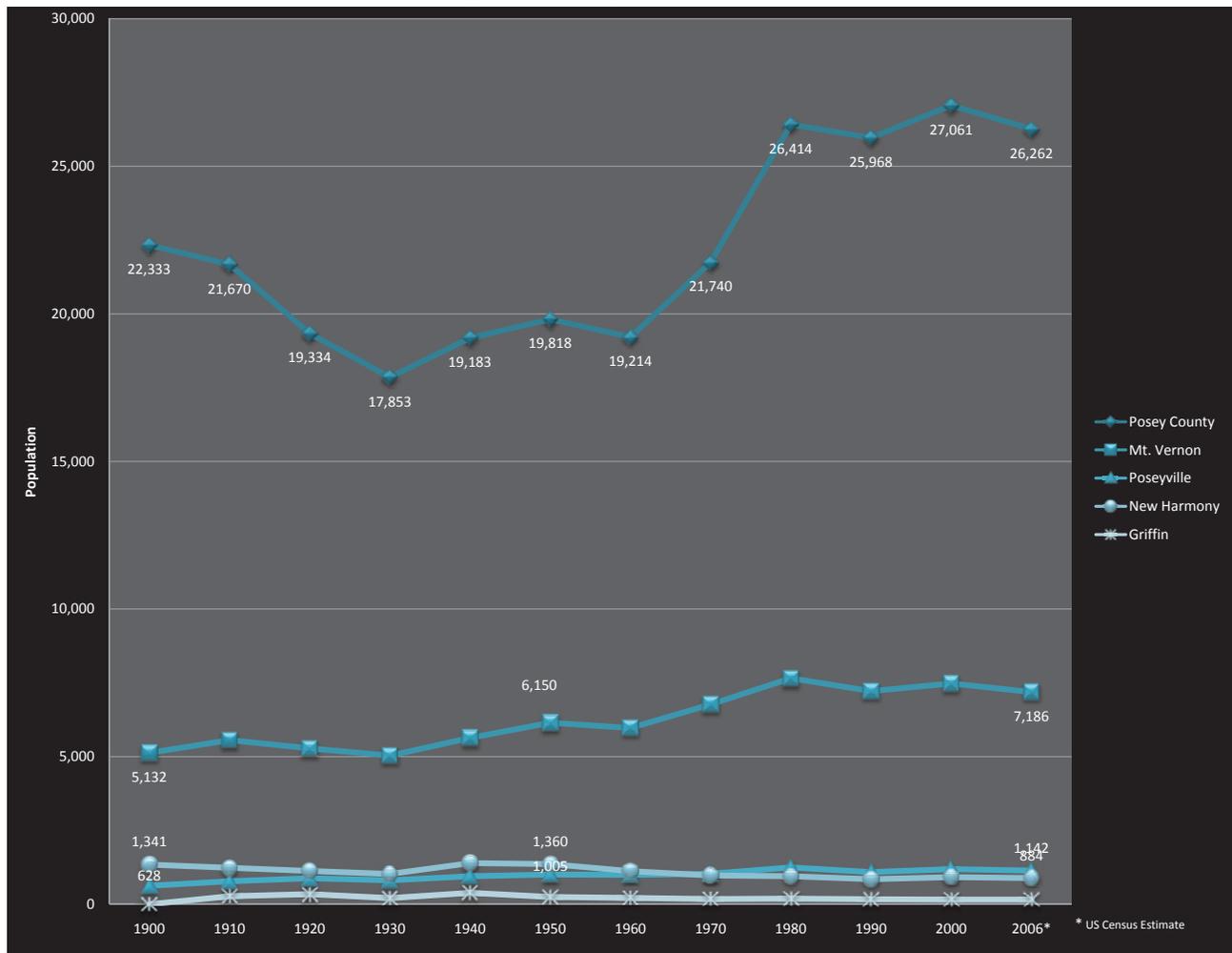
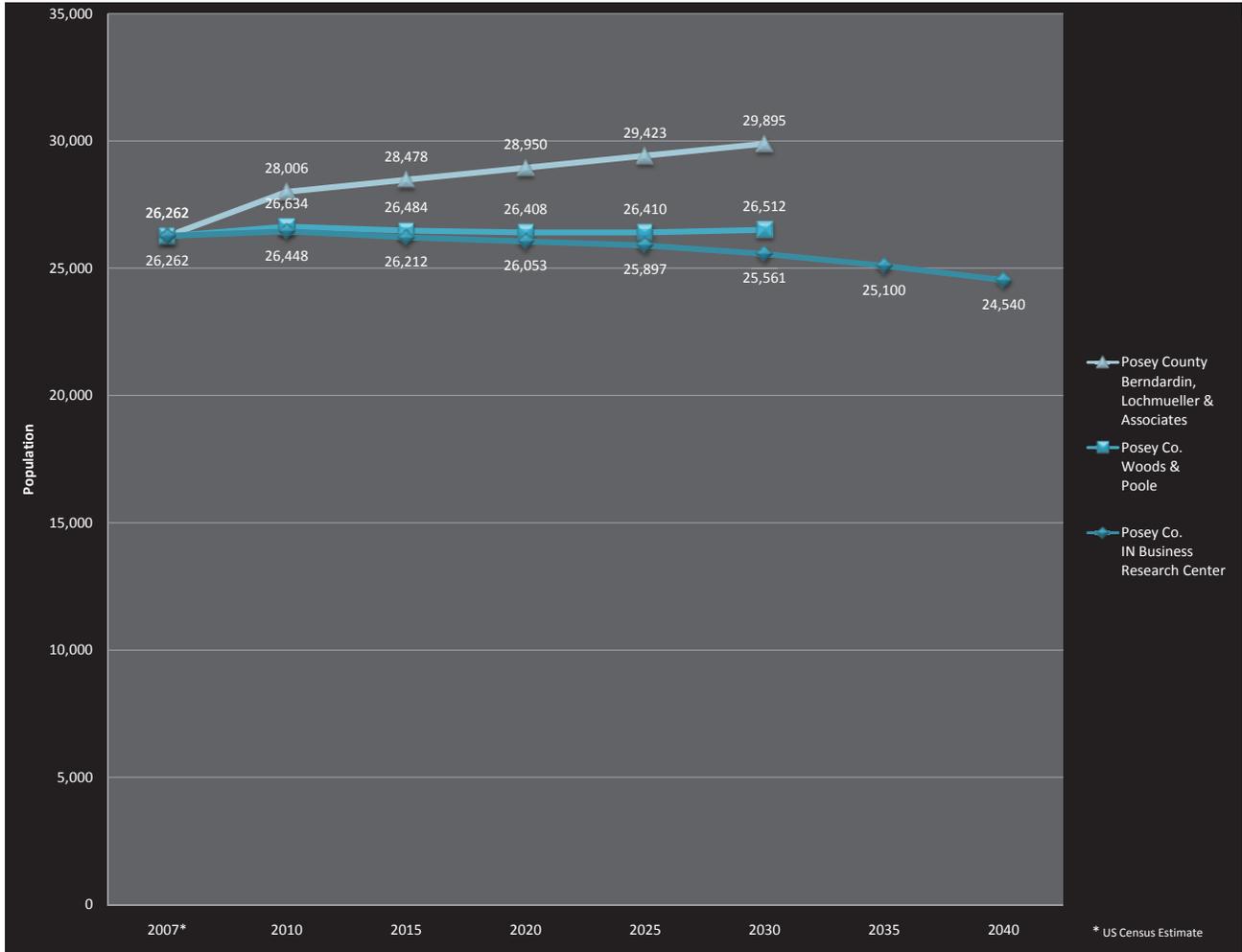


Figure 13: Population Forecasts



a. Male/Female Population

In 2000, the ratio of the male and female population in Posey County closely reflected that of the state. Indiana is 49 percent male and 51 percent female according to the 2000 Census, while Posey County is 49.8 percent male and 50.2 percent female. It is common for the female population to be higher than the male population due to female longevity. The number of females in Posey County is only slightly higher, with 125 more females. Figure 14 shows the population breakdown for Posey County by age group. The figure reveals that the percentage of males is slightly higher than females under the age of 30, but much lower than females after the age of 70.

b. Age

The median age for individuals in Posey County (37.4) is slightly higher than that of Indiana (35.2). They each have a higher median age for females than males. In Posey County, the median age for females is 38.1 and for males it is 36.6. The population between the ages of 0 and 50 is 51 percent male and 49 percent female. At the ages of 50 and above, the population is only 46 percent male. Figure 14 shows population by age categories and by sex. It reveals that there are more females than males over the age of 50 in Posey County. The population 70 years of age and older includes only 40 percent males. For 80 and over, that drops to only 34 percent males, and for the population 85 years and older there are only 29 percent males.

Figure 14: Population by Age and Gender (Year 2000)

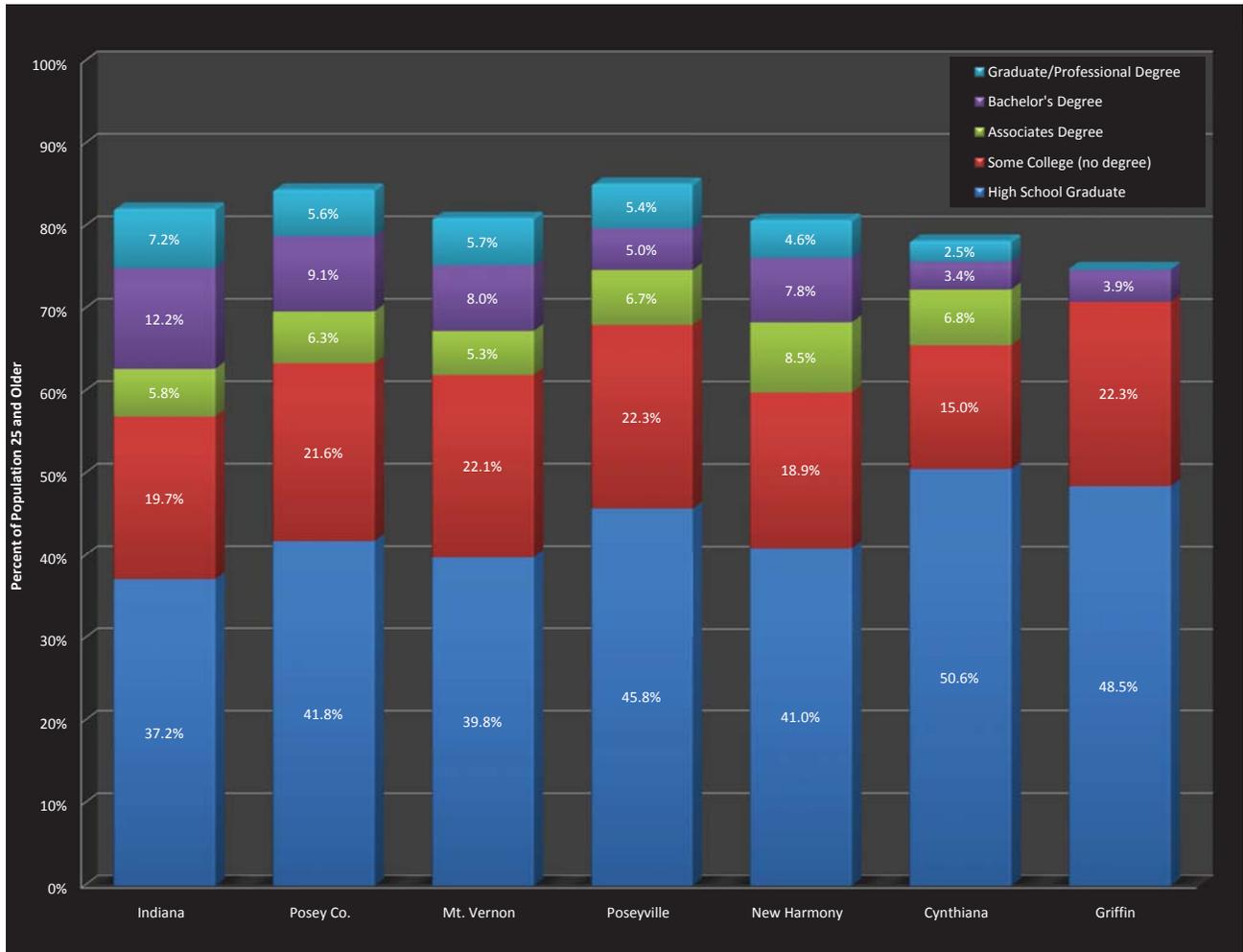


The age pyramid also shows a dramatically lower population between the ages of 20 and 29 than any other age group between 10 and 49. For all of Indiana, the age group of 20 to 29 is also the lowest of the age group categories between 10 and 49, but the difference is not as drastic as in Posey County. This could be due to the number of college aged students leaving the county for colleges and universities in other counties. It may also show that there are not enough job opportunities in Posey County to help keep young adults from leaving the county for jobs and housing.

c. Education

Educational attainment for individuals in Posey County is slightly higher than that of the state. In Posey County, 84 percent of people 25 years old and older have a high school degree or higher, compared to 82 percent in Indiana. Figure 15 shows the percent of educational attainment for Posey County compared to Indiana, Vanderburgh County, Warrick County and Gibson County. Only Warrick County has a higher percentage of individuals who have a high school degree or higher. However, there are fewer individuals in Posey County with an associate degree or higher than in Indiana, Warrick County or Vanderburgh County. In Posey County, 21 percent of individuals have an associate degree or higher; whereas, 25 percent of individuals in Indiana have at least an associate degree.

Figure 15: Educational Attainment



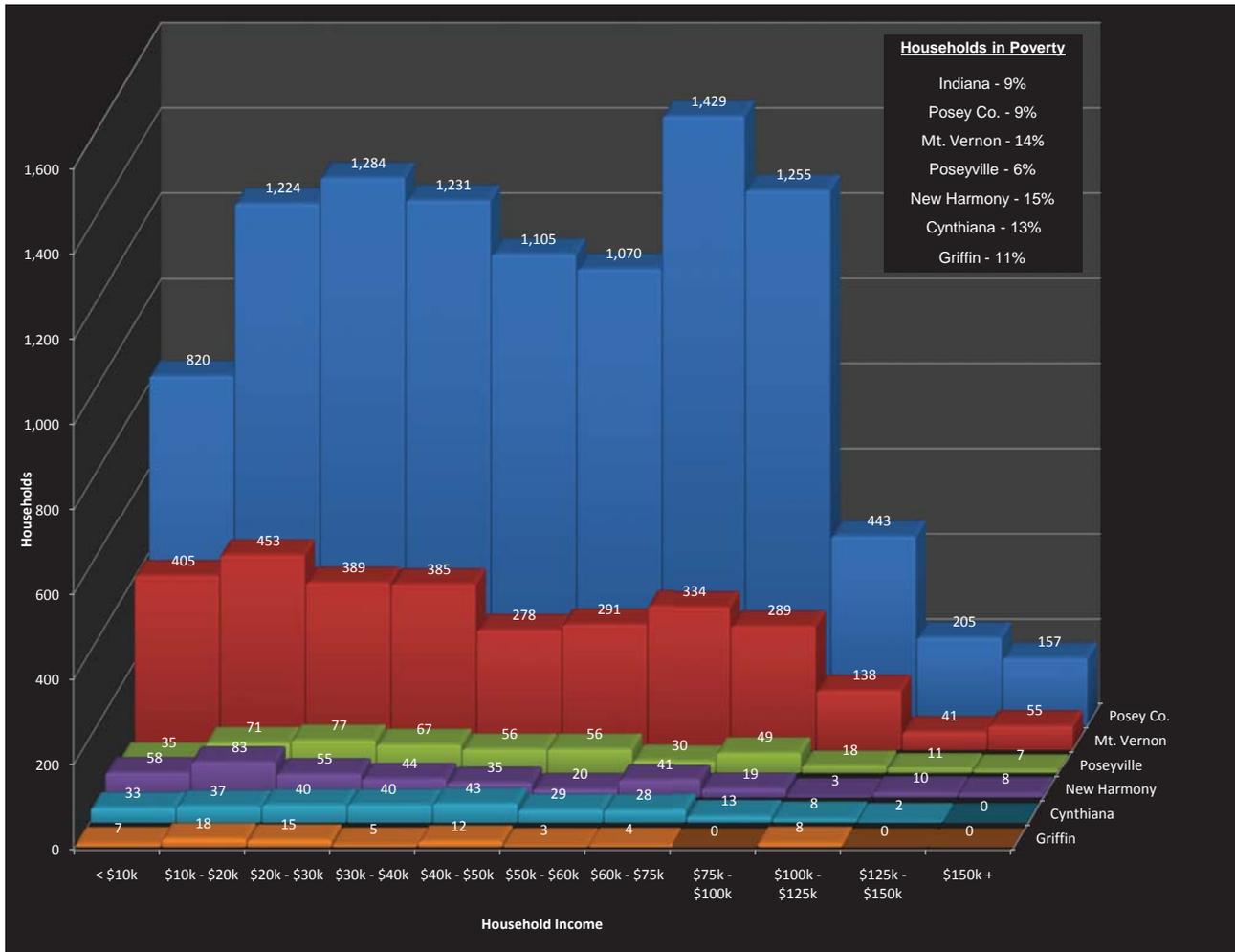
d. Ethnicity

Posey County does not have a very diverse population. Ninety-eight percent of the population is white, one percent is black or African American and one percent falls into the population of two or more races category. Indiana’s population is 87 percent white and eight percent black or African American. Posey County has a higher percentage of white population than Warrick County (97 percent), Gibson County (96 percent), and Vanderburgh County (89 percent).

3. INCOME CHARACTERISTICS

The median household income for Posey County is \$44,209 which is higher than the median income for Indiana (\$41,567). Posey County has a higher median household income than Gibson County (\$37,515) and Vanderburgh County (\$36,823). Warrick County’s median household income is slightly higher than Posey County at \$48,814. Figure 16 shows the number of households per household income category for Posey County and incorporated communities in the county. Nine percent of the households in Posey County are considered to be in poverty, which is the same percentage for Indiana. New Harmony and Mount Vernon have

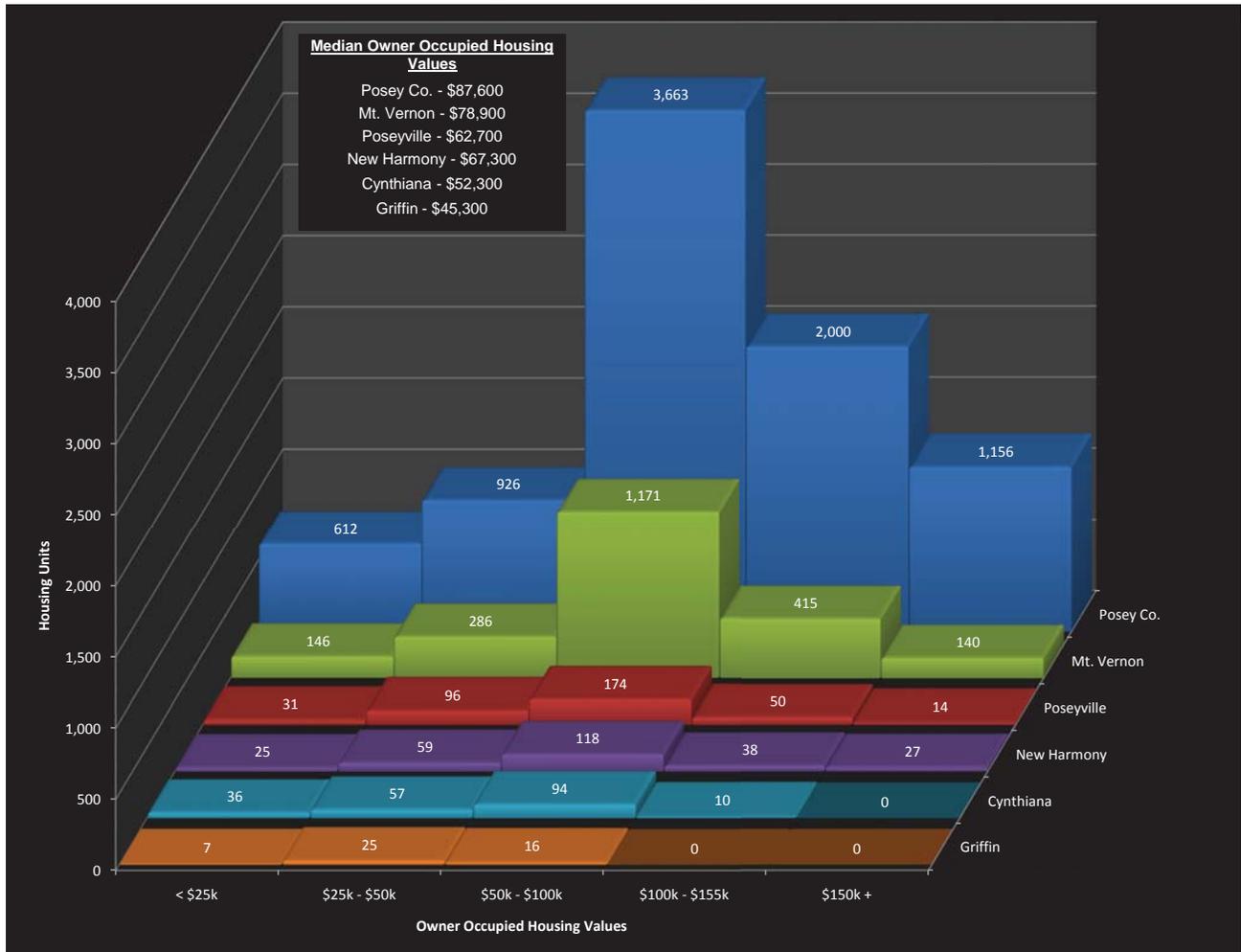
Figure 16: Household Income



the highest percentage of households in poverty in the communities of Posey County at 15 percent and 14 percent, respectively. Cynthiana and Griffin are close behind with 13 percent and 11 percent of households in poverty. Poseyville has the lowest percentage of households in poverty at only six percent.

In addition to household income, the U.S. Census also tabulates family income characteristics (see Table A-5 in Appendix A). Median family incomes are higher than median household incomes. Posey County’s median family income is \$53,737 and, similar to the median household income, is higher than the state’s median family income (\$50,261). Posey County’s median family income is also higher than that of Vanderburgh County (\$47,416) and Gibson County (\$44,839), but lower than Warrick County (\$55,497). In addition to households and individuals in poverty, the Census also calculates the number of families below the poverty level based on family income and family size. According to the 2000 U.S. Census, 6 percent of the families in Posey County were below the poverty level. This is lower than Indiana (7 percent), Gibson County (7 percent) and Vanderburgh County (8 percent). Only four percent of families in Warrick County are in poverty.

Figure 17: Housing Value



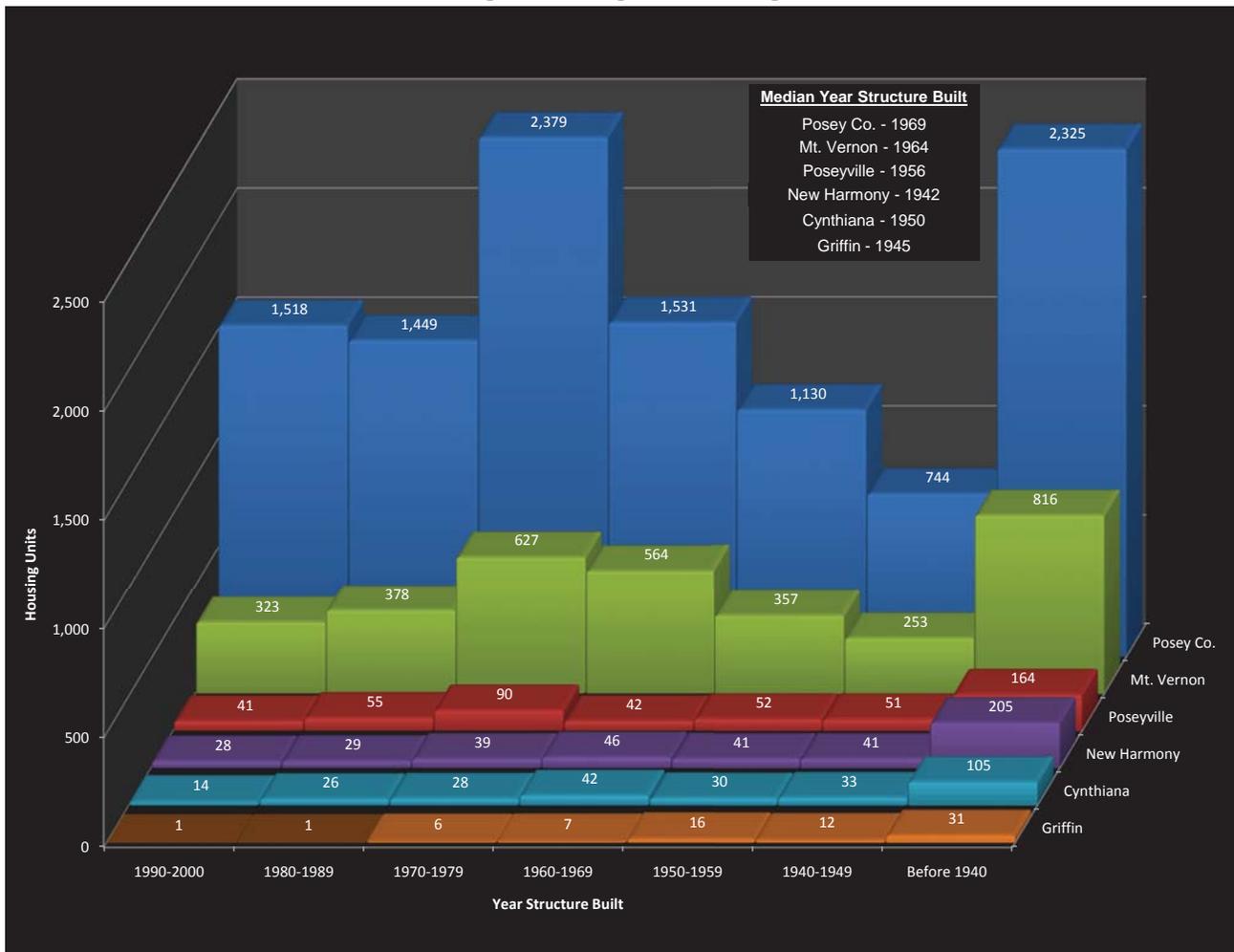
4. HOUSING CHARACTERISTICS

a. Existing Housing

Between 1990 and 2000, Posey County’s population, households and housing units all increased. The population of Posey County increased by 4.2 percent during this time (25,968 persons in 1990 and 27,061 persons in 2000), while the number of households increased by 7.3 percent (9,468 households in 1990 and 10,223 households in 2000). A higher increase in households than population reveals that the number of people per household is decreasing. In 1990, the Posey County household size was 2.71 people per household, dropping to 2.63 in 2000. Table A-6 in Appendix A shows detailed housing characteristic numbers for Indiana, Posey County, Mount Vernon, Poseyville, New Harmony, Cynthiana and Griffin.

The vacancy rate for housing is an indicator of the strength of the housing market. The number of housing units increased between 1990 and 2000 by 6.5 percent (10,401 dwellings in 1990 and 11,076 dwellings in 2000), but the number of households increased by 7.3 percent. A higher increase in housing units than households reveals that the vacancy rate is decreasing. In 1990, the vacancy rate for Posey County was 8.6 percent, and in 2000 it had dropped to 7.9 percent. This is only slightly higher than the state-wide vacancy rate of 7.7 percent.

Figure 18: Age of Housing



Posey County's vacancy rate is much lower than Gibson County (9 percent), but higher than Vanderburgh County (7.4 percent) and Warrick County (5.4 percent).

The median value of housing in 2000 was \$92,500 in Indiana and \$87,600 in Posey County. In Posey County, 62 percent of the homes are valued at \$100,000 or less and 14 percent are valued at over \$150,000. In Indiana, only 56 percent of the homes are valued at \$100,000 or less and 19 percent are valued at over \$150,000. Figure 17 compares housing values for Posey County, and its incorporated areas.

In Posey County, 18.1 percent of the housing units are renter occupied. This is much lower than the percentage of renter occupied units in Indiana (28.6 percent). Posey County's percentage of renter occupied housing units is also much lower than Vanderburgh County (33.2 percent) and Gibson County (22.1 percent), but slightly higher than Warrick County (16.7 percent). The median monthly contract rent for Posey County is \$318, which is much lower than the state (\$432). It is also lower than the monthly contract rent for Warrick County (\$380) and Vanderburgh County (\$376). The monthly contract rent for Gibson County is only \$309.

Posey County has a high percentage of single-family housing units with 81 percent. Indiana has 74 percent single-family housing units. Vanderburgh County (71 percent) and Gibson County (76 percent) both have a lower percentage of single-family housing units. Warrick County also has 81 percent single-family units. Posey

County only has seven percent of multiple-family units, compared to 19 percent for Indiana. This percentage is much lower than Vanderburgh County (26 percent), Warrick County (10 percent), and Gibson County (10 percent). However, Posey County’s percentage of mobile homes is 11 percent, which is much higher than for Indiana (7 percent), Vanderburgh County (3 percent), and Warrick County (9 percent). Only Gibson County has a higher percentage of mobile homes with 13 percent.

The age of housing in the community is a reflection of the rate of growth of the community and is an indicator of the need for housing rehabilitation or housing replacement when rehabilitation is not economical. The median year housing was built in Posey County is 1969 compared to 1966 for Indiana. Posey County has a mix of old and new housing. Forty-eight percent have been built since 1970 and fifty-two percent were built prior to 1970. Twenty-one percent of the housing units in Posey County were built prior to 1940, but 14 percent were built between 1990 and 2000. Figure 18 shows a comparison of the age of housing in Posey County and the incorporated communities of the county. Figure 19 shows the location of housing by age based on the number of housing units in a Census block.

b. New Housing Permits

From 1990 through 2007, there were 1,653 building permits issued in Posey County according to the U.S. Census. This includes all municipalities within the county. That calculates to approximately 92 units each year. The actual number of permits issued ranged from 63 units in 1995 to 140 units in 1999. There were 75 permits issued in 2007. From 2003 through 2007, there were 420 permits issued in unincorporated Posey County, Cynthiana, and Poseyville. During that same period, 17 permits were issued in the city of Mount Vernon. Thus, much of the new housing growth occurred outside the largest city (Mount Vernon). Between 1990 and 2000, there were 885 new housing permits issued and an increase of 675 housing units. Therefore, 210 or 24 percent of the new housing permits were replacement housing.

c. Projected Housing Units

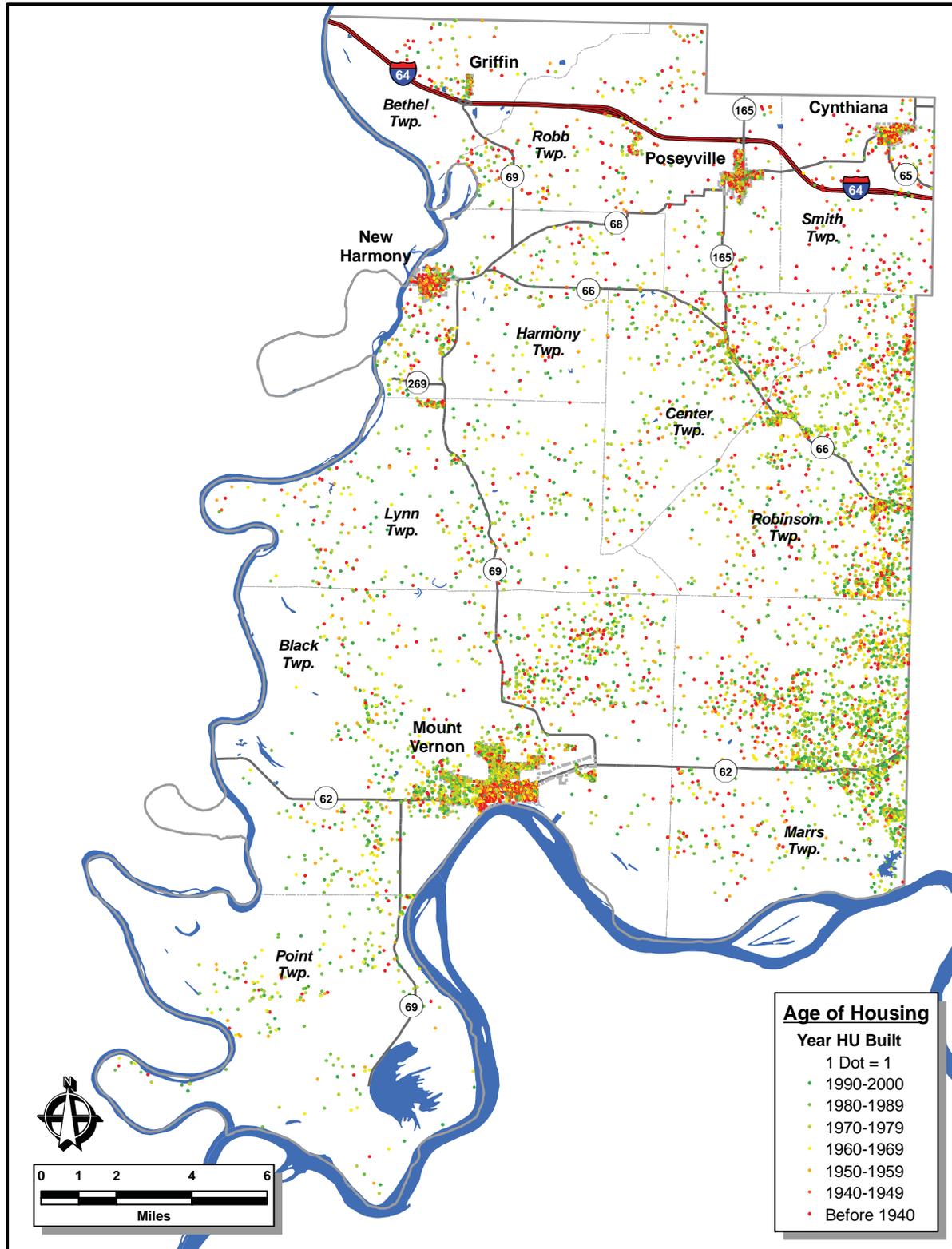
The population and household projections from the I-69 TAZ layer, described earlier under projected population, were used to determine projected housing units for Posey County. Assuming a constant vacancy rate between 2000 and 2030, projected housing units could be calculated using the vacancy rate and projected number of households from the I-69 TAZ layer. Using these numbers, a projection of 12,451 housing units is calculated. This is a 30-year increase of 1,375 housing units from the year 2000, about 46 housing units per year. With 24 percent of the new housing permits being replacement housing in the last decade, about 60 housing permits are forecasted on an average annual basis. (See Table A-7 in Appendix A.)

d. Housing Affordability

There are many factors to consider when determining the housing affordability of an area. One factor to consider is housing value compared to household income. In Indiana, the median housing value for owner occupied housing is \$92,500 and the median income is \$41,567. Therefore, the median housing value is 2.23 times higher than the median income. For Posey County, the median housing value is \$87,600 and the median income is \$44,209. Therefore, the median housing value is 1.98 times higher than the median income. The ratio of median housing value to median household income in Vanderburgh County (2.20) and Warrick County (2.07) is higher than for Posey County. The ratio for Gibson County (1.90) is only slightly less than Posey County. These ratios show that housing for Posey County residents is more affordable than housing in other parts of the state.

Another factor to consider when determining housing affordability is the number of owner occupied housing units compared to renter occupied housing units. In Posey County, 82 percent of housing units are owner occupied, compared to 71 percent for all of Indiana. When compared to Vanderburgh County, Warrick County

Figure 19: Age of Housing Units in Posey County



and Gibson County, only Warrick County (83 percent) has a higher percentage of owner occupied housing units than Posey County. This calculation shows that a high percentage of individuals can afford to own their housing in Posey County when compared to the entire state and most neighboring counties.

E. ECONOMIC CHARACTERISTICS

The economic overview of Posey County consists of two components including the workforce (labor market) and the employment available (job market). The characteristics of the labor force involve employment characteristics by place of residence that are derived from the U.S. Census. The characteristics of the employment market are reported in employment by place of work from the Interstate 69 Travel Demand Model Travel Analysis Zones (TAZ) layer, which was also used for population projections. Existing and projected employment by major employment sector were developed examining employment data from Woods and Poole Economics, the Regional Economics Model, Incorporated, historic trends, and historic relationships between population and employment to determine employment for the year 2000 and employment projections to the year 2030 for counties through which I-69 will travel as well as several neighboring counties, such as Posey County.

1. WORKFORCE CHARACTERISTICS

a. Existing Workforce

The labor force of a community is the community’s population 16 years or older that is working or are seeking employment. In 2000, Posey County’s labor force was 13,719 or 67 percent of the population 16 years and older. The U.S. Census breaks down labor force into employed civilians, unemployed civilians and individuals in the armed forces. There were only seven individuals in Posey County in the armed forces in the 2000 Census. Posey County’s unemployment rate was 4.1 percent, which was lower the state’s unemployment rate of 4.9 percent. Fifty-five percent of those employed in Posey County are males and 45 percent are females. Figure 20 (and Table A-8 in Appendix A) shows the labor force breakdown for Posey County. As later observed, the number of workers living in Posey County exceeds the number of available jobs in the county; therefore, Posey County is a net exporter of workers, by in large to Vanderburgh County.

b. Projected Workforce

The percentage of the population age 16 years and older, living in Posey County, that are in the labor force increased only slightly from 66 percent in 1990 to 67 percent in 2000. The unemployment rate in dropped from 5 percent in 1990 to 4.1 percent in 2000. Compared to the overall population, 49 percent of the total population was in the labor force in 1990 and 51 percent was in the labor force in 2000. Assuming 51 percent of the total population is in the labor force in 2030, there will be 15,156 people in the labor force.

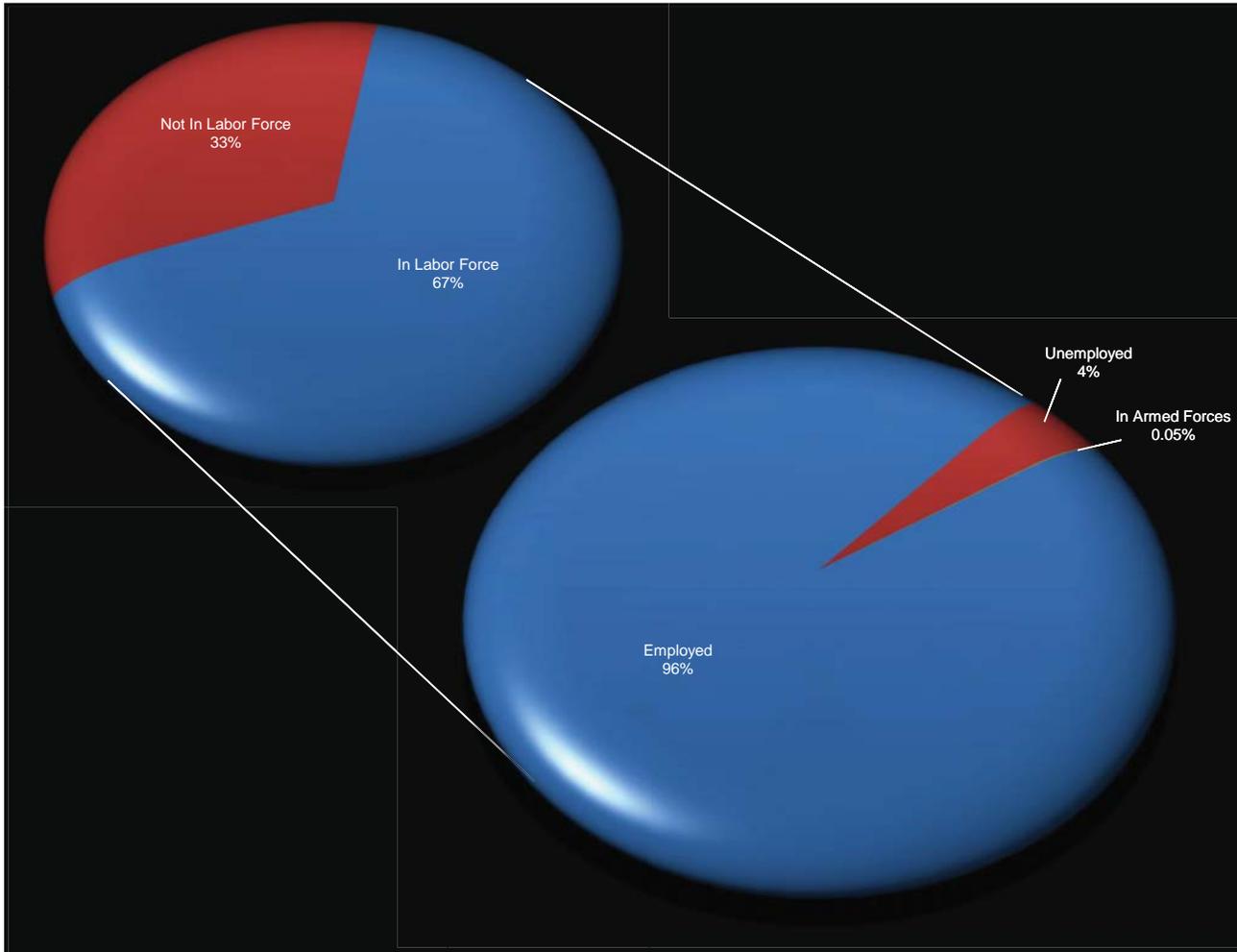
2. EMPLOYERS/JOBS

a. Existing Jobs

Employment reported by place of work from the I-69 TAZ layer is categorized by major business sectors in Figure 21 (and Table A-9 in Appendix A) for Posey County. There were 13,066 jobs reported in the year 2000 (This includes all full-time and part-time wage and salary jobs). In 2000, the Manufacturing sector employed the greatest number of people in Posey County (3,297 people). The Services sector was the next largest, employing 3,060 people. The Retail Trade sector employed 1,653 people.

Over half of the total employment in Posey County is found in or around Mount Vernon. Out of total of 13,066 jobs in Posey County in the year 2000, 6,784 are in Mount Vernon and another approximately 1,600 are located just outside of Mount Vernon. Large corporations such as Country Mark, Bristol-Myers Squibb and Sabic

Figure 20: Labor Force

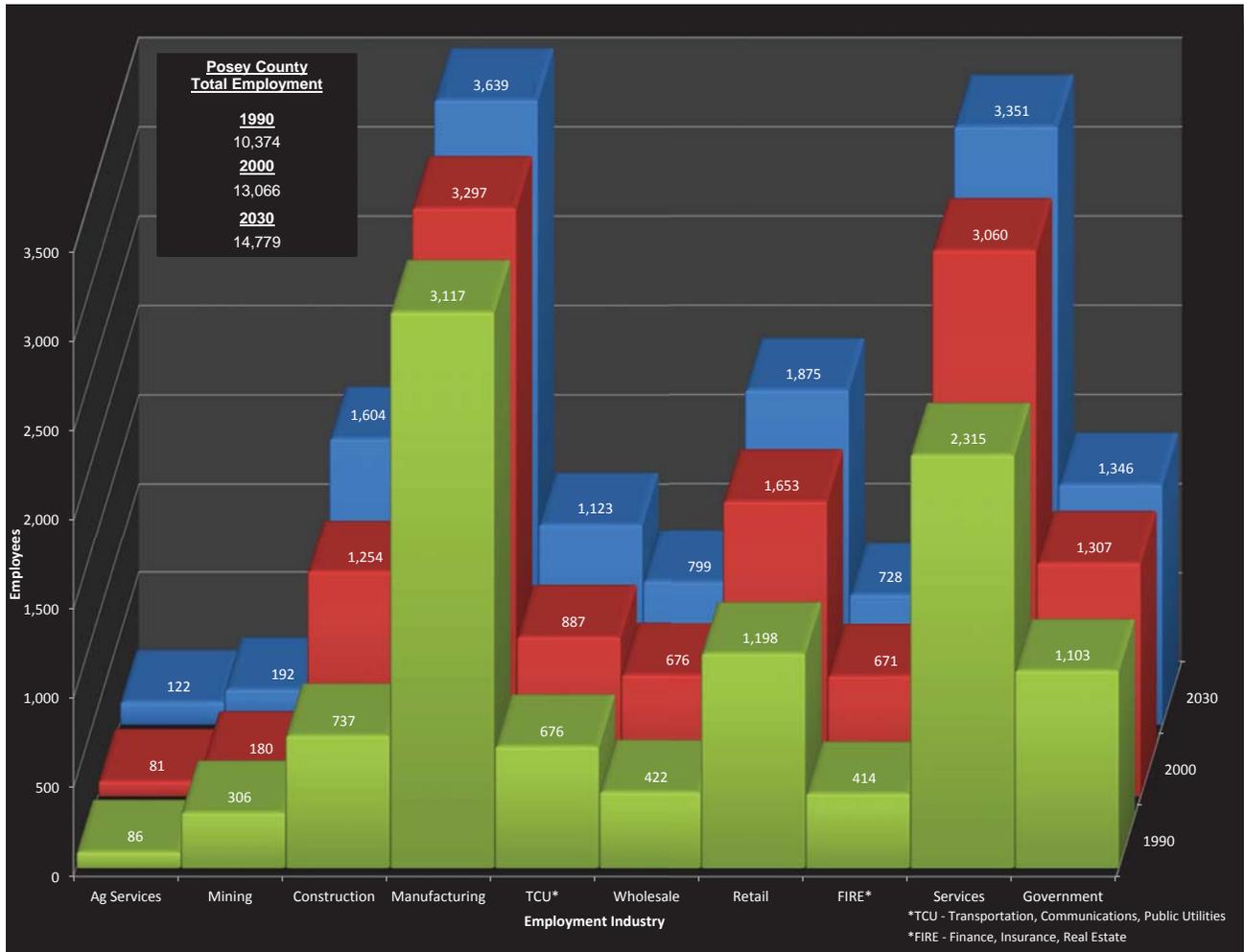


Plastics (formerly General Electric Plastics) are just a few of the businesses around Mount Vernon that employ several people. The Metropolitan School Districts of Mount Vernon and North Posey are two of the largest of employers in the county.

b. Projected Jobs

According to the I-69 TAZ layer projections, the Manufacturing sector will continue to be the largest employment sector in Posey County in the year 2030 with 3,639 employees. The Services sector will have a similar increase in employment with a total of 3,351 employees in 2030. The Retail Trade sector will continue to employ the third highest number of people with 1,875 employees. Figure 21 shows the employment by sector for Posey County in 2030. Much of this employment growth will be located around Mount Vernon, especially growth in the Manufacturing sector. Growth in the manufacturing sector has already begun with the expansion of the Country Mark refinery to the northwest of the city and the development of the new ethanol plant in the Southwind Maritime Center.

Figure 21: Employment by Major Sector



3. COMMUTING

According to the 2000 U.S. Census, 51 percent (6,531 people) of the commuting workers 16 years old and older in Posey County commute outside of the county. Over 85 percent of those commuters travel to Vanderburgh County for work. Figure 22 shows which counties Posey County residents commute to and how many residents from surrounding counties commute into Posey County. The average travel time for workers living in Posey County is 23 minutes. This includes a range of an average travel time of 19 minutes for Mount Vernon residents to 33 minutes for Griffin residents. Figures 23 through 27 show the number of commuters by travel time and an approximate distance of travel based on travel time for each of the incorporated communities of Posey County.

Figure 22: Commuters to and from Posey County (Year 2000)

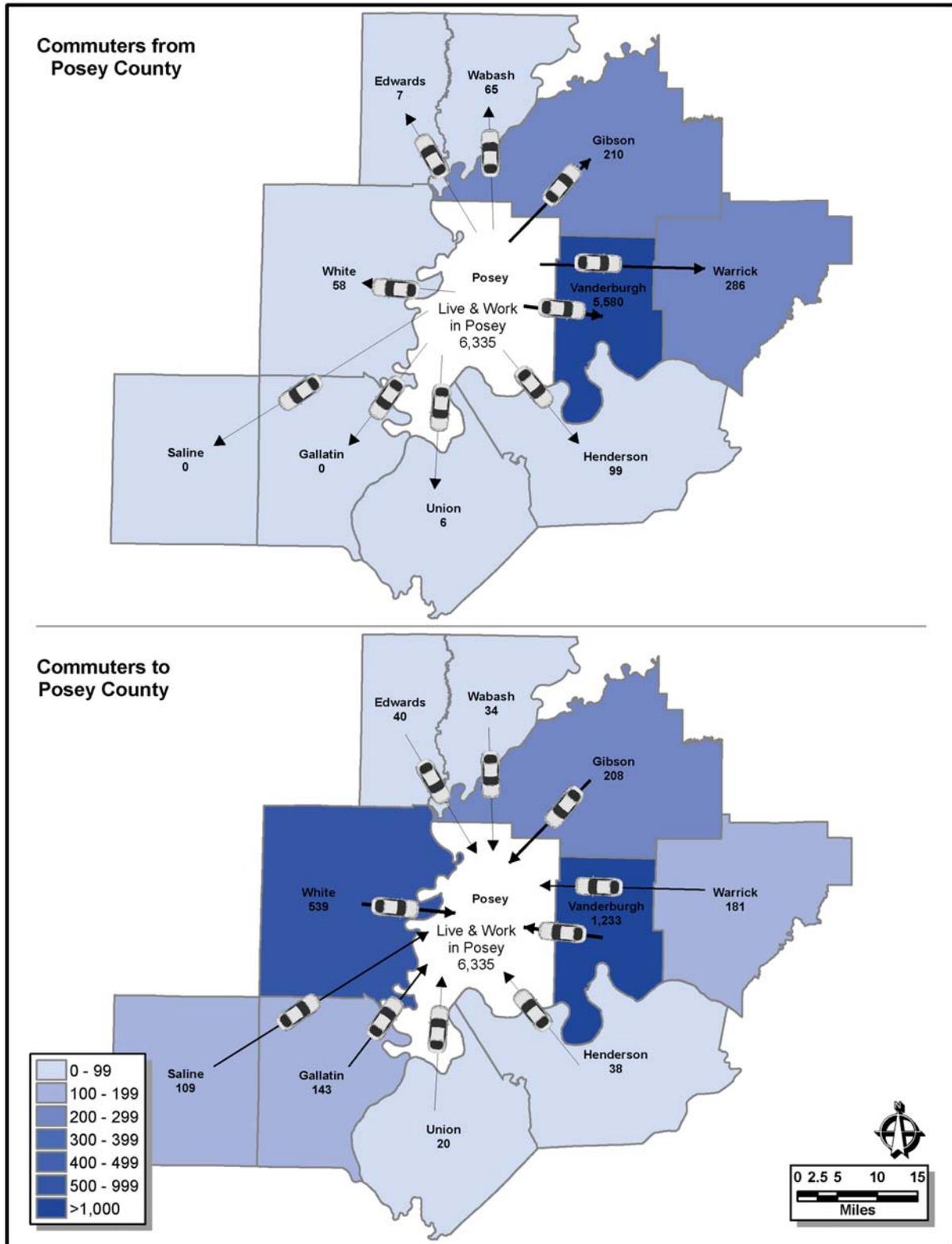


Figure 23: Commuting Time Mount Vernon

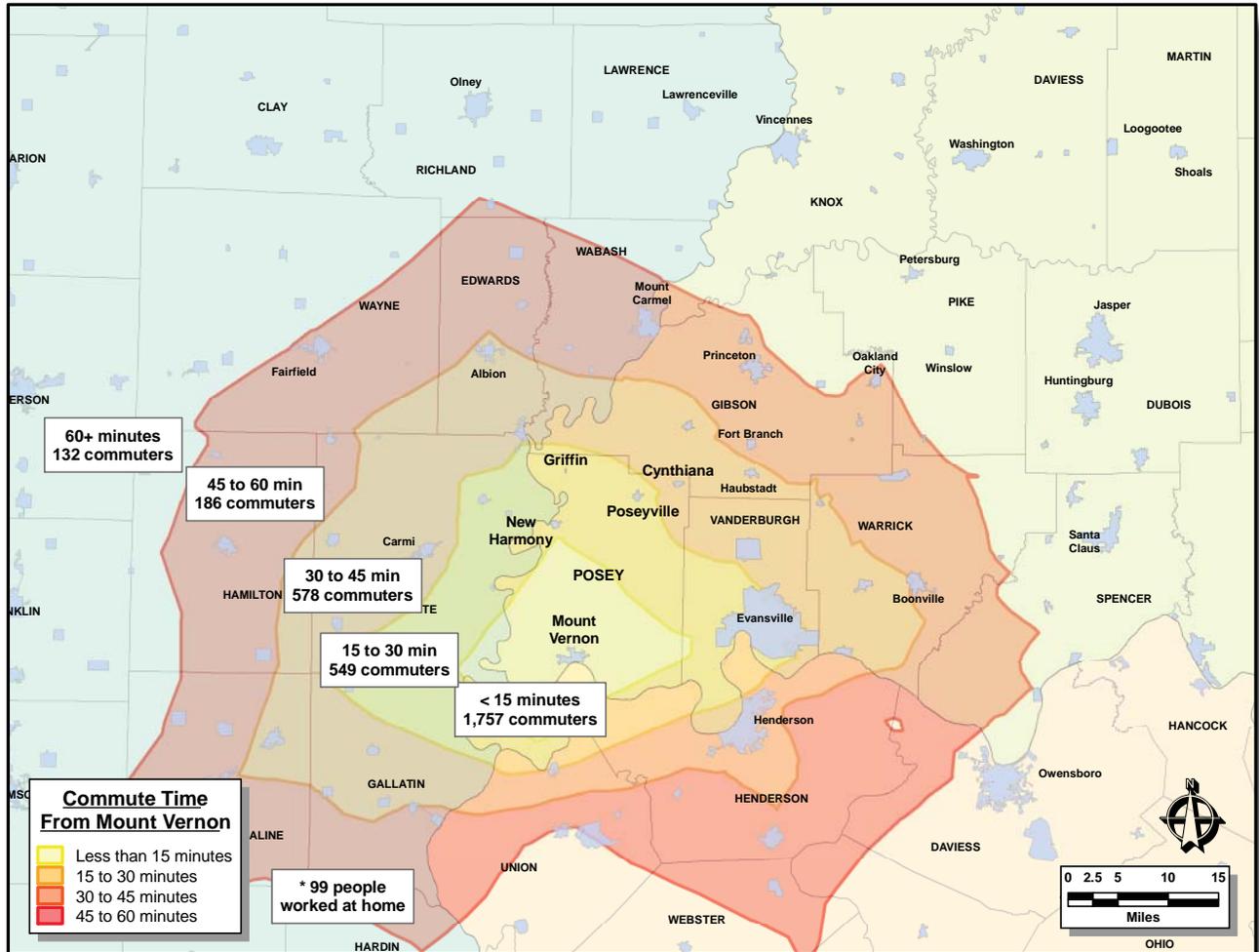


Figure 24: Commuting Time Poseyville

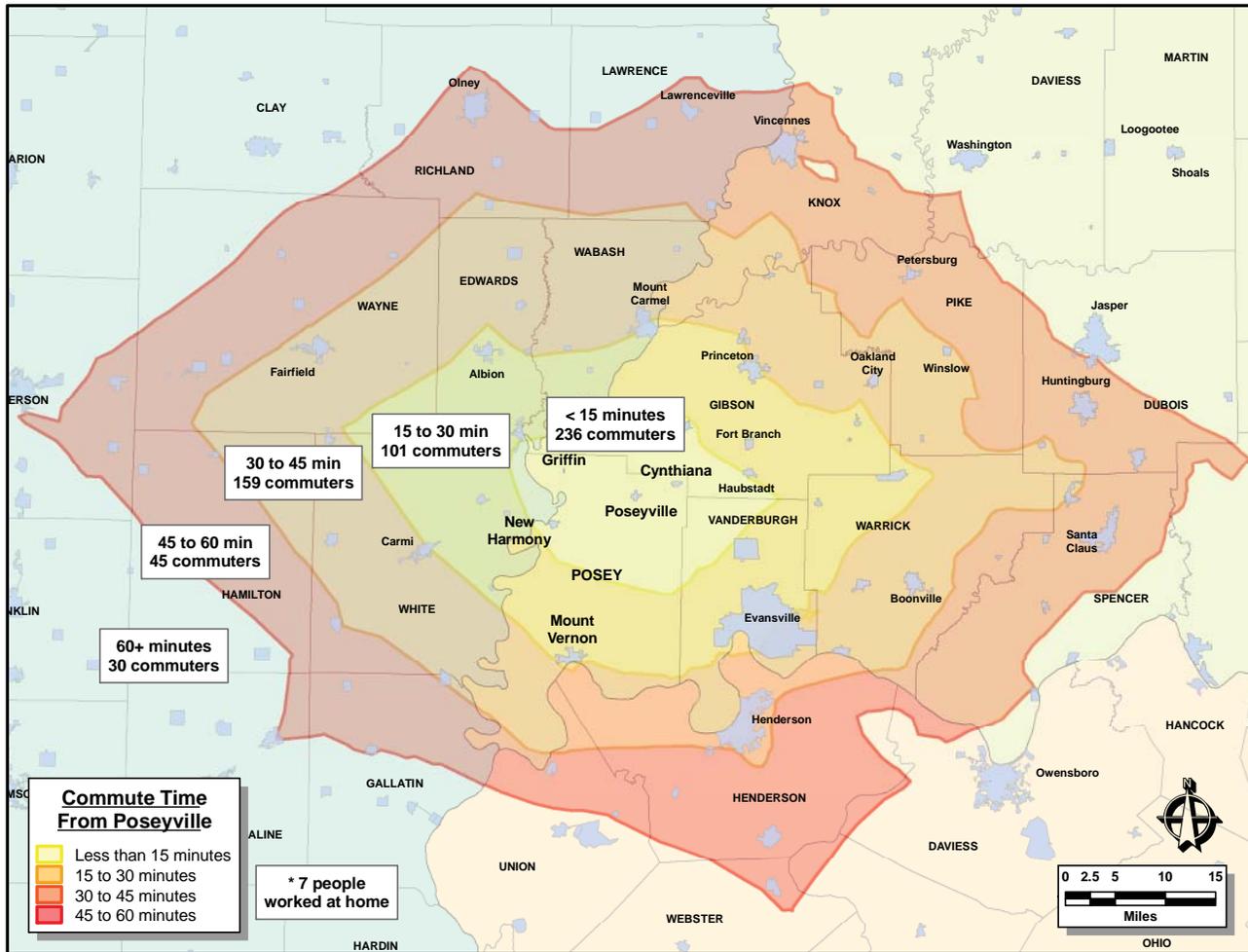


Figure 25: Commuting Time New Harmony

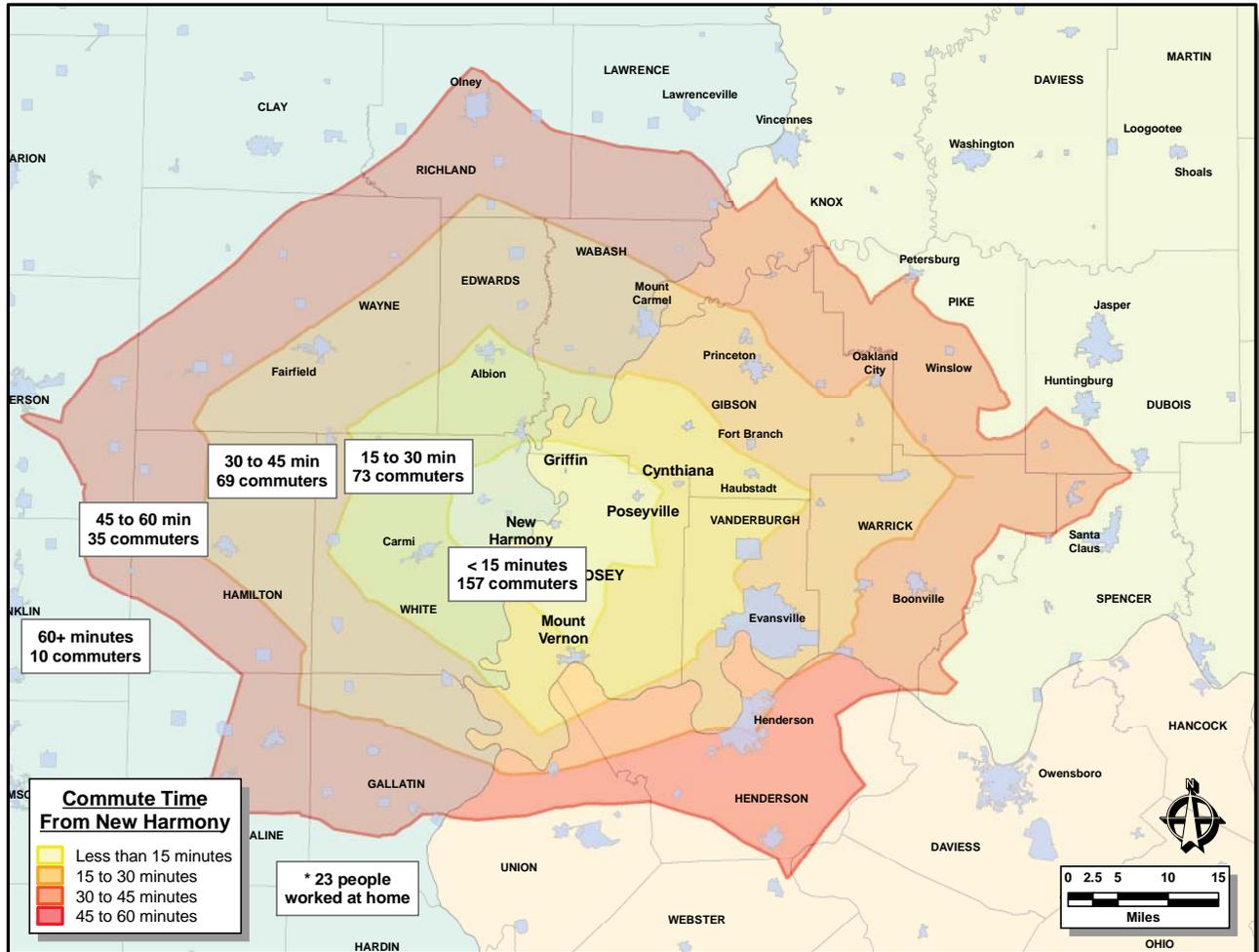


Figure 26: Commuting Time Cynthiana

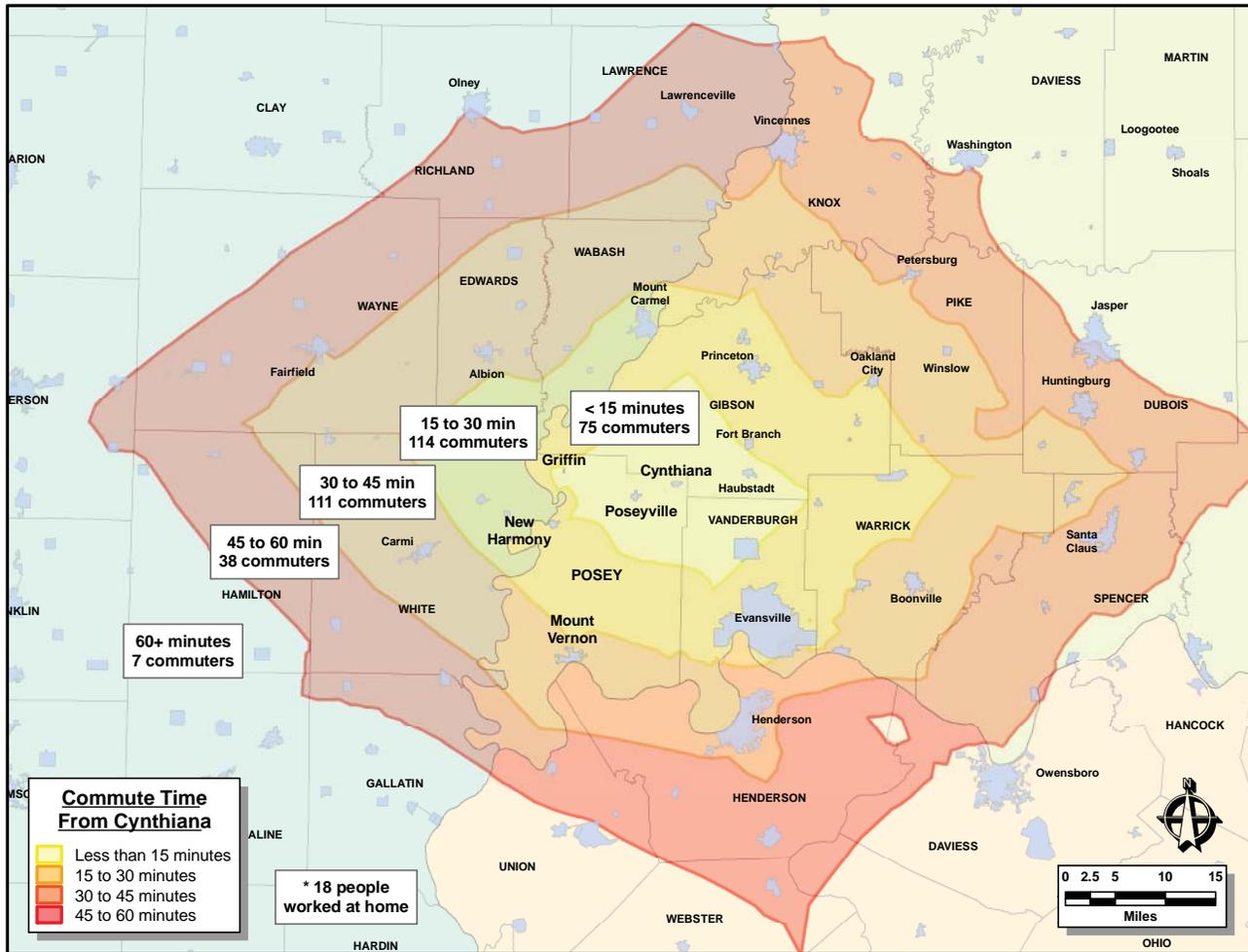
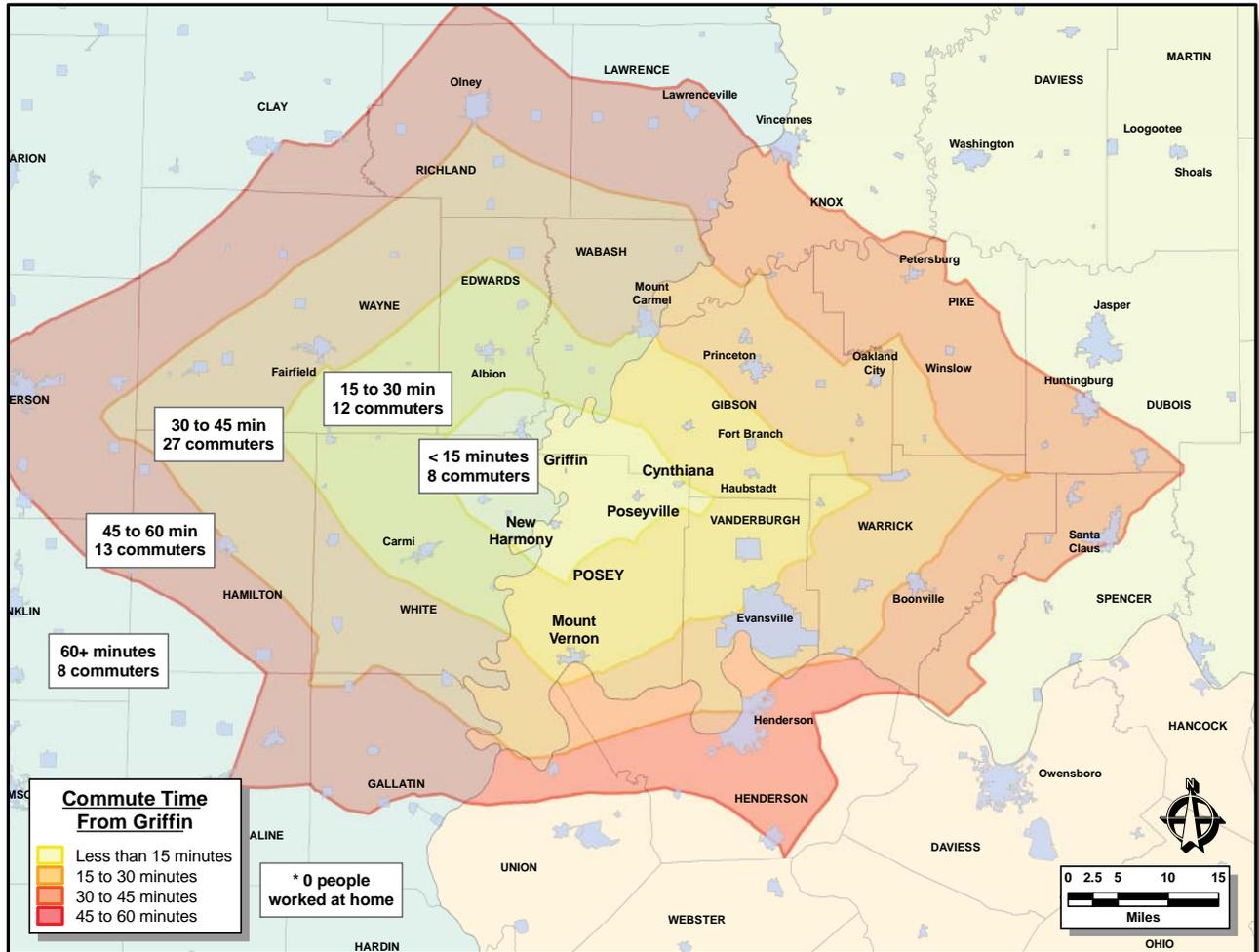


Figure 27: Commuting Time Griffin



CHAPTER 3: ASSESSMENT OF EXISTING CONDITIONS

A. LAND USE

1. EXISTING LAND USE

Using 2005 IndianaMap Natural Color Orthophotography of Posey County as a base map and 2007 National Agricultural Imagery Program aerial photography of Posey County to identify major changes, an inventory of existing land use in unincorporated Posey County was completed. The 2005 IndianaMap Natural Color Orthophotography is a high resolution color aerial photograph used to find detailed data for Posey County. The 2007 National Agricultural Imagery Program (NAIP) aerial photograph is a color aerial photograph with a lower resolution. It is used to find significant, large scale changes between 2005 and 2007, such as a new residential or commercial development. It cannot be used to identify smaller scale structures because of the lower resolution. A windshield survey was conducted to verify the land uses in Poseyville and Cynthiana.

Figure 28 and Table 2 show the results of the analysis. Agricultural land, forests, and undeveloped land uses comprise 233,094 acres of the total 260,294 acres within unincorporated Posey County (total excludes roads, railroads and right-of-ways). Parks and recreational areas cover 11,910 acres, the largest portion of the developed land uses. Residential land uses cover 11,850 acres.

Figure 29 and 30 shows the existing land uses in Poseyville and Cynthiana as reported in Table 2. In both towns, residential uses account for a majority of the land area, followed by undeveloped properties, institutional (public/quasi-public) uses, and commercial uses.

Table 2: Existing Land Use

Land Use Category	2008					
	Posey County ⁺		Poseyville		Cynthiana	
	Acreage*	Percent of Total ^o	Acreage*	Percent of Total ^o	Acreage*	Percent of Total ^o
Residential	11,850	4.6%	177	52.9%	133	53.8%
Single-Family			170	50.9%	124	50.2%
Mobile Home			3	0.9%	8	3.2%
Multiple-Family			4	1.2%	1	0.4%
Commercial	170	0.1%	36	10.8%	11	4.3%
Industrial	2,900	1.1%	0.4	0.1%	0.3	0.1%
Public/Quasi-Public	12,280	4.7%	41	12.4%	14	5.9%
Churches/Cemeteries	230	0.1%	15	4.5%	4	1.7%
Education	90	0.0%	13	4.0%	0	0.0%
Parks/Recreation	11,910	4.6%	0.6	0.2%	8	3.4%
Other	50	0.0%	13	3.8%	2	0.8%
Agricultural/Forest Land/Undeveloped	233,090	89.6%	79	23.8%	89	35.9%
Total^o	260,290	100.0%	334	100.0%	247	100.0%

source: Bernardin, Lochmueller and Associates, Inc.

⁺ Unincorporated Posey County only.

^{*} Rounded to the nearest 10 acres for Posey County and nearest acre for Poseyville and Cynthiana.

^o Total excludes roads, railroads and right-of-ways.

a. Residential

The residential land use category includes single-family detached dwellings, mobile homes and multiple-family attached dwellings. There are 11,850 acres of developed residential land use in Posey County which makes up 4.6 percent of the county’s unincorporated area or 44 percent of the developed land uses (excludes agricultural, forest and undeveloped land). Most of the homes in unincorporated Posey County are single-family detached homes. These include typical site-built homes, modular homes and manufactured homes on a permanent foundation. There are very few mobile homes or multiple family units outside of Mount Vernon.

A large portion of the residential land uses in Posey County are located near the Vanderburgh County line. This includes the unincorporated communities of Parkers Settlement, Saint Philip, and Saint Wendel, as well as suburban Evansville development near SR 62 and along Saint Philips Road. There are also higher concentrations of residential land uses along SR 66, especially around the unincorporated communities of Blairsville and Wadesville.

There are 177 acres of developed residential land use in Poseyville which makes up 53 percent of the town or 70 percent of the developed land uses. Of the 177 acres of residential land use, 170 acres are single-family homes, three acres are mobile homes, and four acres are multiple-family units.

There are 133 acres of developed residential land use in Cynthiana which makes up 54 percent of the town or 84 percent of the developed land uses. Of the 133 acres of residential land use, 123 acres are single-family homes, eight acres are mobile homes, and two acres are multiple-family units.

b. Commercial

The commercial land use category includes:

- Professional offices (doctors, dentists, optometrists, insurance agents, tax accountants, banks, real estate agents, engineers, surveyors) and;
- Retail/Services (retail stores including grocery stores, hardware stores, drug stores, gasoline stations, department or discount stores, drive-in businesses, motels, furniture stores, appliance stores, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment sales; and services including hair and nail salons, barbershops, gyms, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment repair).

There are 170 acres of developed commercial land use in Posey County which makes up only 0.1 percent of the county’s unincorporated area or 0.6 percent of the developed land uses (excludes agricultural, forest and undeveloped land). Commercial uses in unincorporated Posey County mostly consist of small grocery stores, restaurants, banks, and gas stations/convenience stores. The largest area of commercial land use in unincorporated Posey County is just outside of Mount Vernon. Over 60 acres of commercial land use is just outside of Mount Vernon, including the Expressway Auto Mall of America, Juncker Brothers farm equipment, and Four Seasons Motel. There are also nearly 40 acres of commercial land use located just outside of Poseyville, including the Country Mark station to the southwest of the town and businesses near the I-64 interchange, including JL Farm Equipment north of the interchange. There are nearly 13 acres of commercial land use in Wadesville and at the intersection of SR 62 and Saint Philips Road. Blairsville, Saint Philip, and Parkers Settlement all have a small amount of commercial land use.

There are 36 acres of developed commercial land use in Poseyville which makes up 11 percent of the town’s area or 14 percent of the developed land uses. Commercial uses in Poseyville include 1 Stop Express gas station/convenience store, Subway, Fifth Third Bank, CSB Bank, Harold’s Restaurant, Dollar General, a pharmacy, video rental store, and several other small retail and service businesses. Figure 31 shows the uses in downtown Poseyville.

Figure 28: Posey County Existing Land Use (2008)

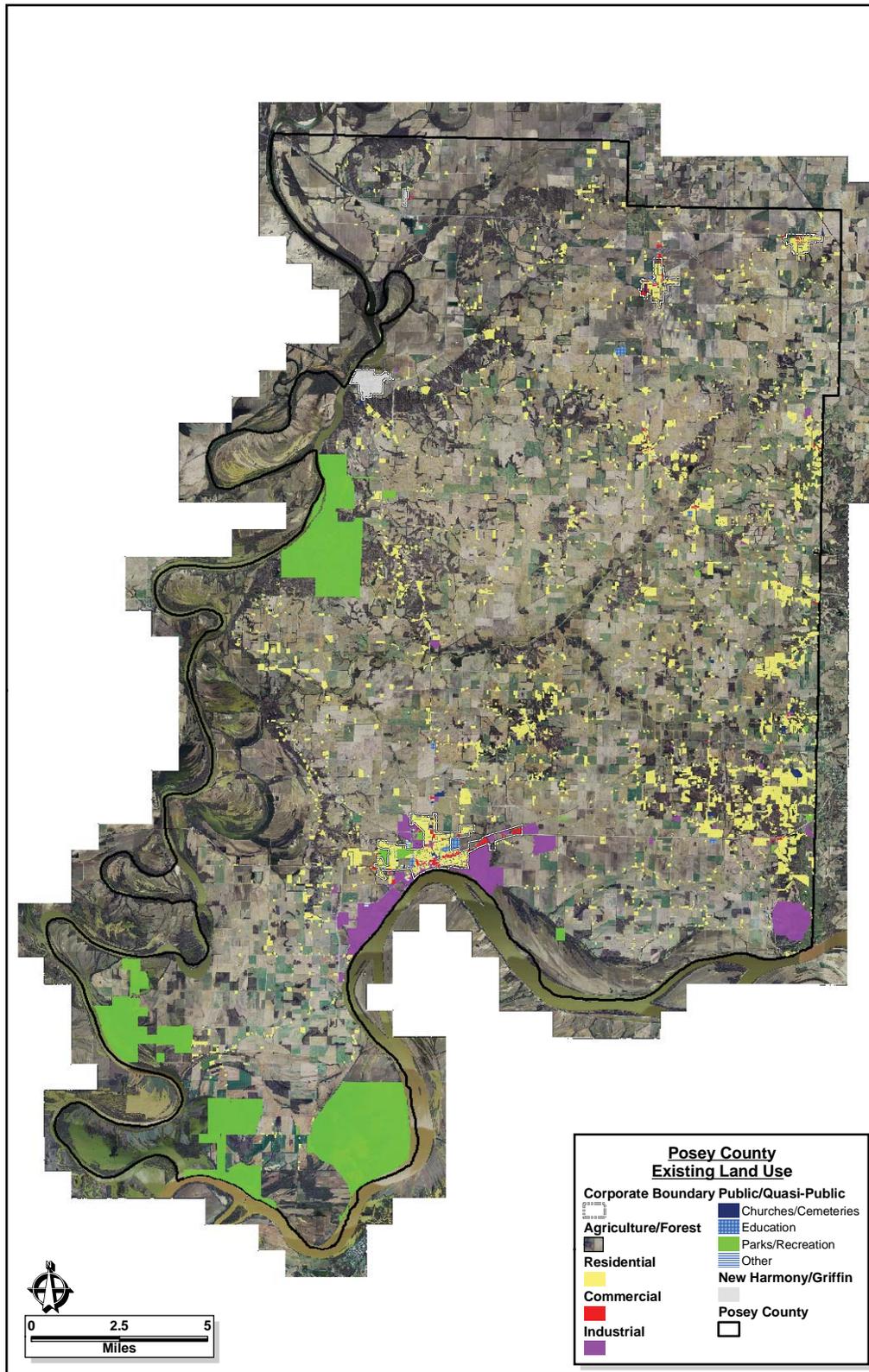


Figure 29: Poseyville Existing Land Use (2008)

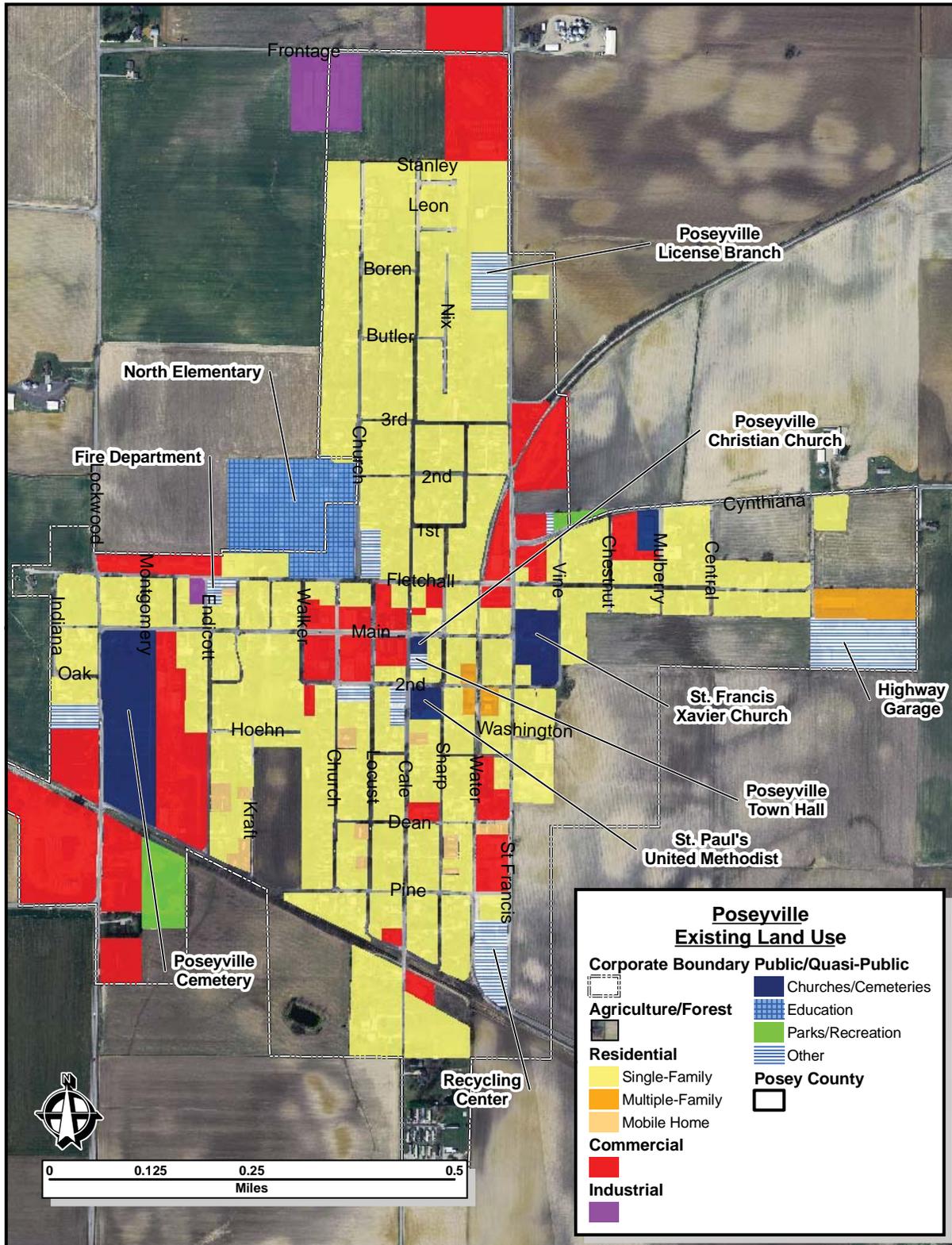
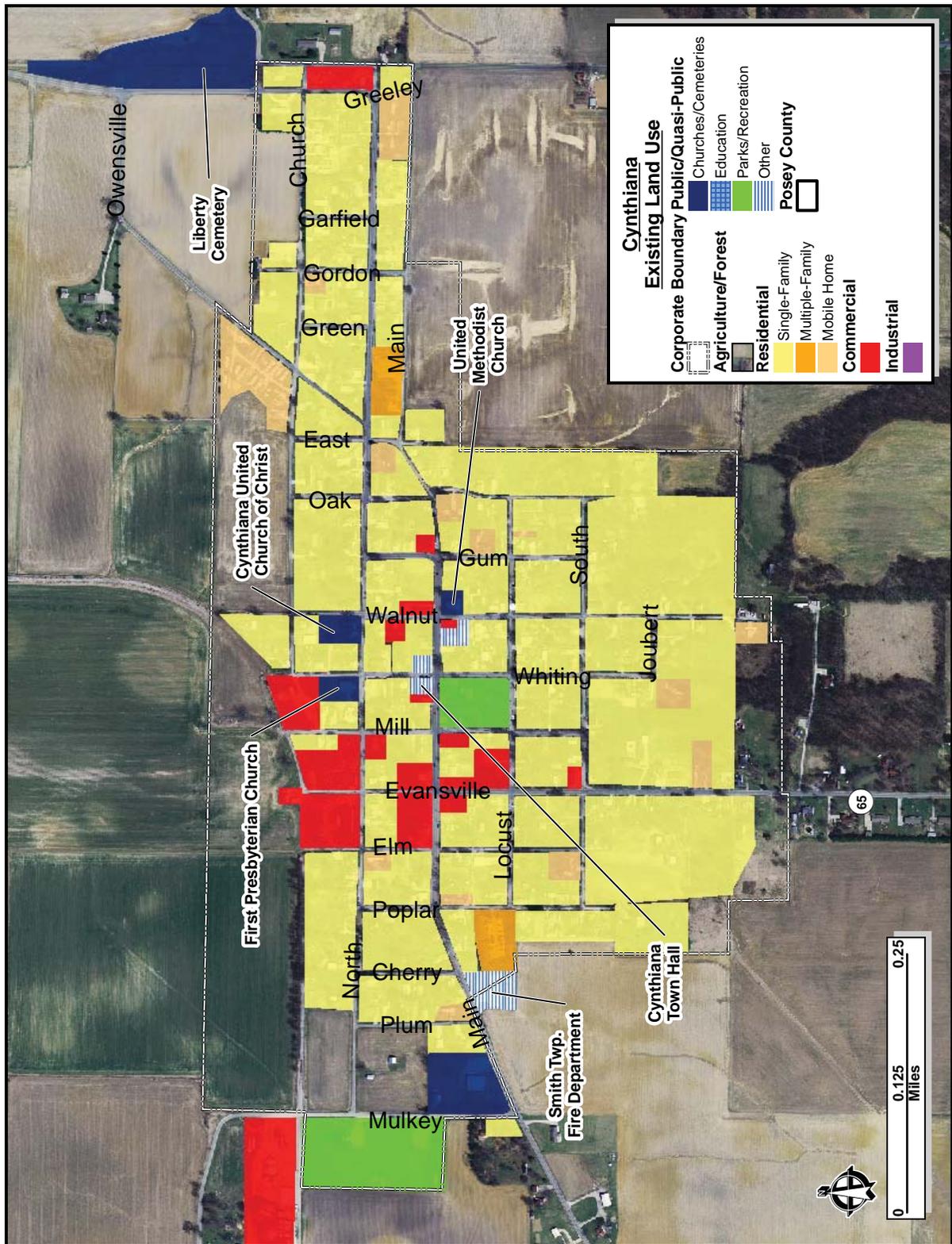


Figure 30: Cynthiana Existing Land Use (2008)



Downtown Poseyville has several urban design elements incorporated into the streetscapes, but could improve on all of them. The downtown, mostly comprised of three blocks on either side of Main Street between Walker and Cale, have wide, well-kept sidewalks that are ADA accessible at the corners. Lantern-style street lights are located along Main Street. Seating is limited with only two benches on the corner of Locust and Main. A few building facades have been renovated, such as The Uptown Salon, while some other facades are unkept. The Fifth Third Bank building at the corner of Locust and Main has original façade details. There are a few unique signs on buildings, like the sign at J. L. Hirsch Co. Grocery and Dept. Store. This is a good example of how small downtown signage should look, as opposed to light-up and fluorescent signs. Landscaping along Main Street does not exist. Street trees or planters with flowers would increase the aesthetics of the downtown.

There are two lanes of parallel parking on Main Street: one lane facing west and one lane facing east. Angled parking is provided off of Main Street on the side streets of Cale Street and Locust Street. There are parking spaces that are parallel to Main Street outside of the Dollar General Store on Church Street. There are no parking meters in Poseyville.

There are 11 acres of developed commercial land use in Cynthiana which makes up 4 percent of the town's area or 7 percent of the developed land uses. Commercial uses in Cynthiana include Pearson Manufacturing, CSB State Bank, a couple of auto repair shops, and a few currently vacant commercial buildings. Figure 32 shows the uses in downtown Cynthiana.

Downtown Cynthiana consists of the Town Hall, Post Office, Cynthiana Community Park, a funeral home, and several vacant buildings. The sidewalks that link these places together are narrow and not in the best condition. There are no ADA ramps at the corners of intersections. There is one lantern-style street light on the corner of Main Street and Whiting Street. The rest of the street lights are on wooden utility poles. The facades of the buildings in the downtown are not in top condition. Work such as new windows and repainting wooden trim would help the appearance of the building. The only unique sign in downtown is a banner sign at Town Hall. The rest of the signs are painted on windows or just letters on the side of the building. There are no street landscaping elements or seating along the sidewalks. The Cynthiana Community Park is an asset to the downtown because there is open space, shelter houses with picnic tables, ball courts, and playground equipment, while the vacant, rundown buildings take away from the downtown area.

c. Industrial

The industrial land use category includes light industrial uses, heavy industrial uses, junk yards landfills and coal mines. Uses that involve the manufacturing of products from secondary parts (or products) and can be normally contained within a structure are generally considered light industrial uses. Thus, light industrial uses include warehousing, wholesaling and manufacturing from parts supplied to the site.

Heavy industrial uses involve the manufacturing and processing of products from raw materials or the extraction and processing of raw materials. Heavy industrial uses involve the outdoor storage of raw materials and products.

Industrial uses cover 2,900 acres in Posey County which accounts for just over one percent of the county's unincorporated area or 11 percent of the developed land uses (excluding agricultural, forest and undeveloped land). Nearly 2,100 acres of industrial land uses are located just outside of Mount Vernon, including Bristol Meyers Squibb, Country Mark, Sabcic Plastics (formerly GE Plastics), and the Southwind Maritime Center (where the new ethanol plant is currently under construction). That makes up 72 percent of all industrial land uses in unincorporated Posey County. Just over 600 acres of industrial land use is associated with the A.B. Brown Generating Station (Vectren) near the Ohio River and the Vanderburgh County line. The rest of the industrial land uses include light industrial uses scattered throughout the county, a couple of gravel pits, and several small oil pumps and storage tanks.

Figure 31: Downtown Poseyville Land Use



Figure 32: Downtown Cynthiana Land Use



Poseyville has less than 0.5 acres of industrial land uses. Carl Nix Welding shop is the only industrial land use in Poseyville. Cynthiana does not have any industrial uses.

d. Public/Quasi-Public

The public/quasi-public land use category includes public and nonprofit community facilities that serve the community including churches, schools, medical facilities, recreational facilities, governmental uses and other institutional facilities. These facilities cover 12,280 acres and make up 4.7 percent of the county’s unincorporated area or 45 percent of the developed land uses (excluding agricultural, forest and undeveloped land). Poseyville includes 41 acres of public/quasi-public land uses, which makes up 12 percent of the town’s area or 16 percent of the developed land uses. Cynthiana includes 14 acres of public/quasi-public land uses, which makes up 6 percent of the town’s area or nine percent of the developed land uses.

Parks and recreational areas cover the largest portion of the developed land uses in unincorporated Posey County. There are 11,910 acres of parkland located in unincorporated Posey County. Figure 36 shows the location of these parks and recreational areas. The Hovey Lake Fish and Wildlife Area (FWA) makes up the largest portion. The Indiana Department of Natural Resources (DNR) states that it covers 6,963 acres, including the 1,400-acre lake and surrounding area, and other sloughs, marshes, and extensive bottomland hardwood forests scattered around the southern tip of Point Township. Harmonie State Park covers another 3,465 acres of the parks and recreational areas land use according to DNR. The rest of the parks and recreational areas land use includes the Multi-Activity Center, the Jaycees Athletic fields, Western Hills Country Club, and Country Mark Golf Course all just outside of Mount Vernon, the North Posey Youth Community Park/Ballfield south of Poseyville, the 4-H Fairgrounds south of New Harmony, the Saint Philip Conservation Club, Rocky Falls Campground, a baseball/softball field west of Saint Wendel, and baseball/softball fields near the SR 62/Saint Philip Road intersection.

There is 0.6 acres of parks and recreational areas in Poseyville and eight acres in Cynthiana. The 0.6 acres of parkland in Poseyville includes the Poseyville Park located on Cynthiana Road (SR 68) next to the Poseyville Police Department. The park includes a picnic area and playground. The North Posey Youth Community Park/Ballfield is located just south of Poseyville and covers just over 3.5 acres. There are two separate parks located in Cynthiana that make up the eight acres of parkland. Cynthiana Park on the west side of the town includes a softball/baseball field and covers six acres, and the Cynthiana Community Park on Main Street in the center of Cynthiana covers two acres. Figure 29 shows the location of parks in Poseyville, and Figure 30 shows the location of parks in Cynthiana.

Some of the schools in Posey County also provide park and recreational space for residents of Posey County. Marris Elementary School, which is part of the MSD but outside of Mount Vernon, has basketball courts, a soccer field, and playground equipment located on the southwest side of the school. These facilities are open to the public after school hours. Farmersville Elementary School, which is part of the MSD but outside of Mount Vernon, has open space, ball courts, and playground equipment that is open for public use after school hours. South Terrace Elementary School, located in Blairsville, has ball courts, a few pieces of playground equipment a baseball and soccer field. The facility is open to the public after school hours. North Elementary School in Poseyville has ball courts and playground equipment but they are fenced off, preventing the public from using these facilities. North Posey Junior High/High School has a variety of recreational facilities. There are baseball/softball fields, a track, football fields, tennis courts and a swimming pool is located inside. The pool and a few of the fenced off outdoor facilities are not open to the public. Figure 36 shows the location of these schools.

Churches and cemeteries make up 230 acres of the public/quasi-public land use within Posey County. There are more than 50 churches in Posey County representing a wide variety of denominations. There are also nearly 50 cemeteries, ranging from the Bellfontaine Cemetery which covers over 20 acres to very small cemeteries covering just a few thousand square feet. Figure 2 shows the location of all churches and cemeteries in Posey County.

In Poseyville, there are 15 acres of churches/cemeteries land uses, and in Cynthiana, there are four acres. The 15 acres of churches/cemeteries in Poseyville include the Poseyville Cemetery, Saint Francis Xavier Church, Saint Paul United Methodist Church, and Poseyville Christian Church. The four acres of churches/cemeteries in Cynthiana include First Presbyterian Church, United Methodist Church, and Cynthiana United Church of Christ. The Liberty Cemetery is located to the northeast of Cynthiana and covers just over six acres. Refer to Figure 29 for the churches and cemeteries in Poseyville and Figure 30 for Cynthiana.

The educational category in unincorporated Posey County includes Farmersville Elementary and Marrs Elementary which are both part of the Metropolitan School District of Mount Vernon, and South Terrace Elementary, North Posey Junior High, and North Posey High School which are all part of the Metropolitan School District of North Posey County. These schools make up 90 acres of the public/quasi-public land use. North Elementary, in Poseyville, is the other elementary school in the Metropolitan School District of North Posey County. It covers approximately 13 acres in Poseyville. Figure 29 shows the location of North Elementary in Poseyville and Figure 36 shows the location of all schools in Posey County.

Other public/quasi-public land uses include those public/quasi-public uses that are not categorized under any of the previous land uses. This includes governmental facilities, medical facilities, utilities, and organized clubs. This category covers 50 acres in unincorporated Posey County. A little over 30 acres of the other category are found near Mount Vernon. The Mount Vernon Waste Water Plant, Posey County Sheriff’s Office and Jail, Black Township Fire Station, and Posey County Rehabilitation Services are all included in the other category and are all just outside of Mount Vernon’s boundary. The rest of the uses in the other category include cell towers and utility substations throughout the county, Fire Stations in Saint Philip and Wadesville, the Wadesville Post Office, and the Posey County Highway Garage south of Poseyville.

In Poseyville, there are 13 acres of land in the other public/quasi-public category. This includes the Police and Fire Stations, Masonic Temple, Posey County Recycling Center, Carnegie Library, and License Branch. There are two acres of land in the other public/quasi-public category in Cynthiana. This includes the Smith Township Fire Department, Town Hall, Post Office, Werry Funeral Home, and Masonic Lodge. Other public/quasi-public uses are shown in Figure 29 for Poseyville and Figure 30 for Cynthiana.

e. Agricultural/Forest Land/Undeveloped

The agricultural/forest land/undeveloped category includes all land used for farming and other agricultural purposes, land currently covered by trees, and any other land that is not currently built up or used for any of the previously listed land uses. This category covers over 233,000 acres in Posey County, which is nearly 90 percent of the county’s unincorporated total area.

2. EXISTING LAND USE CONTROLS

The new Posey County Comprehensive Plan will replace the previous plan adopted in August of 1975 and last updated in September of 1998. The county also has a Zoning Ordinance, which was adopted in March of 1993, and a Subdivision Control Ordinance, which was adopted in November of 1986. Poseyville and Cynthiana, which are both included in the Posey County Comprehensive Plan, have their own Zoning Ordinances. The Poseyville Zoning Ordinance was adopted in March of 1977 and the Cynthiana Zoning Ordinance was adopted in July of 1992. Both towns adopted the county Subdivision Control Ordinance in 1986. All newly constructed residential buildings must obtain a permit before construction can begin in unincorporated Posey County, Poseyville, or Cynthiana.

3. PROJECTED LAND USE

Projected land use needs for the year 2030 for Posey County are derived from a review of past trends and demographic projections made in the Interstate 69 Travel Demand Model Travel Analysis Zones (TAZ) layer and the 2007 Complete Economic and Demographic Data Source by Woods & Poole Economics. The projected land use needs and ability to accommodate those needs are summarized in Table 3.

a. Residential

Between years 2008 and 2030, there is a projected need for 1,008 more dwelling units in Posey County based on a projected population increase of 2,078 people, a continuing decline in household size, and a continued vacancy rate of 7.9 percent from the 2000 Census. Subtracting the need for the incorporated communities in the county (Mount Vernon at 83 dwellings, Poseyville at 47 dwellings, New Harmony at nine dwellings, Cynthiana at 38 dwellings, and Griffin at zero dwellings), there is a projected need for 827 more dwelling units in the unincorporated area of Posey County based on a projected population increase of 1,770 people. In Poseyville, there is a projected need for 47 more housing units based on a population increase of 104 people, and in Cynthiana, there is a projected need for 38 more housing units based on a population increase of 83 people

Existing single-family lots in unincorporated Posey County range from around one-fourth of an acre in communities like Wadesville to several acres in the more rural areas of the county. Assuming that all 827 additional single-family units take up one acre, there is a demand for 827 acres of additional single-family residential land uses by 2030.

Table 3: Existing Land Use and Future Demand

Land Use Category	2008			2008 to 2030 Demand Acres		
	Posey Co. ⁺	Poseyville	Cynthiana	Posey Co. ⁺	Poseyville	Cynthiana
	Acreage*	Acreage*	Acreage*	Acreage	Acreage	Acreage
Residential	11,850	177	133	827	12	10
Single-Family		170	123			
Mobile Home		3	8			
Multiple-Family		4	2			
Commercial	170	36	11	20		
Industrial	2,900	0.4	0	50		
Public/Quasi-Public	12,280	41	14	0		
Churches/Cemeteries	230	15	4			
Education	90	13	0			
Parks/Recreation	11,910	0.6	8			
Other	50	13	2			
Agricultural/Forest Land/ Undeveloped	233,090	79	89			
Total^o	260,290	334	247			

source: Bernardin, Lochmueller and Associates, Inc.

⁺ Unincorporated Posey County only.

^{*} Rounded to the nearest 10 acres for Posey County and nearest acre for Poseyville and Cynthiana.

^o Total excludes roads, railroads and right-of-ways.

In Poseyville and Cynthiana, single-family lots range from one-fifth of an acre to around one acre. Assuming that all 47 additional single-family units in Poseyville and 38 units in Cynthiana will be located on quarter acre lots, there is a demand for 12 acres of additional single-family residential land uses in Poseyville by 2030 and 10 additional acres in Cynthiana.

b. Commercial

Commercial land is occupied by retail/services and professional office uses. Between 2008 and 2030, the Retail and Services sectors are forecasted to increase by 376 employees and the Finance/Insurance/Real Estate (FIRE) sector is forecasted to increase by 42 employees in Posey County. In Mount Vernon, the Retail and Services sectors are forecasted to increase by 300 employees and the FIRE sector is forecasted to increase by 38. Ignoring any changes in New Harmony and Griffin, 76 additional retail and service employees and four additional FIRE sector employees will be located in Poseyville, Cynthiana, or unincorporated Posey County.

Retail use densities are in the range of two employees per 1,000 square feet of gross building area and office densities are in the range of five employees per 1,000 square feet of gross building area (based on information from the Institute of Transportation Engineers Trip Generation Manual). Assuming a 10 percent floor area to lot area ratio there would be 9 retail employees per acre for retail uses and 22 employees per acre for professional offices. However, most professional office uses in Posey County are smaller scale with fewer employees. Therefore, a density of nine employees per acre was used to calculate both retail and professional office demand acres. As a result, nine additional acres for retail/services and 0.5 acres for professional offices would be sufficient for future commercial growth in Poseyville, Cynthiana, and unincorporated Posey County. However, to provide a choice of locations, 20 acres of additional commercial uses by 2030 would be adequate.

c. Industrial

Industrial land is occupied by agricultural services, mining, construction, manufacturing, transportation/communication/utility and wholesale/warehouse uses. These uses average about 15 employees per acre or 10 employees per net acre for sanitary sewer design. Industrial employment is anticipated to increase by 810 employees in Posey County. Industrial employment in Mount Vernon is anticipated to increase by 338 employees. At 10 employees per acre, 34 acres would be needed for additional industrial uses by 2030 in Mount Vernon and 50 acres would be needed in the rest of the county. Growth in the industrial sector around Mount Vernon is already under way. The new ethanol plant, which will take up 116 acres in the Southwind Maritime Center, is already under construction, and the Country Mark refinery has already completed work on its \$20 million expansion to increase production of diesel fuel. While industrial growth is anticipated to grow in Mount Vernon, most of this growth will occur just outside of Mount Vernon due to the lack of vacant industrial zoned land inside the city. The Southwind Maritime Center, currently with 158 acres of available space, is all located outside of Mount Vernon, as well as the Country Mark refinery, and Sabic Plastics. The most appropriate location for the additional 50 acres of industrial uses in unincorporated Posey County, is probably also around Mount Vernon or along SR 62 and SR 69 near Mount Vernon. However, to provide a choice of locations and to accommodate the expansion of small to medium sized industries (large-sized industries already having expansion space on site), 100 acres for additional industrial uses would be desirable to the year 2030.

d. Public/Quasi-Public

The National Recreation and Park Association suggests that a community should have at least five to eight acres of parkland per 1,000 people. With a projected 2030 population of 26,262 people, Posey County would need 131 to 210 acres of parkland. There are currently over 11,000 acres of parkland in unincorporated Posey County. The Hovey Lake Fish and Wildlife Area covers 6,963 acres in Point Township and Harmonie State Park, south of New Harmony, covers another 3,465 acres. Therefore, there is more than sufficient parkland in Posey County for the 2030 population.

The National Recreation and Park Association also suggests that a community should have 1.25 to 2.5 acres of neighborhood parkland per 1,000 people, to provide nearby parkland for smaller communities. With a projected 2030 population of 1,329 for Poseyville and 806 for Cynthiana, Poseyville would need two to four acres of parkland and Cynthiana would need one to two acres. There are 0.6 acres of parkland within Poseyville near the Police Department, but another 3.6 acres are located in the baseball/softball fields south of Poseyville. Cynthiana has two parks which make up eight acres. Therefore, there is sufficient parkland in both Poseyville and Cynthiana.

There is little increase expected in educational or governmental employment over the next 20 to 30 years, therefore existing land uses should be sufficient for the projected 2030 population. The increase in governmental employment by 2030 will more than likely all be located in Mount Vernon.

e. Conclusion

There is a projected demand for residential land use of 827 acres in unincorporated Posey County, 12 acres in Poseyville, and 10 acres in Cynthiana. The 827 acres of residential growth in unincorporated Posey County will most likely locate near the Vanderburgh County line and along SR 62. Additional growth may also occur just beyond Mount Vernon’s boundary. There are nearly 80 acres of land in Poseyville in the agricultural/forest land/undeveloped land use category, and nearly 90 acres in Cynthiana. This land is more than sufficient to accommodate the demand for residential land use in both Poseyville and Cynthiana without converting a substantial amount of farmland.

There is also a projected demand of 20 acres for commercial growth and 50 acres for industrial growth in unincorporated Posey County, Poseyville, and Cynthiana combined. The 20 acres of commercial growth will more than likely located in or near Poseyville, Cynthiana and the small unincorporated communities of the county. Although there are 158 acres of available industrial land in the Southwind Maritime Center, this site will not fully accommodate the demand for industrial growth because the river port is marketed to businesses that use water transportation for the transshipment of bulk materials or products or process raw materials received by water. Thus, 100 acres may be needed to provide for new and expanding small to medium-sized industries. Any additional industrial growth outside of the port is likely to locate near Mount Vernon along SR 62 and SR 69 because of highway, rail and water transportation accessibility and the availability of sewer and water infrastructure. Nevertheless, possible industrial sites in the vicinity of the I-64 interchange of Poseyville and Cynthiana will be investigated. .

B. TRANSPORTATION

1. INTRODUCTION

The transportation system physically links the community to the land use activities within the community as well as activities outside of the community such as state and national activities. Only ground transportation is found in Posey County. There is one interstate highway located in Posey County. Interstate 64 runs east-west across northern Posey County and connects the county to the St. Louis Metropolitan Area to the west and the Louisville Metropolitan Area to the east. The next closest interstate is I-164 on the eastern edge of Vanderburgh County that is the proposed corridor for I-69 from Canada to Mexico. The extension of I-69 from the I-64/I-164 interchange northward to Indianapolis began the summer of 2008 and is programmed for completion to US 231 near the Crane Naval Depot (in Martin County) in 2015. There is no public bus system or any other type of transit in Poesy County. The nearest intercity bus service is Greyhound Bus Lines in downtown Evansville. There is no rail passenger service near Posey County. The nearest AMTRAK station is located in Carbondale, Illinois, approximately two hours to the west.

The Ralph E. Koch Airport near Poseyville is the only public use airport in Posey County. This privately owned airport is located on 81 acres off SR 165 just north of the Posey-Gibson County Line. There were 840 aircraft operations in the year 2006 on this 2,960-foot turf runway.¹

The closest airport to Posey County that offers a range of commercial flights is the Evansville Regional Airport. It provides flights to six national hub-airport locations in the United States. The nearest airports offering a full range of both domestic and international flights are the Louisville International Airport-Standiford Field and the Lambert-St Louis International Airport both of which are located approximately three hours from Posey County.

The Evansville Western-Railroad and Southwind Railroad (formerly CSX Railroad) presently run through Mount Vernon from Evansville (IN) to Carmi (IL) and continuing to Mount Vernon (IL), providing a bridge between the north-south CSX Railroad mainline in Evansville and the north-south BNSF mainline in Mount Vernon (IL). These railroads provide access to the A. B. Brown Electric Power Generating Plant, the Southwind Maritime Center, and industries along SR 69 southward of Mount Vernon (IN).

The Indiana Southwestern Railroad runs from Evansville to Poseyville with a spur to Cynthiana. The railroad once passed through Griffin and over the Wabash River to Grayville, but has been abandoned. The abandoned railbed is part of the proposed Poseyville (IN) to Browns (IL) rail-trail. The railbed from Cynthiana to Owensville in Gibson County was also recently abandoned.

2. HIGHWAY FUNCTIONAL CLASSIFICATION

The roadways in the street network are classified according to the function they perform. The primary functions of roadways are either to serve property or to carry through traffic. Streets are functionally classified as local if their primary purpose is to provide access to abutting properties. Streets are classified as arterials if their primary purpose is to carry traffic. If a street equally serves to provide access to abutting property and to carry traffic, it is functionally classified as a collector. These three primary functional classifications may be further stratified for planning and design purposes as described below. The functional class of a roadway is also important in determining federal and state funding eligibility, the amount of public right-of-way required, and the appropriate level of access control.

a. Major Arterials

Major Arterials include the interstates, freeways/expressways and Principal Arterials. The National Highway System of 155,000 miles includes the nation’s most important rural Principal Arterials in addition to interstates.

Interstates/Freeways/Expressways. Freeways and expressways are the highest category of arterial streets and serve the major portion of the through-traffic entering and leaving metropolitan areas (i.e., inter-urban traffic). They carry the longest trips at the highest speeds, and are designed to carry the highest volumes. In metropolitan areas, intra-urban traffic (such as between the central business district and outlying residential areas and between major inner-city communities or major urban centers) may also be served by streets of this class. Interstates are fully-controlled access facilities that are grade-separated with other roads and railroads, such as Interstate 64 and Interstate 164. All roadways that are on the nation’s interstate system of about 45,000 miles are fully grade-separated with full access control. Freeways are non-interstate, fully-controlled access facilities that are also grade-separated from all intersecting transportation facilities. Expressways are partially-controlled access facilities that may have occasional at-grade intersections, such as the Lloyd Expressway in Evansville.

¹ *Indiana Public Use Airports*, <http://www.in.gov/indot/3741.htm>

Principal Arterials. Principal Arterials (sometimes termed Other Principal Arterials under the federal functional classification system) are the highest category of arterial streets without grade separation. This functional class complements the freeway/expressway system in serving through-traffic entering and leaving metropolitan areas. Within the metropolitan area, major intra-urban trips are served between the central business district and suburbs, and between major suburban activity centers. Although Principal Arterials may lack full access control, some level of access control is highly desirable for the minimum spacing of intersections with public roads and the control of driveway entrances. For Principal Arterials, maintaining traffic-carrying capacity for through-traffic is more important than providing access to abutting property.

b. Minor Arterials

Minor Arterials, the lowest category of arterial streets, serve trips of moderate length and offer a lower level of mobility than Principal Arterials. This class augments the Major Arterials, distributing traffic to smaller geographic areas, and linking cities and towns to form an integrated network providing interstate highway and inter-county service. Minor Arterials also provide urban connections to rural collectors.

c. Collector Streets

Collector streets serve as the link between local streets and the arterial system. Collector streets provide both access and traffic circulation within residential, commercial and industrial areas. Moderate to low traffic volumes are characteristic of these streets. In rural areas, the Major Collectors provide service to county seats, larger towns (2,500 or more persons) and other major traffic generators that are not served by arterials. These roads serve the most important intra-county corridors. Minor collectors link local roads in rural areas and serve the smallest rural communities (fewer than 2,500 persons).

d. Local Streets

Local streets are composed of all streets not designated as collectors or arterials. Primarily serving abutting properties, local streets provide the lowest level of mobility and, therefore, exhibit the lowest traffic volumes. Through-traffic on local streets is deliberately discouraged. This class of street is not part of any city or county thoroughfare network, and is not eligible for federal aid with the exception of bridges and bikeway/walkway facilities.

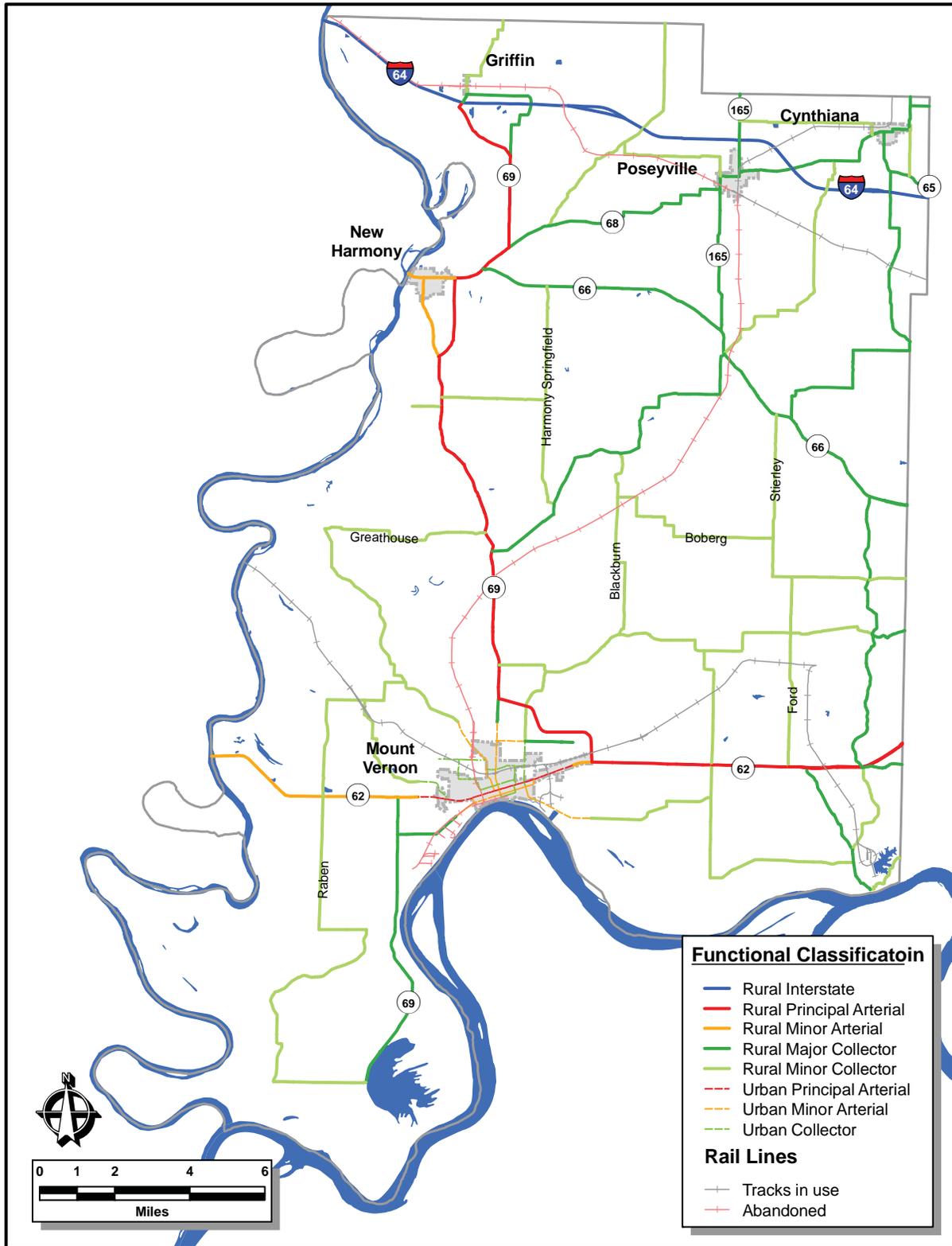
3. THOROUGHFARE NETWORK

a. Posey County

The Major Arterials in Posey County include I-64, SR 69 and SR 62. Interstate 64 is located in the northern part of the county, connecting Posey County with the St. Louis and Louisville metropolitan areas. SR 69 runs north-south on the western edge of Posey County. It starts at Hovey Lake in the southern part of the county and ends at I-64. From Hovey Lake to SR 62, west of Mount Vernon, SR 69 is a Rural Major Collector. From SR 62, east of Mount Vernon, to I-64, SR 69 is a Rural Principal Arterial. SR 62 runs east-west in the southern part of Posey County. From the Illinois border to Sauerkraut Lane and from Leonard Road to SR69 (William Keck Bypass), SR 62 is a Rural Minor Arterial. (SR 62 is an Urban Principal Arterial through Mount Vernon.) From SR 69 to Vanderburgh County, SR 62 is a Rural Principal Arterial.

There are several Collector roads in Posey County. Rural Major Collectors include SR 66, SR 65, SR 68, SR 165 and the southern portion of SR 69. Rural Major Collectors not located on State Roads include Carson School Road, Industrial Road, Lexan Road, St. Philips Road, St. Wendel Cynthiana Road, Seibert Lane, Springfield Road, Wilsey Road, and Winery Road. There are also several Rural Minor Collectors located throughout the county. Figure 33 shows the functional classification for all classified roads in Posey County.

Figure 33: Functional Classification



b. Maintenance Responsibility

Posey County maintains 712 miles of roadway within the county. This includes all roadways outside of the county’s incorporated cities and towns, except for I-64 and the six state roads which are maintained by the Indiana Department of Transportation. The county also maintains 150 bridges. Posey County is also responsible for the maintenance of culverts and drainage ditches on all non-state roads. According to the 2007 Summary of Highway Revenues, Distributions, & Expenses for Indiana Counties, Cities & Towns compiled by the Indiana LTAP Center, Posey County received \$1,826,147 from the Motor Vehicle Highway Fund, \$266,613 from the Local Road and Street Fund for roadway maintenance and resurfacing, and \$459,570 from Major Moves in 2006. The county also received \$568,067 from the Local Option Highway User Tax (Wheel Tax and Excise Surtax) and \$879,316 from the Cumulative Bridge Fund in 2006. A similar level of funding is expected for future years except the special Major Moves allocation ceases after 2007. The level of funding is inadequate to maintain a resurfacing program with a 16 to 20 year lifecycle.

4. PHYSICAL CHARACTERISTICS

a. Roadways

The physical characteristics of a roadway system provides insight regarding the structural adequacy (pavement and bridge loading capacities), geometric adequacy (horizontal and vertical curves and turning radii at intersections), and functional adequacy (ability to handle traffic).

There is one interstate and seven state highways in Posey County. Interstate 64 has 12-foot lane widths, median widths between 50 and 97 feet (at a couple of locations where the east and west bound lanes split, the median is a few hundred feet wide), 10-foot right shoulders, four-foot left shoulders, and right-of-way widths ranging from 264 feet to 600 feet.

State Road 62 is a four-lane divided highway from the Vanderburgh County line to the east side of Mount Vernon, and SR 66 is a four-lane divided highway for 0.5 miles from the Vanderburgh County line into Posey County. These roads have 12-foot lanes, 50-foot medians, 10-foot right shoulders, five-foot left shoulders, and 260-foot right-of-way for SR 62 and 200-foot right-of-way for SR 66. The William Keck Bypass and SR 69 are two-lane highways with 12-foot lanes and 11-foot shoulders to accommodate truck traffic from Mount Vernon to I-64.

All other state roads in Posey County are two lanes, with the exception of a few locations in Mount Vernon where SR 62 and SR 69 include a turn lane. Lane widths on these state roads range from nine feet to 12 feet, with some lane widths of 20 feet through downtown areas. Some of the highways include a shoulder up to 11 feet in width, but several of them do not have a shoulder. Right-of-way widths range from 34 feet to 300 feet.

Roadways maintained by Posey County are all two-lane roads. They range from unimproved earth roads that are a total of 5 feet wide to paved and concrete roads that are 30 feet wide. Only a few of the county maintained roads have shoulders, which range from three feet to 10 feet. Right of way widths range from 20 feet to 180 feet.

b. Bikeways/Walkways

There are approximately 15 miles of trails in Posey County. These trails are located in Harmonie State Park, the Twin Swamps Nature Preserve and northwest of New Harmony. Most of the trails are for hiking, but there are also bicycle and horse trails in the county.

Harmonie State Park includes 12 miles of hiking trails, three miles of bike trails and four miles of horse trails. Harmonie State Park is located four miles south of New Harmony, on nearly 3,500 acres. The hiking trails range from easy to rugged hiking and do not permit bicycles or vehicles. The three miles of bike trails connect the campground area to the swimming pool. The trail follows two miles of roadway from the campground and one mile through woodland to pool. The four miles of horse trails are for day use only.

The Twin Swamps Nature Preserve includes a little more than one mile of trails. The nature preserve is located in the southwestern corner of Posey County, west of Hovey Lake and east of the Wabash River. The trails include dirt trails, a boardwalk and a platform at cypress swamp.

There are also approximately two miles of trails in New Harmony. These trails are located on the northwest side of New Harmony. They are located around the New Harmony Inn and connect to the Athenaeum and Wabash River. They are primarily used as a hiking trail, but can also be used for bicycles.

There are no separated bikeways/walkways in any of the communities in Posey County besides New Harmony. However, sidewalks exist in portions of Mount Vernon, Poseyville, Cynthiana and New Harmony which can be used for walking and biking. The traffic volumes and speeds on most of the roadways in the communities of Posey County are low enough to permit the coexistence of automobile traffic and bicycles, especially in Griffin and Wadesville which lack sidewalks.

There are also a few of trails planned for the future in Posey County. The Posey Rail-Trail, already under construction, will connect Poseyville to Griffin, the Wabash River, and eventually Browns, Illinois. Nearly three miles of trail are already open and, when complete, the trail will include 11 miles in Posey County and 11 miles in Illinois. The state DNR has also awarded \$250,000 in grants for mount bike trail development in Harmonie State Park. Another trail would be in Mount Vernon and would be a part of the Bend on the Ohio riverfront project. Greenways and other walkways are part of this plan and would be located to the east of the existing Sherburne Park. A portion of the American Discovery Trail will also travel through southern Posey County. This nationwide trail will run through Indiana from the Illinois border east of Mount Vernon to the Ohio Border. The trail currently follows existing roads and other trails, but the trail will eventually be created to run near SR 62 and through Mount Vernon.

5. TRAFFIC VOLUMES

Traffic counts in Posey County were completed by the Indiana Department of Transportation (INDOT) in 1994, 1999, and 2002 (see Figures 34 and 35). These counts covered SR 62, SR 65, SR 66, SR 68, SR 69, SR 165 and SR 269. Counts were also taken on the interstates in 1998, 2000, and 2002. The highest traffic counts in Posey County in 2002 were along SR 62 from the Vanderburgh County line to the west side of Mount Vernon. Counts along this four-lane divided highway ranged from 15,000 to just over 18,000 vehicles per day. The number of vehicles dropped dramatically on SR 62 west of County Club Lane in Mount Vernon. Counts along I-64 in 2002 include 12,060 from SR 65 to SR 165, 11,370 from SR 165 to SR 69, and 16,570 from SR 69 to Illinois.

Figure 34: Annual Average Daily Traffic Counts

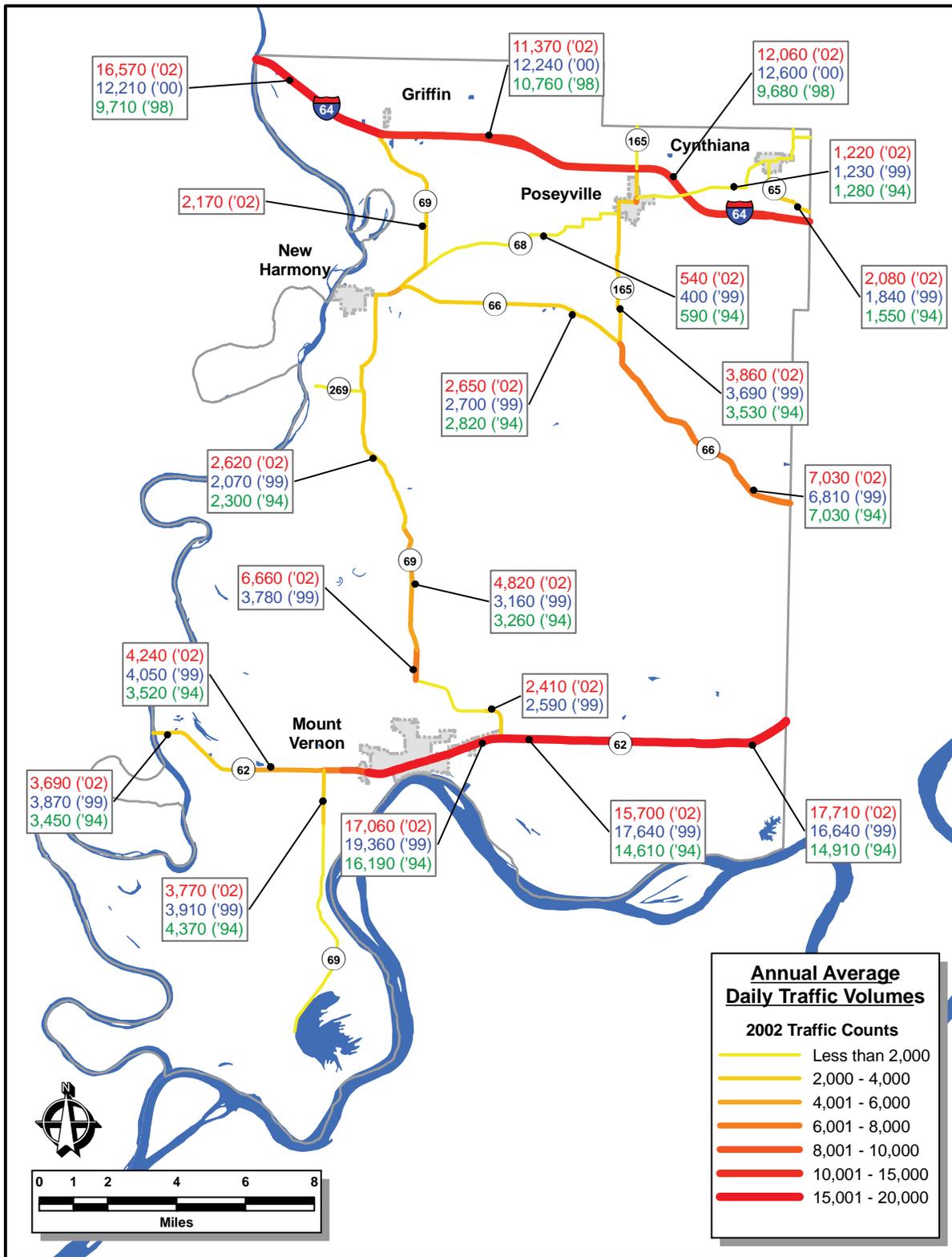
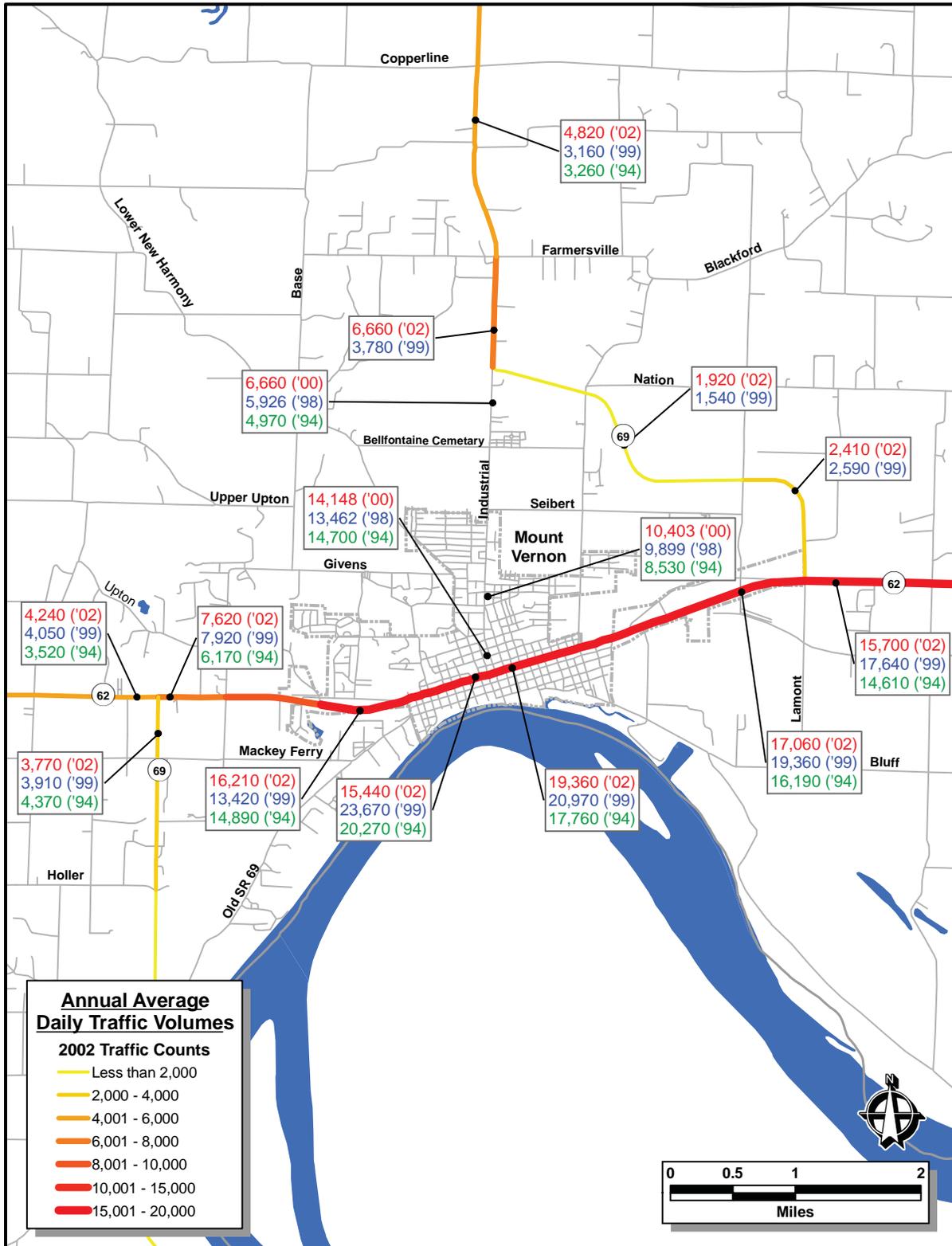


Figure 35: Annual Average Daily Traffic Counts for Mount Vernon



6. ROADWAY IMPROVEMENTS

a. Improvement Types

Roadway improvements fall into two major categories: “preservation” projects and “expansion” projects. Preservation projects involve improvements to maintain the existing capacity of the roadway system such as:

- roadway resurfacing and bridge rehabilitation projects;
- safety projects like low-cost intersection improvements, minor horizontal and vertical realignments, signalization improvements, guardrail and marking improvements;
- pavement and bridge reconstruction/replacement projects; and
- transportation enhancement projects such as bikeways, walkways, landscaping and historic transportation structure preservation efforts.

Expansion projects are improvements that add capacity to the roadway system such as:

- major roadway widenings (adding lanes);
- new roadways and roadway extensions;
- major roadway alignments; and
- new freeway interchanges.

b. Planned Roadway Improvements

Planned roadway improvements are found in the Indiana 25-Year Long Range Transportation Plan that was updated in 2007 and the Major Moves 2006-2015 Construction Plan. The Long Range Transportation Plan focuses on expansion projects (i.e. added travel lanes, new road construction, interchange modifications and new interchange construction). Major Moves includes new construction projects, major preservation projects and resurfacing projects. The Indiana Statewide Transportation Improvement Program (INSTIP) draws individual expansion projects from the Long Range Transportation Plan and Major Moves, and identifies individual or groups of preservation projects.

The 25-Year Long Range Transportation Plan does not include any funded long range plan projects and only one unfunded long range plan project for Posey County. The unfunded project involves widening SR 66 to four lane roads from SR 165 at Wadesville to 6.73 miles east of SR 165 where the current four-lane section ends. Major Moves only includes a Major Preservation project (pavement resurfacing and rehabilitation) on SR 66, from SR 69 to 13.55 miles east of SR 69, which was started in 2006.

The INSTIP for 2008 through 2011 includes four projects for Posey County that range from road rehabilitation to added travel lanes. Two of the projects are in Mount Vernon, both of which are on SR 62. One of the two projects is a small structure replacement 0.25 miles west of SR 69 North. The other is an added travel lanes project at Tile Factory Road (intersection improvement). The other two projects are on SR 66. One project is on SR 66 just west of the Vanderburgh County line. The project includes an intersection improvement with added turn lanes at SR 66 and St. Philips Road/Rexing Road. The other project on SR 66 is the road rehabilitation project included in Major Moves, from SR 69 to 13.55 miles east of SR 69.

C. UTILITIES

1. INTRODUCTION

The utility infrastructure of the community is essential to supporting urban activities in the community and includes the water treatment and distribution system, the liquid waste treatment and collection system, the storm water collection, and the electric, gas and communications utilities.

2. WATER TREATMENT AND DISTRIBUTION SYSTEM

a. Water Treatment and Existing Capacity

Mount Vernon, New Harmony, and Poseyville all have a water treatment plant. Mount Vernon currently has a capacity of 2.2 Million Gallons per Day (MGD), with a demand of 1.7 MGD. Poseyville's current demand is 288,000 gallons per day. Cynthiana does not have a water treatment plant, but rather receives their water from German township, which purchases their water from the City of Evansville. Capacity requirements stipulated in their contract include a maximum pumping capacity of 144,000 gallons per day. They currently use 40,000 gallons per day.

b. Distribution System

Mount Vernon, Cynthiana, New Harmony, and Poseyville all provide water to their entire community. These communities also provide water to residents just outside their town boundary, but this is not very far reaching in any community. Griffin and Wadesville residents use well water, but some of the communities in eastern and northeastern Posey County, including Wadesville, get water supplied by German Township in Vanderburgh County.

c. Water Storage

Mount Vernon has a 500,000 gallon storage tank and two water towers that have 600,000 gallons combined. Cynthiana stores its water in a single 150,000 gallon water tower. New Harmony has two water towers; a 540,000 gallon tower outside of the city limits and a 75,000 gallon tower in Harmonie State Park. Poseyville has a 250,000 gallon tank located in the town.

d. Water System Improvements

Mount Vernon started expansion of its water plant in June of 2008 to bring production up to 4.4 MGD from 2.2 MGD. Demand is currently at 1.7 MGD, but is anticipated to increase to 3.75 MGD when Aventine Renewable Energy starts bio-fuel conversion operations in the Southwind Maritime Center. Poseyville is also planning improvements to its water system by extending the water main and making other upgrades. New Harmony does not have any major improvement plans, but is planning on replacing fire hydrants in town.

e. Future Water Needs

No single community in Posey County is expected to grow substantially over the next 20 to 30 years, so future demand will not be that much greater than what is currently used. However, expansion of water lines to reach farther into the unincorporated areas of the county may be beneficial, especially for any new development occurring outside of the incorporated communities.

3. LIQUID WASTE TREATMENT AND COLLECTION

a. Sewage Treatment Plants and Capacity

Mount Vernon, New Harmony and Poseyville all have sewage treatment plants located within the community or just outside of the community. Mount Vernon’s sewage treatment plant has a design capacity of 4.16 MGD and a current average daily flow of 2 MGD. Poseyville’s plant has a design capacity of 1.2 MGD and a current daily flow of 300,000 gallons per day. Cynthiana has a similar agreement for their sewage as they do with German Township for their water. Gray water is pumped from Cynthiana to the Poseyville treatment plant. The contract with Poseyville allows a maximum pumping capacity of 240,000 gallons per day. They currently pump about 60,000 gallons per day.

b. Sewage Collection System

The City of Mount Vernon provides the sewage system to all residents of incorporated Mount Vernon as well as a few locations outside of the city including industrial uses. In Cynthiana and Poseyville, sewer collection is provided only to residents living inside the city limits. New Harmony provides sewer collection to residents in town and areas beyond the town boundary.

c. Sanitary System Improvements

Sanitary system improvements in Mount Vernon have included the elimination of one of the original four overflow location and elimination of a second overflow location by the end of 2009. There are no other anticipated improvements to any of the sanitary sewer systems. The systems in Poseyville and Cynthiana have recently had upgrades completed.

Smaller unincorporated communities, such as Wadesville and Blairsville, have on-site septic systems. Failing septic systems have been an issue of concern, and the residents of Wadesville and Blairsville have explored some options for centralized sewage treatment.

4. STORM WATER DRAINAGE

In Mount Vernon, the storm water system is combined with the sanitary sewer system, which has caused some problems with overflow in the past. Elimination of the combined sewer-storm water overflow outfall is being pursued. Poseyville also has a combined sanitary sewer system. Ditches and drainage tiles in some areas are used for water drainage in Cynthiana.

5. OTHER UTILITIES

Vectren and Duke Energy both provide electric service to Posey County. Vectren supplies electricity to the southern half of the county and Duke Energy supplies the northern half. Most of the natural gas in Posey County is provided by Vectren. The Community Natural Gas Company also serves a small portion of northeastern Posey County. Areas in southern Point Township and some areas around New Harmony do not receive natural gas. Comcast, Insight, WOW, AT&T, and Verizon all provide television, internet, and phone service to areas of Posey County.

6. SOLID WASTE DISPOSAL

The Posey County Solid Waste District operates five recycling centers and two yard waste drop-off sites in Posey County. The Marris Township Recycling Center is located off of Ford Road north of SR 62. The Poseyville Recycling Center is located at 207 South Saint Francis Street on the town’s south side. The New Harmony

Center is located on East South Street on the town’s southeast side. The Cynthiana Recycling Center is located on North Mill Street on the town’s north side. The five centers all accept recyclables, but none accept trash.

Mount Vernon has both curbside trash pick-up and curbside recycling pick-up for its residents. The Town of New Harmony contracts out with a private hauler to pick up trash in the town. None of the other communities provide curbside trash pick-up. Individual households must hire one of the three private haulers if they want curbside trash pick-up. Allied Waste, Veolia, and Marshall’s, a local hauler, pick-up trash in Posey County.

D. COMMUNITY FACILITIES

1. INTRODUCTION

Community facilities are the recreation, education, government, medical, institutional and cultural facilities that provide services and amenities to the residents of Posey County. These facilities provide essential services as well as other services that affect the quality of life in the county.

2. RECREATION FACILITIES

a. Existing Facilities

In addition to the parks and recreational areas of Mount Vernon, New Harmony, Poseyville, and Cynthiana, there are several additional recreational areas in Posey County. Many of these areas are preservation and conservation areas in the southwest corner of the county. Harmonie State park is the only state park in Posey County. Figure 36 shows the location of parks and recreational areas in Posey County.

Poseyville and Cynthiana both have two community parks. Poseyville Park includes a playground and picnic area and is located on the Cynthiana Road (SR 68) next to the Poseyville Police Department. Just south of the town’s boundary is the North Posey Youth Community Park/Ballfield. Cynthiana Park includes a baseball/softball field on the west side of the town. Cynthiana Community Park is a two acre park located in downtown Cynthiana with playground equipment, picnic tables and benches. Figure 29 shows the location of parks in Poseyville, and Figure 30 shows the location of parks in Cynthiana.

Harmonie State Park is located on the county’s west side, four miles south of New Harmony. This nearly 3,500 acre park includes a wide range of activities. There are 200 electrical camping sites and 11 modern family cabins available at the park. An Olympic-sized swimming pool is available for campers. The park also includes 12 miles of hiking trails ranging from easy to rugged, four miles of day use horse trails, and three miles of bicycle trails. Two wildlife ponds are located along one of the trails, that can be used for fishing. Fishing is also available in the Wabash River at the Wabash River Picnic Area. A boat launch ramp is located on the Wabash River next to the Wabash River Picnic Area. An interpretive naturalist service is also available from mid-May through August for campers, school trips, and other groups. There are also several picnic shelters located throughout the park.

The Hovey Lake Fish and Wildlife Area is located on the southern tip of Posey County, near the Ohio River. The area covers nearly 7,000 acres, including the 1,400-acre Hovey Lake. Other features of the fish and wildlife area include smaller sloughs, marshes and extensive bottomland hardwood forests throughout southwestern Posey County, including portions of the Wabash Lowlands. The Hovey Lake Fish and Wildlife Area provides hunting, fishing and wildlife watching opportunities for the general public.

The Twin Swamps Nature Preserve is also located in southwestern Posey County, to the west of Hovey Lake. The preserve consists of a swamp cottonwood-bald cypress swamp and an overcup oak swamp, and covers nearly 600 acres. It includes dirt trails, a boardwalk and a platform at cypress swamp that cover just over one mile.

The only other recreational facilities located in unincorporated Posey County include the Multi-Activity Center, the Jaycees Athletic fields, Western Hills Country Club, and Country Mark Golf Course all located just outside of Mount Vernon. Other facilities include the 4-H Fairgrounds south of New Harmony, the Saint Philip Conservation Club, Rocky Falls Campground, a baseball/softball field west of Saint Wendel, and baseball/softball fields near the SR 62/Saint Philips Road intersection. None of the parks are county owned as the county does not have a parks department

b. Park Land Standards

Parks are functionally classified according to the population they serve: neighborhood, community or regional.

Neighborhood parks are oriented toward the surrounding neighborhood, and provide a multi-purpose area with playground facilities for young children, court sports (e.g., basketball, tennis, volleyball) for older children and picnic areas within walking distance of where they live. Neighborhood parks focus on active recreation facilities for abutting residential areas, but also address passive recreation activities such as walking, picnicking, sitting and viewing. For neighborhood parks, the service area radius is one-quarter mile (1,320 feet) reflecting an acceptable or convenient walking distance for 85 percent of the people. For access by bicycle, the park service radius may be increased to one-half mile which is also the maximum walking distance. The National Recreation and Park Association suggests that a community should have at least 1.25 to 2.5 acres of neighborhood parkland per 1,000 people.

Community parks provide for the recreational needs of the larger community and include field sports facilities (e.g., baseball, softball, football and soccer fields) in addition to the facilities commonly found at neighborhood parks. Community parks also focus on active recreation facilities for the community, but may also have some passive recreation facilities. For community parks, the service area radius is one-quarter mile for playground and court sports facilities, and one to two miles for field sports activities. One-half mile is considered the upper limit for walking and is considered a convenient biking distance to recreational facilities. Greater distances involve the automobile as the primary means of access. Community parks may include community centers, indoor gyms, outdoor stages and swimming pools as well as major picnic facilities. The National Recreation and Park Association suggests that a community should have five to eight acres of community parkland per 1,000 people.

Regional or metropolitan parks address outdoor recreation activities such as picnicking, boating, fishing, swimming, camping and hiking. These parks concentrate on passive recreation facilities and active recreation facilities that are unique to the region. The primary means of access to regional parks is by automobile. Regional parks contain 200 or more acres and are required to have five to ten acres per 1,000 people. The National Recreation and Park Association suggests that a community should have 15 to 20 acres of regional/metro parkland per 1,000 people.

c. Recreation Facility Standards

In addition to the total land area of parks and their location relative to the population, there are specific standards for the number and type of recreational facilities within a community. These standards are listed in Table 4.

d. Park Land Adequacy

Posey County should have between 400 and 525 acres of regional parkland based on the 2007 population estimate of 26,262. This is calculated by using the National Recreation and Park Association suggestion of 15 to 20 acres of regional parkland per 1,000 people. Harmonie State Park alone covers nearly 3,500 acres, and the Hovey Lake Fish and Wildlife Area covers nearly 7,000 acres. Along with the other recreational areas in Posey County, there are currently over 400 acres of regional parkland per 1,000 people. The county would

Figure 36: Parks, Recreational Areas and Schools

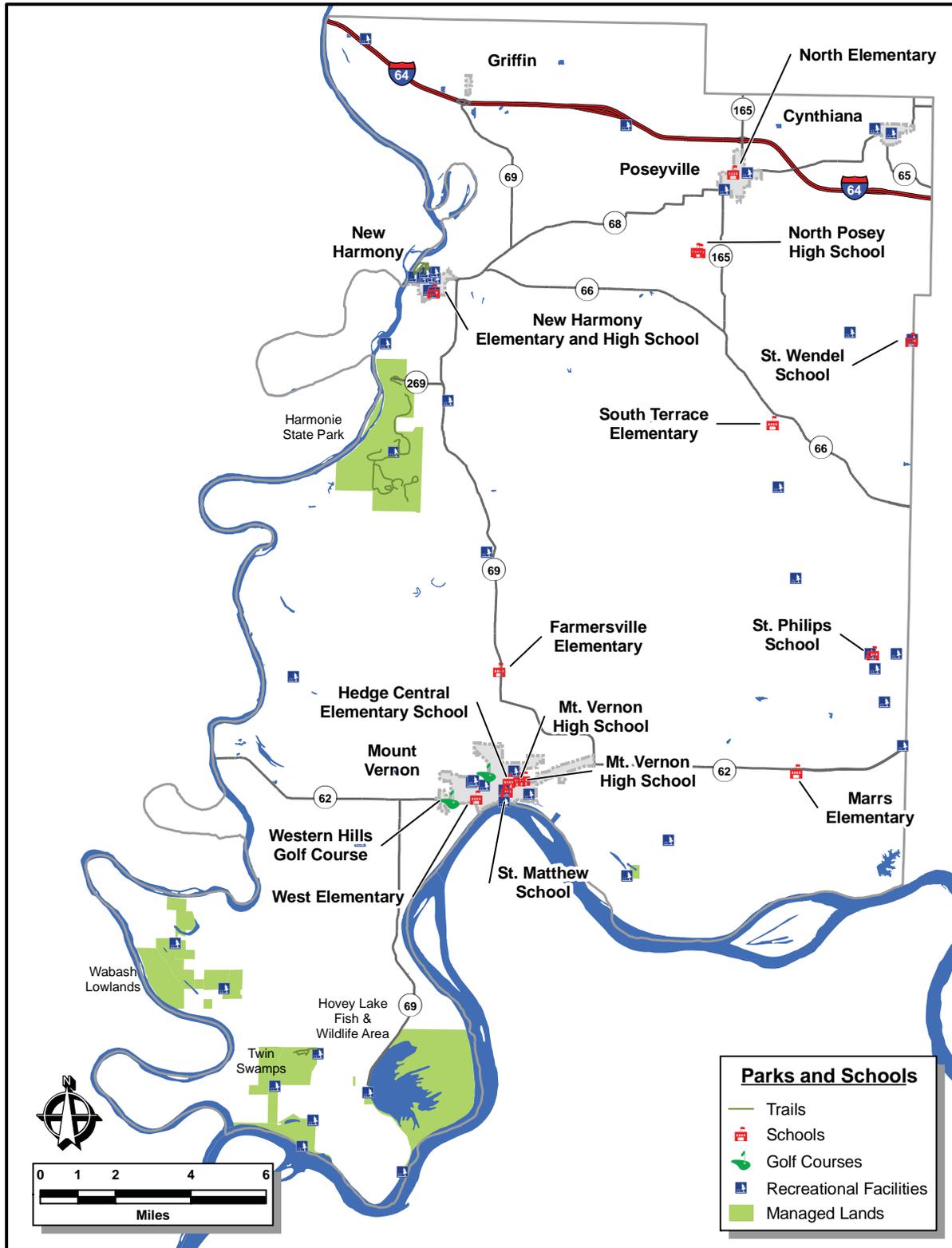


Table 4: Recreation Facility Standards

Activity/Facility	No. of Units per population	Service Radius	Location Notes
Badminton	1 per 5,000	1/4 -1/2 mile	Usually in school, recreation center or church facility. Safe walking or bike access.
Basketball	1 per 5,000	1/4 -1/2 mile	Same as Badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Handball (3-wall & 4-wall)	1 per 20,000	15-30 minutes travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting.
Tennis	1 court per 2,000	1/4 -1/2 mile	Best in batteries of 2-4. Located in neighborhood/community park or adjacent to school.
Volleyball	1 per 5,000	1/4 - 1/2 mile	Same as other court activities (e.g. badminton).
Baseball	1 per 5,000 Lighted: 1 per 30,000	1/4 - 1/2 mile	Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	1 per 20,000	15-30 minutes travel time	Same as field hockey.
Soccer	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
Golf-driving Range	1 per 50,000	30 minutes travel time	Part of a golf course complex. As separate unit may be privately owned.
¼ Mile Running Track	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1 per 5,000 (if also used for youth baseball)	1/4 - 1/2 mile	Slight differences in dimesions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	1 per 10,000	1-2 miles	
Trails	1 system per region	N/A	
Golf 1. Par 3 (18-hole) 2. 9-hole standard 3. 18-hole standard	9-hole standard: 1 per 25,000 18-hole standard: 1 per 50,000	1/2 to 1 hour travel time	9 hole course can accommodate 350 people/day. 18 hole course can accommodate 500-550 people/day. Course may be located in community or district park, but should not be over 20 miles from population center.
Swimming Pools	1 per 20,000 (Pools should accommodate 3 % to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.

Source: Lancaster, R.A. (Ed.). (1990). *Recreation, Park, and Open Space Standards and Guidelines*. Ashburn, VA: National Recreation and Park Association.

need between 450 and 600 acres of regional parkland in 2030 to accommodate the projected population of 29,895. However, there is already a substantial amount of parkland for the 2030 population.

e. Park Location Adequacy

Since the primary means of access to a regional park is the automobile, Harmonie State Park is adequately located for all Posey County residents. Harmonie State Park is located on the western edge of the county, but within a 45-minute drive of nearly all of the residents of Posey County. Cynthiana is the farthest incorporated community in Posey County from Harmonie State Park, but is only about a 20-mile drive away.

The Hovey Lake Fish and Wildlife Area and the Twin Swamps Nature Preserve are both located in southwestern Posey County. These parks are not as conveniently located to all Posey County residents as Harmonie Park, but is within 45 miles of all county residents. Cynthiana is the farthest incorporated community from Hovey Lake, but is just over an hour drive away.

3. EDUCATIONAL FACILITIES

There are three school corporations located in Posey County. These include the Metropolitan School District of Mount Vernon, Metropolitan School District of North Posey County, and New Harmony Town and Township Consolidated Schools. Figure 36 shows the location of all schools in Posey County.

The Metropolitan School District (MSD) of Mount Vernon includes four elementary schools, a junior high school and a high school. According to the Indiana Department of Education, there were 2,531 students enrolled in the 2007-2008 school year in these six schools. West Elementary (KG-5th grades) is the largest of the four elementary schools. It is located on the west side of Mount Vernon and had an enrollment of 280 students. Hedges Central Elementary (preK-5th grades) is located on the east side of Mount Vernon and had an enrollment of 267. Marrs Elementary (KG-5th grades) is located in Marrs Township on SR 62. It had an enrollment of 263. Farmersville Elementary (KG-5th grades) is located north of Mount Vernon and is the smallest of the four elementary schools. It had an enrollment of 263 students in the 2007-2008 school year. Mount Vernon Junior High (6th-8th grades) and Mount Vernon High School (9th-12th grades) are located together on the city’s east side, near Hedges Central Elementary. The junior high had an enrollment of 613 and the high school had an enrollment of 879 in the 2007-2008 school year.

The Metropolitan School District (MSD) of North Posey County includes two elementary schools, a junior high school and a high school. There were 1,429 students enrolled in the 2007-2008 school year in these four schools. North Elementary (preK-6th grades) in Poseyville is the larger of the two elementary schools. It had an enrollment of 375 students in the 2007-2008 school year. South Terrace Elementary (K-6th grades) in Blairsville had an enrollment of 316. North Posey Junior High (7th-8th grades) and North Posey High School (9th-12th grades) are both located to the south of Poseyville. The junior high had an enrollment of 233 and the high school had an enrollment of 505 in the 2007-2008 school year.

The New Harmony Town and Township Consolidated School Corporation includes only the New Harmony Elementary and High School. This single school is located on the south side of New Harmony. The school is a pre-Kindergarten through 12th grade school that had an enrollment of 203 in the 2007-2008 school year.

In addition to these three school districts, there are three private schools in Posey County that are part of the Roman Catholic Diocese of Evansville. Saint Wendel School, located east of Wadesville, near the Vanderburgh County boundary, is a pre-Kindergarten through 8th grade school that had an enrollment of 160 in the 2007-2008 school year. Saint Matthew School is located near downtown Mount Vernon. It is a pre-Kindergarten through 5th grade school that had an enrollment of 103 students. Saint Philip School had an enrollment of 212. It is also a pre-Kindergarten through 8th grade school located near the Vanderburgh County boundary, north of SR 62.

4. GOVERNMENTAL FACILITIES

Mount Vernon is the county seat of Posey County. The Posey County Courthouse is located between Fourth and Third Streets and Walnut and Main Streets in downtown Mount Vernon. It used primarily as a courthouse only. Many of the county’s employees work across Third Street from the courthouse in the World War Memorial building. This building houses most of the county’s main offices. The Posey County Sheriff’s Office is located on Odonnel Road north of Brittlebank Park in Mount Vernon. The Posey County Highway Department is located behind the Sheriff’s Office.

5. MEDICAL FACILITIES

There are no hospitals in Posey County. The only medical facilities in the county include small clinics and doctors’ offices. The nearest hospitals are in Evansville. Deaconess Hospital and St. Mary’s Medical Center are both hospitals with more than 400 beds in Evansville. They are both certified Trauma Centers. There are also a few smaller specialty hospitals throughout Evansville.

CHAPTER 4: COUNTY ISSUES

A. COMPREHENSIVE PLAN COMMITTEE MEETING

On Tuesday, May 13, 2008, urban planners from Bernardin, Lochmueller and Associates, Inc. met with the Posey County Comprehensive Plan Steering Committee at the Four Seasons Motel, located just west of Mount Vernon. This meeting included a review of the comprehensive plan process, the content of the proposed plan and the schedule for preparation of the plan. Members of the Committee also reviewed and revised the proposed community survey which will be provided to citizens of unincorporated Posey County (as well as Poseyville and Cynthiana).

An exercise was also completed during the meeting to determine the growth and development issues and needs for the county. Each committee member was given a chance to list the issues and needs they believed were important to Posey County. The committee then scored these issues by importance, and the top ten or more issues (as space dictated) were included in the community survey. The Plan Committee ranked these issues as follows (issues with the same score received the same rank):

1. Need a countywide sewer/water system. (score = 43)
2. Need roads: Mt. Vernon Bypass and Lamont Road Extension. (score 26)
3. Need investment in Mt. Vernon. (score = 24)
4. Need improvement of existing roads and bridges. (score = 21)
5. Need preservation of farmland and open spaces. (score = 20)
5. Need growth in the northern end of Posey County. (score = 20)
6. Need growth incentives for existing businesses. (score = 19)
7. Need incentives for new industries. (score = 15)
7. Build on existing attractions (New Harmony, New Harmonie State Park, Hovey Lake). (score = 15)
8. Need for economic development contact to assist incoming businesses and industries. (score =13)
9. Use of rivers and highways as a draw for growth of the community. (score = 11)
10. Need shovel ready business sites (utility infrastructure, rail, road, gas and electric). (score = 10)
10. Need to better promote tourism and create destinations. (score = 10)
11. Need for adequately zoned land for development. (score = 9)
11. Need for assisted living housing. (score = 9)
12. Need for advocate for business development. (score = 8)
13. Need to retain younger generation. (score = 7)
13. Need for affordable housing. (score = 7)
14. Need for businesses using by products. (score = 5)
15. Need repair and addition of rail lines. (score = 4)
15. Examine use of floodplain for development. (score = 4)
15. Need for additional mobile home parks. (score = 4)
16. Create trail from New Harmonie State Park to Mt. Vernon. (score = 3)
17. Need for unique shopping opportunities. (score = 2)

B. COMMUNITY SURVEY

As part of the Comprehensive Plan process, 7,500 surveys were sent out to residents of Posey County. The surveys were sent out with the Mount Vernon Democrat delivered Wednesday, May 28th and the Posey County News delivered Tuesday, June 10. Residents were asked to fill out the survey and mail it back to Bernardin, Lochmueller and Associates, Inc. The surveys began to be returned the following day and were taken through June 30th 2008. The results of the surveys were used to determine community issues that need to be addressed in the Comprehensive Plan. Two and a half percent (186) of the surveys were completed and returned. (See Appendix B for the survey.)

In addition to survey questions, individuals could include their own comments on the survey. Of the 186 surveys that were returned, 77 had additional comments. (The additional comments can be found in Appendix C.) According to written survey comments, the top five issues were (in order):

1. Economic Development
2. Need for more recreation/more things for children and teens to do
3. Water and sewer issues
4. Roadways/Truck Traffic
5. Cleaning up eye sores

Other comments included issues such as riverfront development, taxes, sidewalks, housing, transportation, drugs, high speed internet, tourism, keeping a rural setting and retaining residents.

Table 5 shows a list of issues from the survey, composite scores and percent agreement with the issues. Results and comments from the survey can be found in Appendix B and Appendix C.

C. COMMUNITY LEADER INTERVIEW

In addition to the surveys, community leaders were contacted to do a phone interview regarding current and future growth in Mount Vernon. Community leaders are those persons representing one of eight interest groups including Real Estate, Developers and Builders, Civic Leaders, Education and Other Interest Groups.

Of the leaders selected to be interviewed, 15 people were available and agreed to discuss current and future growth in Posey County. In the various categories, the number of respondents equaled: two (2) from Industry, three (3) from Banking and Financial, two (2) from Real Estate, zero (0) from Developers and Builders, five (5) from Civic Leaders, two (2) from Education, one (1) from Religious, and zero (0) from Other Interest Groups.

1. CURRENT ASSETS TO GROWTH AND DEVELOPMENT

The river and port were considered assets by the greatest number of respondents followed by interstate access. The two were considered integral to current and future growth. Rail, industry, agriculture, availability of land, qualified workers, and quality of life were often mentioned as assets by the respondents. Contributing to quality of life, assets such as good schools, access to universities, a nice library and proximity to Evansville were mentioned. Respondents commented that the area appeals to both the young and old citing a strong youth baseball program and appealing comforts for retirees. Respondents focused on infrastructure including assets such as the bridges, the bypass improvement, looped water and sewage in Poseyville, and the extension of utilities to I-64. Other contributions to growth mentioned include the availability of jobs and central geographic location.

2. CURRENT OBSTACLES TO GROWTH AND DEVELOPMENT

The obstacles mentioned most often by respondents included concerns over infrastructure and specifically the condition of the water and sewer system. The comments focused on fears that inadequate infrastructure creates an obstacle to attracting new industry. Road conditions and the stress of excess truck traffic were also mentioned as obstacles. Interviewed leaders felt the lack of an economic development organization, an industrial park and a land use plan are obstacles to growth. Other respondents said air quality concerns limit the type of growth that can occur. Other obstacles mentioned include lack of housing, limited commercial property, and a lack of medical facilities. Comments also centered on geography. Some respondents felt the proximity to Evansville is an obstacle, as well as confinement due to the Ohio and Wabash Rivers. Other obstacles mentioned included: lack of housing, lack of parks and recreation, political constraints, and attitude

Table 5: Community Survey Results

	Composite Score	% Strongly Agree	% Somewhat Agree	% Somewhat Disagree	% Strongly Disagree	Did not respond
Strongly Agree (1.0 - 1.5)						
Posey County should encourage new quality industry (recognizing the Ohio and Wabash rivers as assets).	1.4	70.4%	20.4%	5.4%	2.2%	1.6%
Rivers and highways should be promoted as an asset to help draw new development to Posey County.	1.4	68.3%	21.0%	7.5%	1.6%	1.6%
Economic development needs to be promoted in Posey County.	1.4	62.4%	26.9%	5.9%	1.1%	3.8%
Incentives are needed to attract new industries to Posey County.	1.5	65.1%	23.1%	5.9%	4.3%	1.6%
Incentives to aid in the growth of existing businesses are needed in Posey County.	1.5	60.8%	26.9%	8.6%	2.2%	1.6%
Somewhat Agree (1.6 - 2.4)						
Tourism needs to be better promoted.	1.6	56.5%	30.1%	8.1%	4.3%	1.1%
Existing county roads and bridges throughout the county need improvement.	1.6	50.5%	34.4%	8.6%	3.2%	3.2%
Posey County needs to build on existing attractions, such as New Harmony, Harmonie State Park, and Hovey Lake.	1.7	50.5%	32.3%	11.3%	3.8%	2.2%
More destination points need to be created in Posey County to attract more tourism to the county.	1.7	47.8%	33.9%	10.8%	3.8%	3.8%
Growth should be encouraged in Cynthiana, Poseyville and other areas in northern Posey County.	1.7	44.6%	36.0%	13.4%	3.2%	2.7%
More investment is needed in Mount Vernon.	1.8	51.6%	21.5%	16.1%	8.1%	2.7%
Additional moderately priced housing should be planned for Posey County.	1.8	43.5%	33.3%	16.7%	4.3%	2.2%
An economical development contact is needed to assist incoming businesses and industries.	1.8	38.2%	41.9%	11.3%	4.3%	4.3%
Manufactured homes (factory assembled homes constructed after the federal Manufactured Housing Construction and Safety Standards of 1974, with sloped roofs and often set on a permanent foundation) are appropriate anywhere in unincorporated Posey County.	1.9	43.5%	33.9%	10.2%	11.3%	1.1%
Shovel ready sites (with all utilities already in place) are needed in Posey County to help attract industry.	2.0	29.6%	41.9%	18.8%	7.0%	2.7%
Mobile homes should only be located in mobile home parks or mobile home subdivisions.	2.1	46.8%	18.3%	12.4%	21.5%	1.1%
A county-wide water and sewer system is needed in Posey County.	2.2	36.6%	25.3%	17.2%	17.7%	3.2%
Additional roads are needed in Posey County, especially a Mount Vernon Bypass and a Lamont Road extension.	2.3	25.3%	28.5%	26.3%	14.5%	5.4%

Note: Disagree is 2.5 +; however, there were no scores higher than 2.3

of fear toward change. Respondents commented that more retail could entice growth but felt the area might not be able to sustain retail or dining outlets that weren't niche businesses. One respondent felt the state's structure for allocating money created an obstacle to growth. Another respondent worries the county relies too greatly on the tax contributions of single industries creating a financial risk. While agriculture was mentioned above as an asset, a respondent also noted that because of the predominance of agriculture there isn't a great amount of land available to purchase.

3. DESIRES FOR FUTURE GROWTH AND DEVELOPMENT

Additional jobs topped the list of desires mentioned by respondents, followed by increased population. Development of the riverfront area, improvement of infrastructure, recruitment of low-polluting employers, greater entertainment options and a commitment to agriculture were also mentioned. Single comments included: a desire for mixed use of agriculture, industrial and commercial properties, regional warehousing opportunities, an improved transportation grid, large employers, an initiative to spend money in Posey County, greater dining options, a theater, increased funding for schools, a north-south road on the east side of the county, a solution to the sewer system woes, manufacturing in Poseyville, and reasonable tax abatements to entice industry.

CHAPTER 5: FUTURE VISION

A. INTRODUCTION

1. FUTURE VISION

The future vision for the physical development of Posey County (unincorporated Posey County plus Poseyville and Cynthiana) for the year 2030 is reflected in the policy and objectives statements (and associated development review guidelines) of the community. These policies, objectives and guidelines serve as the basis for developing and evaluating future land use patterns for the community, and as the basis, in conjunction with the Future Land Use Map, for determining consistency of proposed development and infrastructure investments with the Comprehensive Plan.

2. DEVELOPMENT OF THE VISION

With the assistance of the Comprehensive Plan Steering Committee, the future vision for Posey County was developed through a community survey, interviews of community leaders, a general public meeting, and written public comment. The initial input of the Comprehensive Plan Steering Committee, community survey and community leader interviews helped identify growth and development issues of concern unique to Posey County. These are documented in Chapter 4 of the “Community Profile” Report.

B. POLICIES AND OBJECTIVES STATEMENTS

Many people think of a comprehensive plan as only a future land use map. While a future land use map may be one of the end products of the comprehensive plan, it is not the foundation of the comprehensive plan. Throughout the Midwest (including Indiana and surrounding states), the foundation for the comprehensive plan is the future vision for the community as expressed in goals, objectives, principles, policies or guidelines. The Indiana state enabling legislation for comprehensive planning (I.C. 36-7-4-500) implicitly recognizes that a plan must be more than a map.

A well-designed plan is based on a set of objectives and policies. It is this collection of objectives and policies that is essential to good planning, not the map. Indiana’s planning enabling statute recognizes this fact by requiring only three elements in a comprehensive plan. Indiana Code 36-7-4-502 states:

“A comprehensive plan must contain at least the following elements:

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

Governed by a well-enunciated set of objectives and policies, development decisions will be made in a predictable, orderly manner. While these objectives and policies are the foundation for the Posey County Comprehensive Plan, the Plan includes several other elements (including a land use development plan or future land use map, a transportation/thoroughfare plan, a utilities plan, a community facilities plan, an open space and recreation plan, and an environmental plan) to assist in the interpretation and application of the objectives and policies. These additional elements of the comprehensive plan are expressly permitted by Indiana Code 36-7-4-502 and 506.

In determining consistency of a development proposal with the comprehensive plan, the Posey County Comprehensive Plan establishes two tests: Consistency with the future land use map and consistency with development guidelines. If the first test fails, the second test becomes paramount as the development guidelines are an expression of the development objectives and policies of the community.

The development polices and objectives that follow have been drafted to reflect the input of the community as expressed by the community survey, community leadership, Comprehensive Plan Steering Committee, and public comments expressed through workshops and hearings during the process.

1. VISION STATEMENT

Posey County strives to be a great place to live, work and visit by embracing change that fosters economic development opportunities. Preserving historic, natural and rural features that foster tourism and a unique rural living environment are also priorities to the county.

2. LAND USE DEVELOPMENT POLICY

In implementing this Comprehensive Plan, the land use development policy of Posey County is to foster orderly growth and development that expands the future employment opportunities and meets living needs of all persons while maintaining the integrity of Posey County as a rural county and protecting its unique natural and manmade environment. Economic development opportunities will be encouraged to expand job opportunities in Posey County building on the transportation assets of Interstate 64 and the Ohio River. This policy will encourage the establishment and expansion of commercial facilities in an orderly and safe manner. This policy will promote land use practices designed to continue development of Posey County as a desirable place to settle and raise a family. This policy encourages residential development that provides the appropriate mix of housing opportunities for all ages and income levels sensitive to the environment. Development will be encouraged to make the most efficient use of existing and planned infrastructure. The unique historic and natural assets of the community will be preserved and enhanced to strengthen economic development opportunities associated with tourism to make the most efficient use of existing and planned infrastructure.

3. COMMUNITY INFRASTRUCTURE POLICY

In implementing this Comprehensive Plan, the community infrastructure policy of Posey County is to develop public ways, public places, public lands, public structures and public utilities necessary to assure orderly and cost-effective development and to ensure the continued high quality of life for all citizens while protecting Posey County’s historic heritage and its natural and scenic beauty. This policy promotes infrastructure improvement practices that emphasize maintenance and enhancement of existing facilities, and the expansion of facilities only when such an expansion addresses a specific need and improves the overall cost-effectiveness of the particular public infrastructure system (whether roads, sewers, waterlines, stormwater drainage, recreation facilities, etc.). Adequate infrastructure is necessary for all new and expanded development, and new development is to bear the cost of infrastructure improvements that it necessitates whenever possible. Finally, ensure infrastructure decisions enhance community excellence in education and recreation.

4. GOALS AND OBJECTIVES FOR FUTURE DEVELOPMENT

Goal 1: (Economic Development/Business Retention and Expansion):

Enhance economic development opportunities in areas appropriate for the expansion of commercial and industrial uses and tourism, while ensuring that new and existing uses are consistent with the adjacent land use character (urban, rural or historic), provide convenience goods, services and jobs to residents, serve tourists, and are highly accessible to residential areas.

Objective 1.1: Provide incentive opportunities and coordinated assistance to retain existing and attract new businesses and industries to Posey County.

Objective 1.2: Encourage new quality industry to develop in Posey County by promoting the county’s numerous transportation opportunities (I-64, US highways, rail, the Ohio River and the Wabash River).

- Objective 1.3:** Encourage commercial and industrial development in areas of northern Posey County, especially in and around Poseyville, Cynthiana, Griffin and in proximity to interstate interchanges.
- Objective 1.4:** Continue to promote and invest around Mount Vernon and along the SR 62 Corridor.
- Objective 1.5:** Encourage the reuse of vacant industrial, commercial and office structures and properties within and adjacent to Mount Vernon, Poseyville, New Harmony, Cynthiana and Griffin and large unincorporated communities (such as Wadesville and Blairsville) in a manner compatible with those communities.
- Objective 1.6:** Identify and preserve industrial sites for business expansion, relocation and attraction, while providing the adequate infrastructure to ensure suitable sites for immediate development (shovel ready sites).
- Objective 1.7:** Address deteriorated or abandoned industrial and commercial properties within and adjacent to Mount Vernon, Poseyville, New Harmony, Cynthiana, Griffin and all unincorporated communities through a combination of incentives (such as low cost rehabilitation loans and infrastructure improvements) and enforcement actions (such as building and property condition enforcement targeted at absentee property owners).
- Objective 1.8:** Encourage the location of appropriate neighborhood businesses providing convenience goods, professional services and personal services in Mount Vernon, Poseyville, New Harmony, Cynthiana, Griffin and large unincorporated communities (such as Wadesville and Blairsville) while ensuring compatibility with surrounding residential uses, consistency with local zoning ordinances and avoiding disruption of the residential character.
- Objective 1.9:** Ensure the compatibility of existing and future business uses with surrounding land uses, particularly residential, institutional (public or quasi-public), and agricultural uses.

Goal 2 (Tourism):

Promote tourism that attracts visitors to Posey County.

- Objective 2.1:** Enhance tourism by promoting and improving the existing parks, significant historic areas, significant natural areas and other attractions in Posey County, including New Harmony, Harmonie State Park, Twin Swamps Nature Preserve and Hovey Lake, to provide additional reasons to visit these facilities.
- Objective 2.2:** Provide new attractions that are complimentary to the existing parks and attractions to provide more reasons to visit Posey County.

Goal 3 (Recreation):

Preserve and enhance the recreational facilities serving the residents of Posey County.

- Objective 3.1:** Encourage businesses that provide recreational activities such as roller skating, ice skating, miniature-golf, bowling, and/or a public golf course in addition to those existing facilities in Mount Vernon and New Harmony.
- Objective 3.2:** Consider the addition of new facilities and activities such as baseball/softball and soccer complexes at or near existing parks to provide adequate opportunities.

Goal 4 (Environment):

Protect manmade and natural environmental features of Posey County that contribute to the county's historic, natural and rural character.

- Objective 4.1:** Preserve the economically viable historic structures in Posey County.
- Objective 4.2:** Determine the status of ownership of blighted/decaying historic properties and work with owners to enhance the appearance and facilitate the reuse of these properties through incentive opportunities (low interest rehabilitation loans, historic structure tax reductions, infrastructure improvements) while ensuring the reuse is compatible with surrounding land uses.

Goal 5 (Housing):

Ensure residential development that is compatible with existing residential areas, consistent with the rural character, preserves property values, provides opportunities for affordable housing and serves all age groups.

- Objective 5.1:** Encourage residential development in and around existing incorporated areas (Mount Vernon, Poseyville, New Harmony, Cynthiana and Griffin) and unincorporated areas with significant population concentrations (such as Wadesville and Blairsville).
- Objective 5.2:** Ensure affordable and moderately priced housing by allowing a mixture of housing types and designs that are compatible with surrounding homes.
- Objective 5.3:** Locate mobile homes in mobile home parks or subdivisions with appropriate screening and buffering to ensure compatibility with surrounding land uses (particularly traditional single-family detached housing).
- Objective 5.4:** Permit manufactured homes and modular homes on lots in traditional single-family detached home areas provided the structures are compatible with surrounding homes by ensuring such homes have a floor area, a permanent foundation, sloped roof with overhangs and other design features that give the appearance of a site-built home.
- Objective 5.5:** Address decaying and blighted residential properties in Poseyville, Cynthiana and all unincorporated communities through a combination of incentives (such as low cost housing rehabilitation loans) and enforcement (such as building and property condition enforcement targeted at absentee property owners).

Goal 6 (Transportation):

Preserve and enhance existing transportation corridors in Posey County while providing new corridors to address congestion, to facilitate goods movement and to stimulate economic growth.

- Objective 6.1:** Ensure the adequate maintenance of all county roads and bridges throughout Posey County.
- Objective 6.2:** Preserve and construct new roadway corridors to relieve congestion, facilitate good movement and foster economic growth such as the western extension of the Mount Vernon Bypass from Industrial Drive to the western junction of SR 69 at SR 62 and the extension of Lamont Road from the eastern junction of SR 69 at SR 62 to the Southwind Maritime Center.

- Objective 6.3:** Enhance pedestrian access to neighborhood facilities by ensuring sidewalks are available to all residents of Poseyville, Cynthiana and all unincorporated communities, including accessibility for the handicapped.
- Objective 6.4:** Encourage the development of bikeways and other trails that will connect the communities of Posey County to one another and to significant historic, recreational and natural assets and community facilities (such as schools, libraries and parks), and preserve abandoned rail beds and use public rights-of-way and easements for trails.
- Objective 6.5:** Ensure the development of bikeways and trails are consistent with the vision for bikeway and trails set forth in the Indiana and Illinois trails programs and plans.

Goal 7 (Utilities):

Encourage adequate availability of a sanitary sewer system, water distribution system, stormwater facilities and other utilities for existing development while taking advantage of new growth opportunities that strengthen the economic performance of the public utilities.

- Objective 7.1:** Consider a county-wide water and sewer strategy to ensure that all citizens of Posey County have access to potable water and wastewater treatment in an environmentally and economically sound manner.
- Objective 7.2:** Encourage that all sanitary sewer systems in Posey County examine their financial policies regarding sanitary sewer tap-ins and lateral line extensions to ensure new development pays its own way and examine their rates on an annual basis to ensure sufficient revenues to operate and maintain existing capital investments.
- Objective 7.3:** Encourage that all water distribution systems in Posey County adequately maintain water filtration plants and distribution lines for existing development while taking advantage of new development tap-ins and minor main extensions that improve the economic performance of drinking water systems.
- Objective 7.4:** Encourage that all communities of Posey County have appropriate natural or manmade drainage systems to adequately accommodate stormwater flows.
- Objective 7.5:** Examine the adequacy of the flood protection facilities along the Ohio and Wabash Rivers and define appropriate actions to address deficiencies.

C. GUIDELINES

In addition to the Land Use Development Policy Statement, the Public Infrastructure Policy Statement and the Development Objectives Statement, the following guidelines are to be used to determine consistency of the proposed development and infrastructure investment with the Comprehensive Plan.

1. LAND USE DEVELOPMENT

a. Residential Uses

R-1: Ensure new residential development is compatible with existing, abutting residential or non-residential development in size, height (not to exceed three stories), mass and scale.

R-2: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new residential development adjoins existing higher density residential uses or existing non-residential uses.

R-3: Encourage the design of new residential development to provide adequate lot sizes and shapes for housing, to preserve natural tree stands to the extent practical, to use natural drainage channels where possible, to discourage speeding and through-traffic on streets, and to provide amenities such as walkways, curbs, trees and vegetation.

R-4: Evaluate residential development on the basis of the following gross densities:

- Low: Up to four dwelling units per acre.
- Medium: Greater than four and up to eight dwelling units per acre.
- High: Greater than eight and up to 12 dwelling units per acre.

R-5: Limit residential development to the “low density” category when major access is not from a “collector” or “arterial” street or primary access passes through a “low density” residential area.

R-6: Limit residential development to the “medium” or “low” density category when the site has wet soils or other severe environmental limitations or a “collector” street is the highest available functional class for primary access to the site.

R-7: Locate “high” density residential development only where the major access point is to an “arterial” street and where the site is not affected by wetlands or within a floodplain or affected by other severe environmental limitations.

R-8: Discourage dwelling unit densities in excess of 12 dwelling units per acres and structures in excess of three stories.

R-9: Limit “medium” and “high” density residential structure types to no more than twelve dwelling units per structure.

R-10: Prohibit residential development in the 100-year floodplain.

R-11: Allow manufactured homes and modular homes on lots created in older areas and rural areas provided such homes are compatible with the size, mass and character of adjoining residential development.

R-12: Permit new mobile homes (manufactured home on a chassis that is never placed on a permanent foundation, or does not exceed 16 feet in width or has a flat roof) in mobile home parks or mobile home subdivisions with appropriate screening and buffering to ensure compatibility with surrounding land uses.

R-13: Encourage innovative residential developments that mix housing types and densities with appropriate screening and buffering to ensure compatibility with surrounding land uses.

R-14: Permit innovative housing types and designs that enable infill housing on vacant lots while remaining compatible with adjacent residential uses.

R-15: Permit single-family dwellings in rural wooded areas provided the size of the lot is at least five acres to enable screening of all structures from the public right-of-way and preservation of the appearance of the woods.

R-16: Permit single-family dwellings in rural open areas provided the dwellings are clustered on lots not to exceed 10,000 square feet and are severed by a centralized sanitary sewer system or provided the dwelling unit is on a lot of 40 acres or more when served by an on-site sewage treatment system.

b. Office Uses

O-1: Encourage the location of offices in planned commercial centers and planned office centers, and as transitional uses from residential to retail uses when the office use involves the conversion of a residential structure or any new structure that has the character of the abutting residential use relative to size (not to exceed 10,000 square feet), height (not to exceed 2 stories), mass, scale, yards and parking to the rear or side.

O-2: Ensure office development is compatible with existing, abutting residential or other non-residential development in size, height (not to exceed two stories), mass and scale, and is consistent with zoning regulations.

O-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new office development adjoins existing residential uses or residentially zoned areas, or adjoins other existing non-residential uses.

O-4: Ensure office building setbacks from all property lines with parking location, that signing and lighting are compatible with any adjoining residential use or residential zone.

c. Commercial Uses

C-1: Encourage the location of new commercial uses in planned centers, permit the expansion of existing commercial uses as long as the expansion is compatible with abutting uses, and permit the conversion of non-commercial structures to retail uses as long as the converted structure is compatible in character with abutting residential uses.

C-2: Encourage commercial uses serving residential areas (such as nondurable and convenient goods sales and personal services) to be located within or adjacent to residential areas.

C-3: Encourage commercial uses serving the greater community (such as durable goods sales, land-extensive uses, structures over 10,000 square feet and auto-oriented retail uses) to be located on “arterial” streets.

C-4: Ensure retail development is compatible with existing, abutting residential development or residentially zoned areas in size (10,000 square feet), height (not to exceed two stories), mass and scale and is consistent with zoning regulations..

C-5: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded commercial development adjoins existing residential uses or residentially zoned areas, or adjoins office uses.

C-6: Ensure commercial building setbacks from all property lines with parking location, signing and lighting that are compatible with any adjoining residential use or residential zone.

C-7: Limit outdoor storage and displays when commercial uses are adjacent to residential, office and other commercial uses.

C-8: Prohibit non-premises signs (i.e., billboards) in commercial and commercially zoned areas.

C-9: Locate businesses serving or selling alcoholic beverages away from residential uses and community facilities such as parks, schools, public buildings, medical facilities, churches and other public/quasi-public institutions.

C-10: Confine adult entertainment or the sale of adult materials to industrial zones with adequate separation from residential, public recreation uses (parks and playgrounds), educational uses (schools and daycare centers) and institutional uses (libraries, museums, churches, etc.).

d. Industrial Uses

I-1: Encourage the location of new industrial uses in planned industrial centers or adjacent to existing industrial areas; and permit the expansion of existing industrial uses as long as the expansion is compatible with abutting uses.

I-2: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded industrial development adjoins existing residential uses or residentially zoned areas, or adjoins other existing non-residential uses.

I-3: Ensure industrial building setbacks from all property lines with parking location, signing and lighting that are compatible with any adjoining non-industrial use or zone.

I-4: Prohibit the outdoor display or storage of materials in areas zoned for light industrial use.

I-5: Confine the sale, repair and storage of trucks, trailers, modular homes, boats and farm equipment to industrial areas and zones.

I-6: Ensure industrial building setbacks from all property lines with parking location, signing and lighting that are compatible with any adjoining residential use or residential zone.

e. Public/Quasi-Public Uses

P-1: Locate or expand public and quasi-public facilities where there is a demonstrated need.

P-2: Ensure public/quasi-public development is compatible with existing, abutting residential development in size, height (not to exceed two stories), mass and scale.

P-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded public/quasi-public uses adjoin existing residential uses or residentially zoned areas.

P-4: Ensure public/quasi-public building setbacks from all property lines with parking location, signing and lighting that are compatible with any adjoining residential use or residential zone.

P-5: Give priority to the maintenance and improvement of recreation facilities at existing parks before acquiring additional park land.

P-6: Ensure the improvement of recreation facilities with a demonstrated need that serves residents concentrations and that does not duplicate other facilities.

P-7: Improve pedestrian and bicycle access to and within existing parks, historic and nature areas.

P-8: Emphasize the expansion of existing parks over the acquisition of new parks to address the recreation needs of residential concentrations.

P-9: Take advantage of opportunities to expand parkland when such parcels become available adjacent to existing parks, provided such parkland meets a demonstrated need and can be adequately developed and maintained.

P-10: Provide neighborhood parks that are accessible (1/4-mile walking radius and 1/2-mile biking radius) to community residents ensuring the parks are of a minimum size (at least two acres) to accommodate typical neighborhood recreational facilities and to facilitate park maintenance.

P-11: Consider the reuse of playgrounds and parks that lack sufficient size to accommodate typical neighborhood recreational facilities and are poorly located relative to the residential concentrations being served.

2. DEVELOPMENT INFRASTRUCTURE

a. Transportation

T-1: Ensure all development and land use changes are served by adequate streets that have the capacity to accommodate the site-generated traffic.

T-2: Provide for the movement of pedestrians through the provision of walkways and sidewalks for all new development in and adjacent to incorporated areas; and enhance pedestrian access to educational and recreational facilities, to neighborhood serving retail and office uses, and to churches and other institutional uses in and adjacent to incorporated areas.

T-3: Provide adequate right-of-way to accommodate required and anticipated roadway, walkway and bikeway improvements, utilities and landscaping through dedication; and is consistent with the functional designation and roadway cross section as defined by the Thoroughfare Plan.

T-4: Provide adequate access to, from and through development for the proper functioning of streets, walkways and bikeways, and for emergency vehicles.

T-5: Avoid the creation of streets or traffic flows for higher intensity uses through low intensity use areas.

T-6: Ensure adequate access control, location and design of driveways along arterial streets to reduce vehicle conflicts and to preserve traffic carrying capacity while providing access to abutting properties.

T-7: Provide adequate off-street parking and loading for the type and intensity of proposed uses and for the mode of access to the development.

T-8: Give preference to the preservation of existing transportation facilities over the construction of new, extended or expanded transportation facilities.

T-9: Give priority to the provision of roadway infrastructure to areas of vacant industrial structures or land when projects that involve new or expanded transportation facilities are evaluated.

T-10: Emphasize low-cost capital improvements to streets to improve safety and facilitate the flow of delivery and service trucks such as minor widenings of town thoroughfares and pavement widenings at corners.

T-11: Confine through-trucks to collector and arterial streets.

T-12: Develop a strategy to preserve and construct new roadway corridors to relieve congestion, facilitate goods growth movement and foster economic, including the western extension of the Mount Vernon bypass from Industrial Drive to the western junction of SR 69 at SR62 and the extension of Lamont Road from the eastern junction of SR 69 and SR 62 to the Southwind Maritime Centre.

b. Sewage Treatment and Collection System

S-1: Maintain existing sewage treatment plants and sewage collection systems so that they can adequately accommodate existing development.

S-2: Ensure all development and land use changes are served by an adequate centralized sanitary sewer system that has the capacity to accommodate the magnitude and type of the site-generated liquid waste effluent.

S-3: Take advantage of opportunities to strengthen the economic performance of the sewage treatment and collection systems through new development tap-ins and minor trunk line extensions.

S-4: Examine the rate structure on an annual basis to ensure sufficient revenues to operate and maintain the sewage system.

S-5: Examine the financial policies regarding sanitary sewer tap-ins and lateral line extensions to ensure new development pays its own way.

S-6: Prohibit any new development involving on-site sewage treatment systems (septic tanks with lateral field, holding pits, etc.) within and adjacent to incorporated areas with the exception of industrial pretreatment facilities.

S-7: Examine financial assistance programs for any low- and moderate-income households on septic systems to connect to a centralized sewer system.

S-8: Develop a countywide strategy to ensure all residents, have access to an environmentally sound and economical sewage treatment system.

c. Potable Water Treatment and Distribution System

W-1: Ensure the water filtration plants and distribution lines are adequately maintained for existing development while taking advantage of new development tap-ins and minor main extensions that improve the economic performance of the drinking water system.

W-2: Examine the rate structure on an annual basis to ensure sufficient revenues to operate and maintain the water system.

W-3: Ensure all development and land use changes are served by adequate potable water facilities that have the capacity to accommodate the domestic and fire needs of the proposed development.

W-4: Develop a countywide strategy to ensure all residents have access to potable water that is healthy and economical.

d. Stormwater Drainage

D-1: Explore the management structures, capital costs and financing mechanisms associated with the improvement of natural and manmade drainage systems to adequately accommodate storm water flows.

D-2: Ensure adequate stormwater retention/detention facilities in conjunction with any new or expanded development to prevent increased water flows onto abutting property.

D-3: Examine the adequacy of flood protection facilities and define appropriate actions to address deficiencies.

3. ENVIRONMENTAL

E-1: Restrict development in the 100-year floodplain by prohibiting new or expanded structures except when no increase in flood elevation and velocity will result and when the area of floodwater storage will not be reduced.

E-2: Prohibit new residential dwellings in the 100-year flood plain unless the first occupied floor is above the 100-year flood, utilities to the house have appropriate flood proof design and year around access is available to the dwelling above the 100-year flood elevation.

E-3 Avoid alterations or significant modifications to natural stream channels unless flooding is reduced, any increase in erosion or flood velocity will not affect other areas, and only minor impacts will occur to wetlands or endangered species.

E-4: Use best management practices for erosion and sedimentation control during and after site preparation.

E-5: Buffer streams and lakes to prevent water quality degradation.

E-6: Protect, to the extent economically feasible, historic structures that have recognized historic, cultural and architectural value.

E-7: Protect, to the extent possible, areas of endangered species, wetlands, public parks, unique natural areas and other areas with significant natural features.

4. GOVERNMENT

G-1: Support the creation of more skilled and high-tech jobs in Posey County by targeting basic industries with skilled and high-tech jobs and by providing the infrastructure and trained labor force to support such industries.

G-2: Promote effective communication between city and county governments, chambers of commerce and economic development organizations to market available and potential industrial and commercial sites for business retention and attraction.

G-3: Provide financial incentives (low interest loans, public infrastructure improvements and tax incentives) to encourage the reuse of vacant industrial, commercial and office commercial structures and properties in Posey County.

G-4: Develop appropriate marketing strategies to promote the assets of Posey County to encourage economic development and to promote tourism.

G-5: Develop a program to provide adequate infrastructure to existing and proposed industrial and commercial sites to ensure suitable sites for immediate occupancy.

G-6: Work with educational institutions in the region to develop educational programs to train and retrain the labor force to match the workforce needs of emerging businesses.

G-7: Provide incentives (such as low cost rehabilitation loans) and enforcement (such as building and property condition enforcement targeted at absentee property owners) to address decaying, blighted, deteriorated or abandoned properties while ensuring sensitivity to the economic capacity of the residential property owner.

G-9: Determine the status of ownership of blighted/decaying properties and work with owners to enhance the appearance of these properties.

G-10: Provide incentives (low interest rehabilitation loans, historic structure tax reductions, infrastructure improvements, etc.) to encourage adaptive reuse of historic structures.

G-11: Create a downtown revitalization program in Poseyville and Cynthiana that encourages the cooperation and interaction between downtown business owners and occupants, provides incentives for the rehabilitation of structures in downtown, provides improved streetscape and adequate off-street parking, and facilitates the marketing of downtown.

G-12: Develop a streetscape program to improve the visual appearance of Poseyville and Cynthiana focusing on downtown and outward from the downtown area.

G-13: Provide incentives (such low cost interest loans and public infrastructure improvements) to improve the maintenance of older building exteriors.

G-14: Continue to implement programs to assist in housing maintenance, rehabilitation and new construction for low- and moderate-income families, the disabled and the aging population.

CHAPTER 6: RECOMMENDATIONS

Before land use recommendations could be developed, existing land use had to be determined. An existing land use map was created which included all developed land in unincorporated Posey County, Poseyville, Cynthiana, and Mount Vernon. (Land use for Mount Vernon was derived as part of the Mount Vernon Comprehensive Plan. New Harmony and Griffin are not included because they are not part of the Posey County Area Plan Commission. New Harmony has its own comprehensive plan and advisory plan commission. Griffin does not participate in planning in its incorporated area.) A separate existing land use map was also created for both Poseyville and Cynthiana. The existing land use maps identified areas of undeveloped land. Potential future land uses were determined based on projected future land use needs and the goals and objectives of the community. Future Land Use Alternatives maps were generated that showed the location of these potential land uses. On September 2, 2008, the Comprehensive Plan Committee reviewed and edited the Future Land Use Alternatives maps. Figure 28, Figure 29, and Figure 30 show existing land use for Posey County, Poseyville, and Cynthiana. Figure 31, Figure 32, and Figure 33 show potential future land use for Posey County, Poseyville, and Cynthiana.

Future Land Use maps were created based on the Future Land Use Alternatives maps and comments made during the meeting on September 2. The Future Land Use Alternatives maps were then presented to the public on September 17, 2008, at an advertised open house at the Poseyville Community Center to receive comments. Based on the Committee's knowledge of site conditions, surrounding land uses, available development infrastructure and the Future Vision for Posey County (Chapter 5), the committee reviewed and made edits to the Future Land Use maps during the committee's final meeting on October 15, 2008. While the Committee validated many of the suggestions on future land use potential, it also indicated a preference among the future land use potential options. The resulting future land use designations are found in Figure 34, Figure 35 and Figure 36.

A. LAND USE DEVELOPMENT PLAN

The future land use pattern designates major land uses in unincorporated Posey County, Poseyville, and Cynthiana to accommodate the future land use needs of the county consistent with the Future Vision (goals and objectives) for development. The adopted version of the future land use pattern is the Future Land Use map. This map will be used in conjunction with goals, objectives and development review guidelines to determine consistency of a proposed development or infrastructure improvement with the Comprehensive Plan.

The future land use pattern generally reflects the existing land use pattern of developed properties and designates appropriate future urban uses for properties with existing vacant or agricultural uses. Because the predominant land use pattern is shown for existing land uses, isolated uses may not always be identified such as small commercial uses surrounded by a single-family housing development. Figure 34 shows the Future Land Use Map for land in unincorporated Posey County. Figure 35 shows the Future Land Use Map for land in Poseyville. Figure 36 shows the Future Land Use Map for land in Cynthiana. (See the Mount Vernon Comprehensive Plan for the Mount Vernon Future Land Use map.)

The future land use pattern consists of 8 future land use designations for Posey County: one agricultural/forest category, one residential category, one commercial category, one industrial category, and four public/quasi public categories. The residential land use designation for Poseyville and Cynthiana were further broken down into three categories: single-family, multiple-family, and mobile home.

1. AGRICULTURAL/FOREST LAND

Future Land Use Maps show one agricultural/forest land designation. The agricultural/forest land designation is applied to areas in the county that are a) currently used for agricultural purposes and are likely to continue as such to the year 2030, b) are covered by trees, c) in the 100-year floodplain, or d) contain wetlands.

Nearly 90 percent of the land in unincorporated Posey County is still undeveloped and used for agricultural purposes or covered by forests, wetlands, floodplains, or water bodies. Poseyville and Cynthiana both have land within their incorporated boundary that is currently used for agricultural purposes.

A very small percentage of this land in unincorporated Posey County will be converted to other uses in the future. Most of the agricultural land that will be used for other purposes is located around Mount Vernon. Much of this land will be used for residential purposes. However, land around existing industrial uses would best be used for additional industrial uses. Some residential, commercial, and industrial growth is also anticipated just beyond the town limits of New Harmony and Poseyville. Additionally, residential growth is anticipated along SR 66 between Blairsville and the Vanderburgh County line. Industrial growth is expected in Marrs Township just west of the A.B. Brown Generating Station. Figure 34 shows the future land use of existing agricultural uses in Posey County. (See the Mount Vernon Comprehensive Plan for a more detailed map of the Mount Vernon Future Land Use.)

Poseyville has very little agricultural land left in its incorporated boundary. A piece of land on the southwest side of Poseyville, north of Pine Street and between Kraft Lane and Church Street is currently used for agricultural purposes. This land is anticipated to be used for single-family residential uses in the future. Agricultural land north of Poseyville near the SR 165/I-64 interchange is anticipated to change from agricultural land to residential, commercial, and industrial uses. Figure 35 shows the future land use of existing agricultural uses around Poseyville.

Cynthiana has a few parcels of land within its incorporated boundary still used for agricultural purposes. The Future Land Use map for Cynthiana shows this land as being used for single-family residential uses in the future. However, there is very little growth in population or housing expected in Cynthiana by 2030. Therefore, much of this land designated for single-family uses in the future will probably continue as agricultural land for several years. There is no anticipated growth outside of Cynthiana’s town limits, so agricultural uses will continue as such in the future.

2. RESIDENTIAL

The Future Land Use Map shows one residential designation for Posey County and three residential designations for Poseyville and Cynthiana: mobile home (dwelling unit on a chassis not more than sixteen feet in width with or without a permanent foundation), single-family (including a manufactured or modular home of at least 23 feet in width on a permanent foundation) and multiple-family. If the maps for Poseyville and Cynthiana designate an area for “single-family” use, mobile homes and apartments are generally not appropriate. On the other hand, if the maps designate an area for “multi-family” use, single-family uses may be appropriate and mobile homes may be appropriate under special circumstances (such as a mobile home park).

Mobile home areas permit densities up to ten dwelling units per acre. Mobile homes are presently placed in mobile home parks in unincorporated Posey County, Poseyville, and Cynthiana. However, mobile homes may be permitted on individual lots by special exception or in areas falling in the Agricultural zoning district.

No additional mobile home land uses have been identified for the future in unincorporated Posey County, Poseyville, or Cynthiana. A mobile home park may be located in areas designated for multi-family or residential uses in the future, provided that the new parks have appropriate screening and buffering to ensure compatibility with adjacent single-family neighborhoods and apartment complexes.

Single-Family areas permit single-family detached dwelling units. Single-Family lots range from medium-density in Poseyville and Cynthiana (starting at 7,000 square feet) to low-density in the county (several acres). Single-Family lots can include site-built homes, modular homes, and manufactured homes with a permanent foundation. Mobile homes are permitted only by special exception in agriculturally zoned areas.

Figure 28: Posey County Existing Land Use

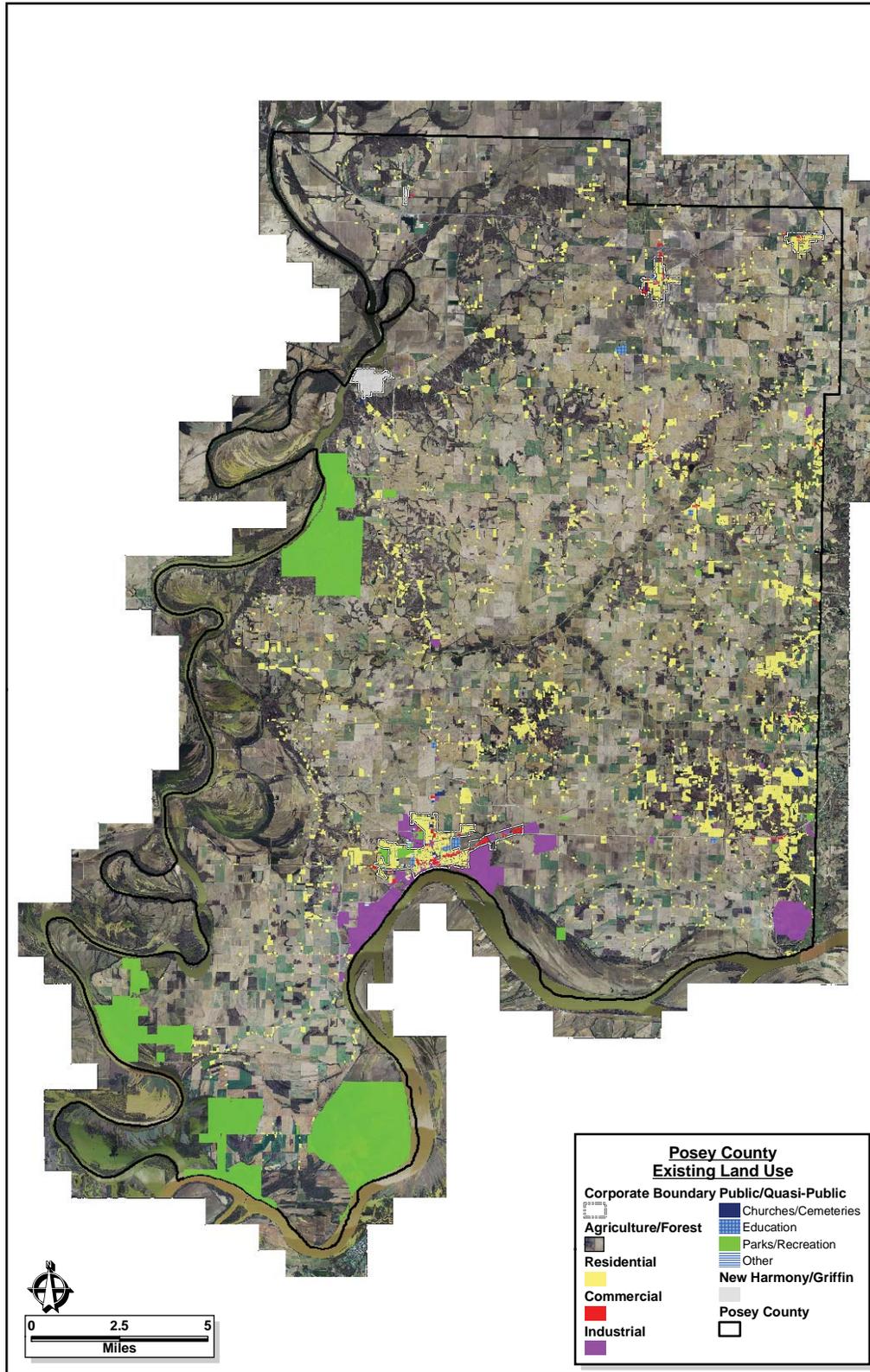


Figure 29: Poseyville Existing Land Use

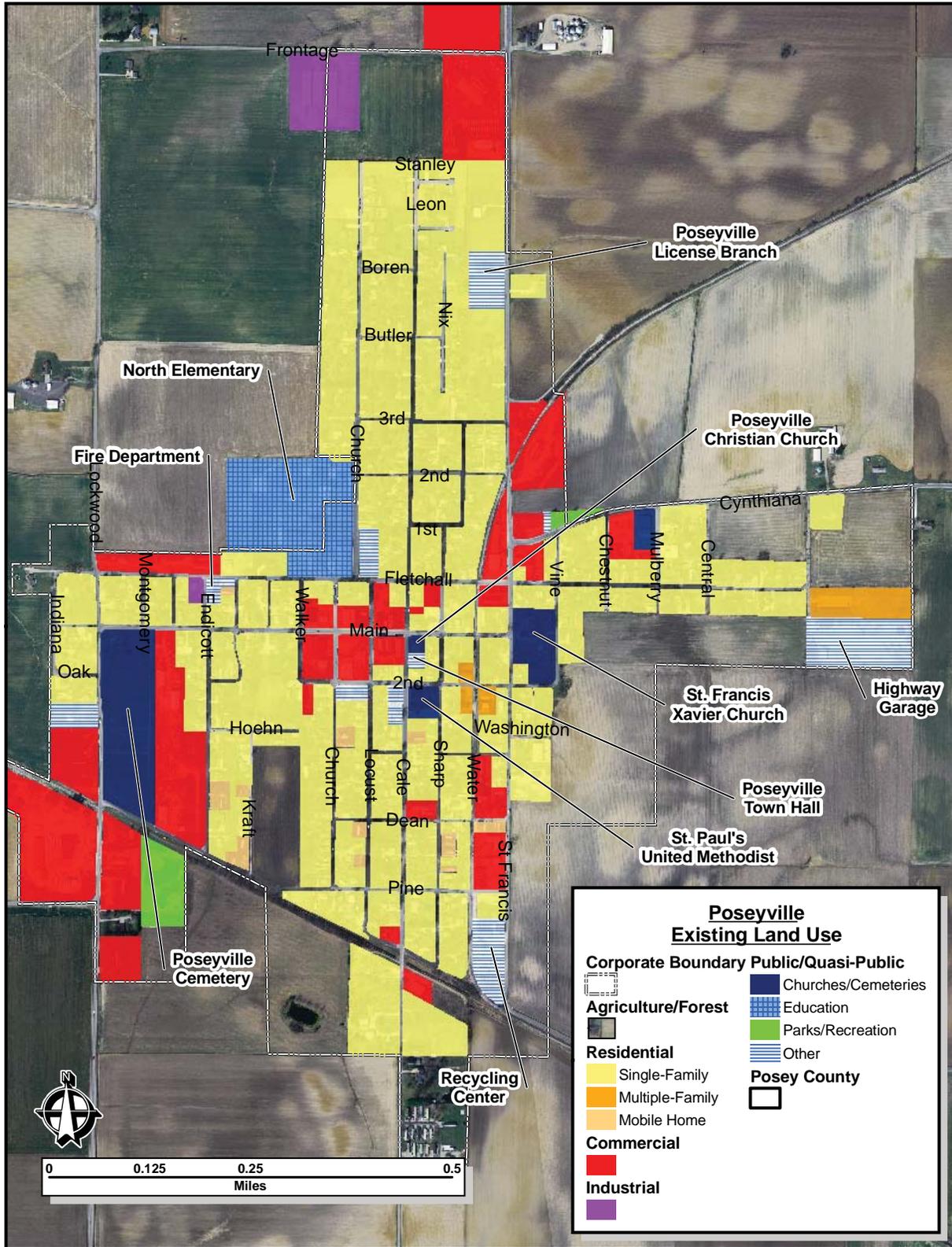


Figure 30: Cynthiana Existing Land Use

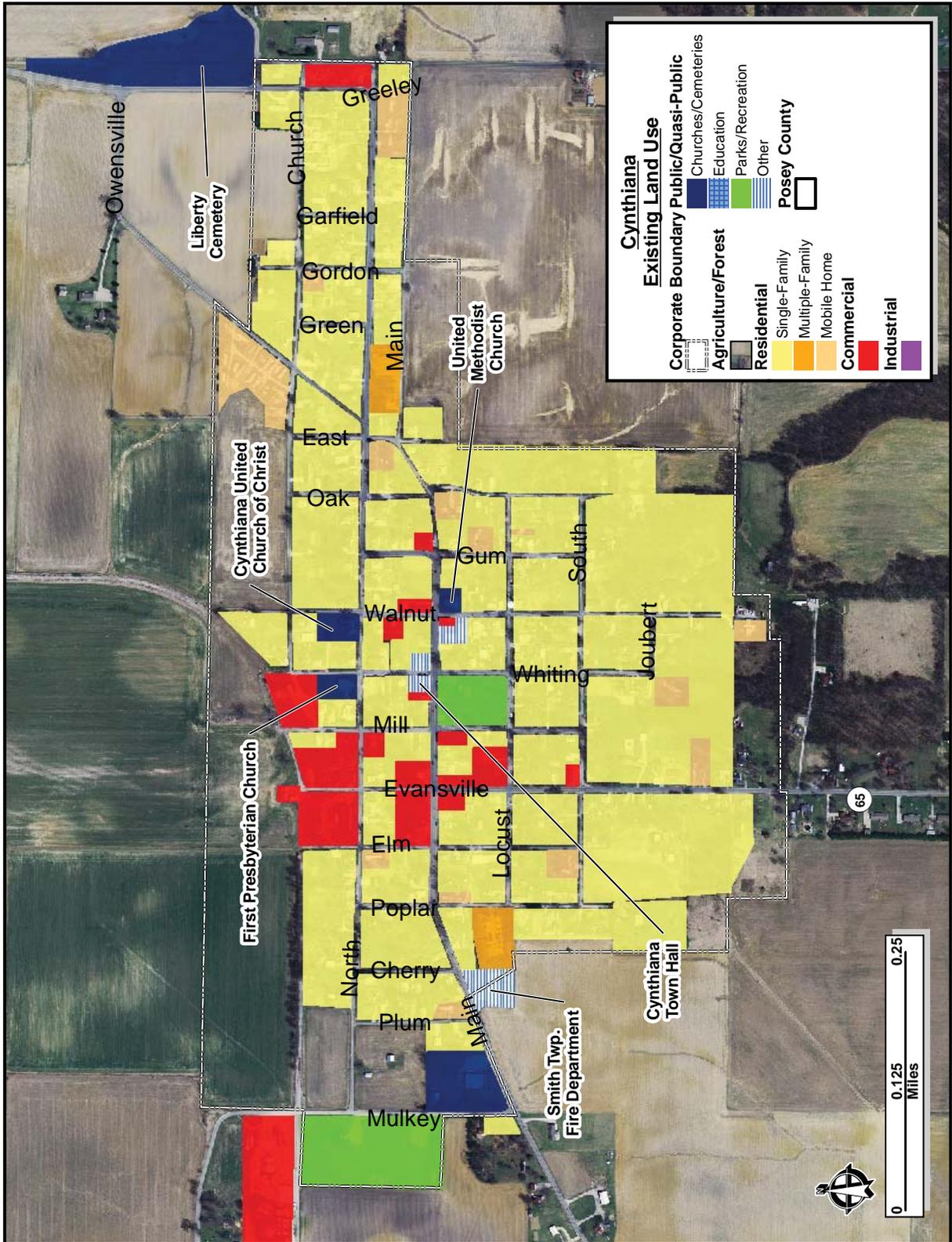


Figure 31: Posey County Land Use Alternatives

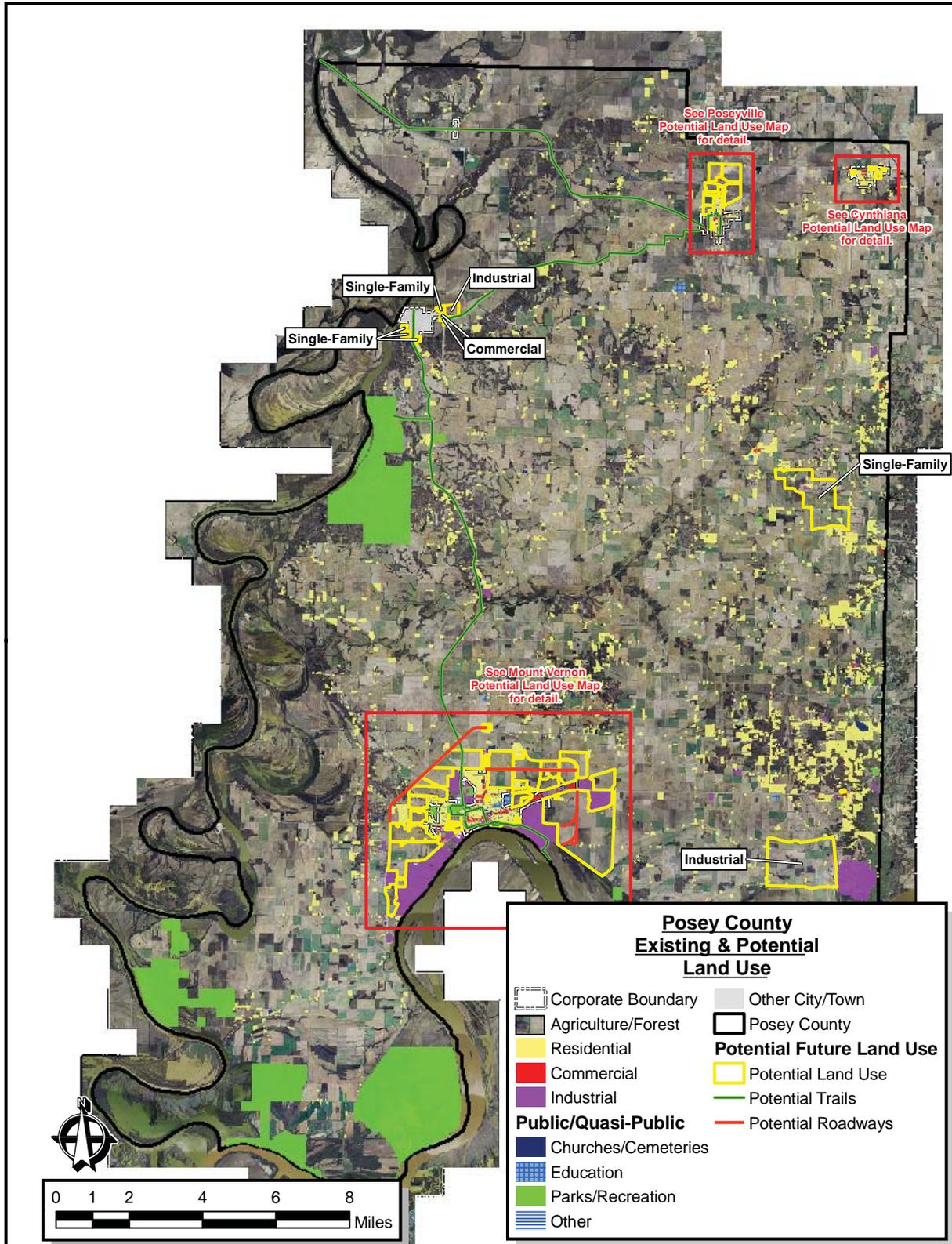


Figure 32: Poseyville Land Use Alternatives

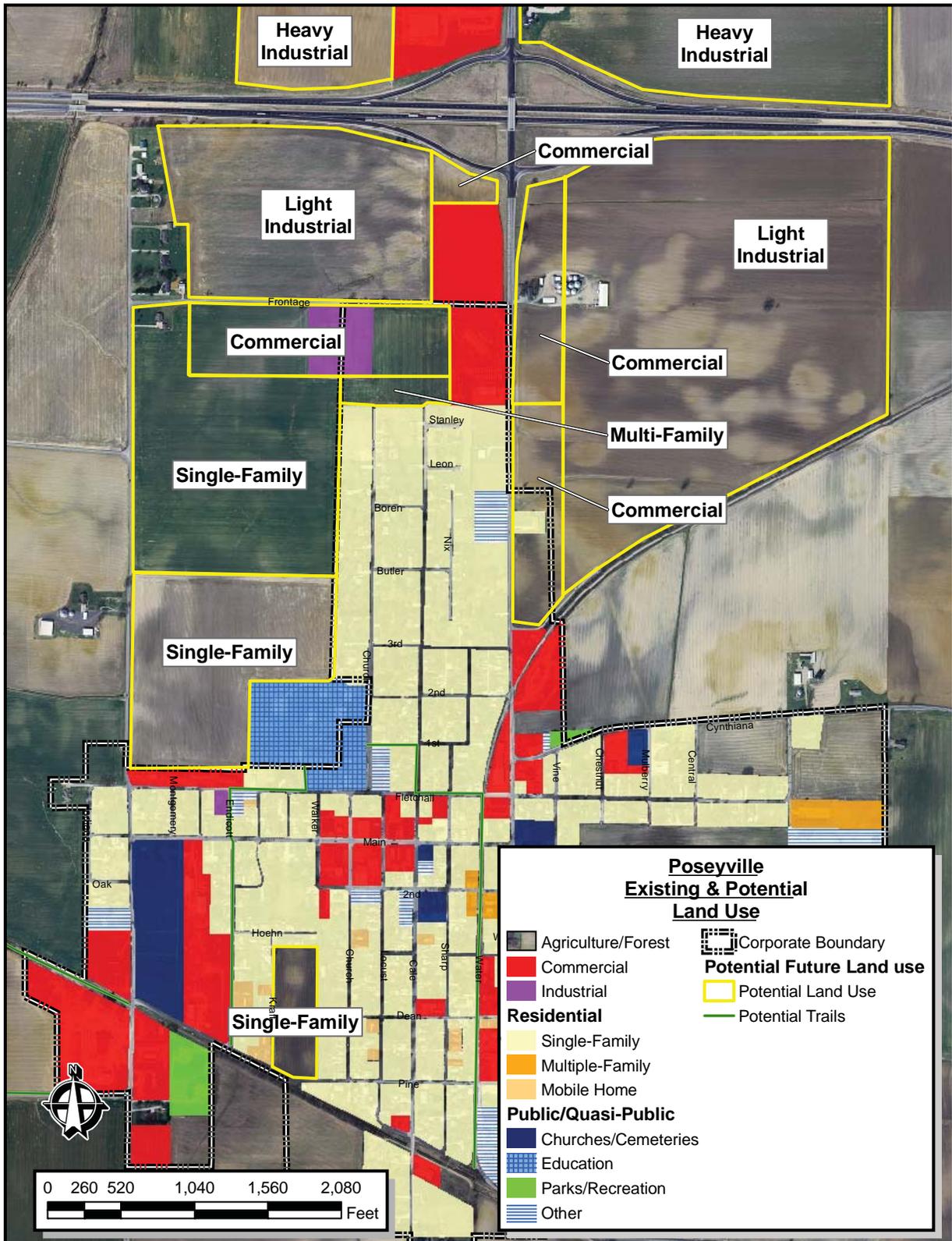


Figure 33: Cynthiana Land Use Alternatives

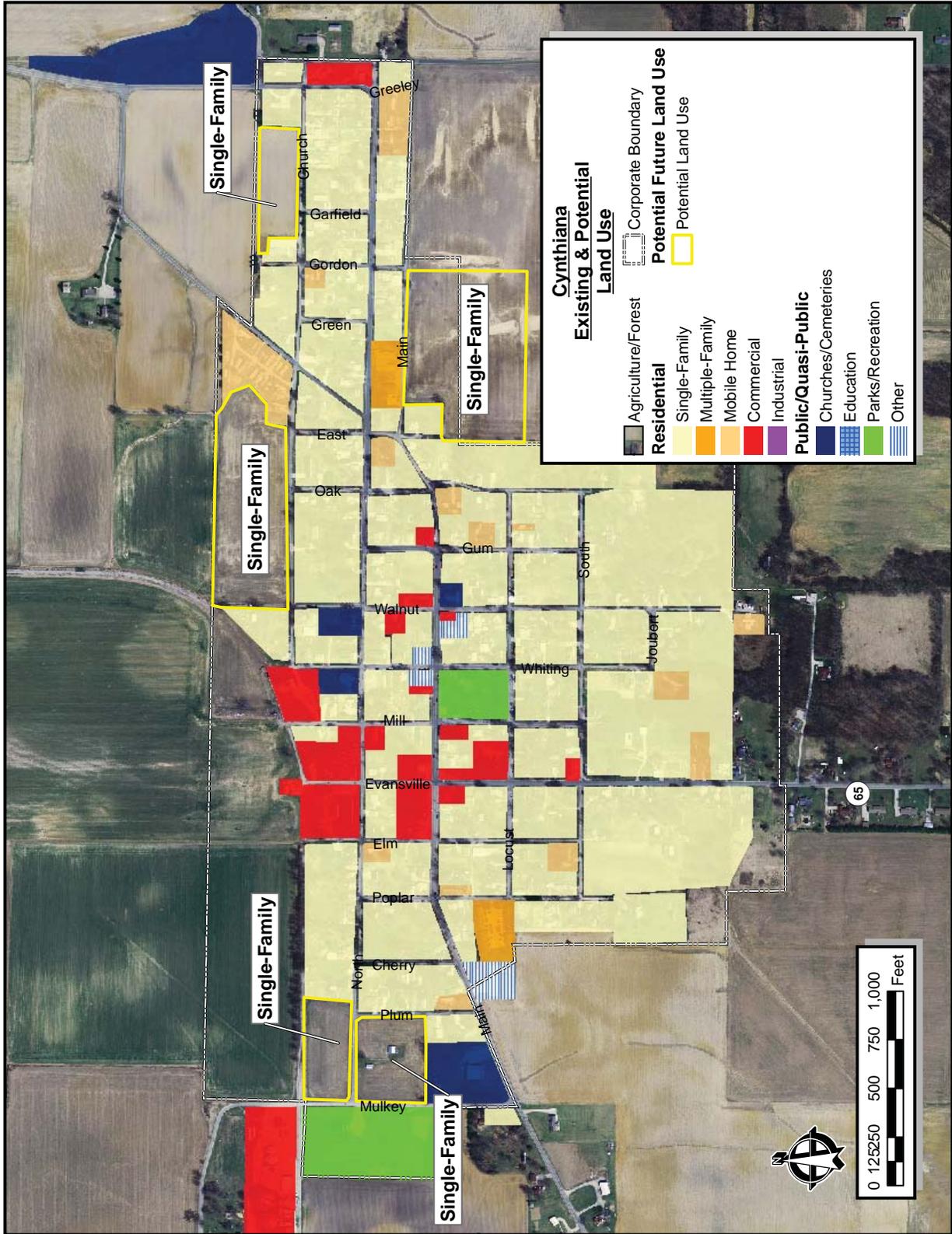


Figure 34: Posey County Future Land Use

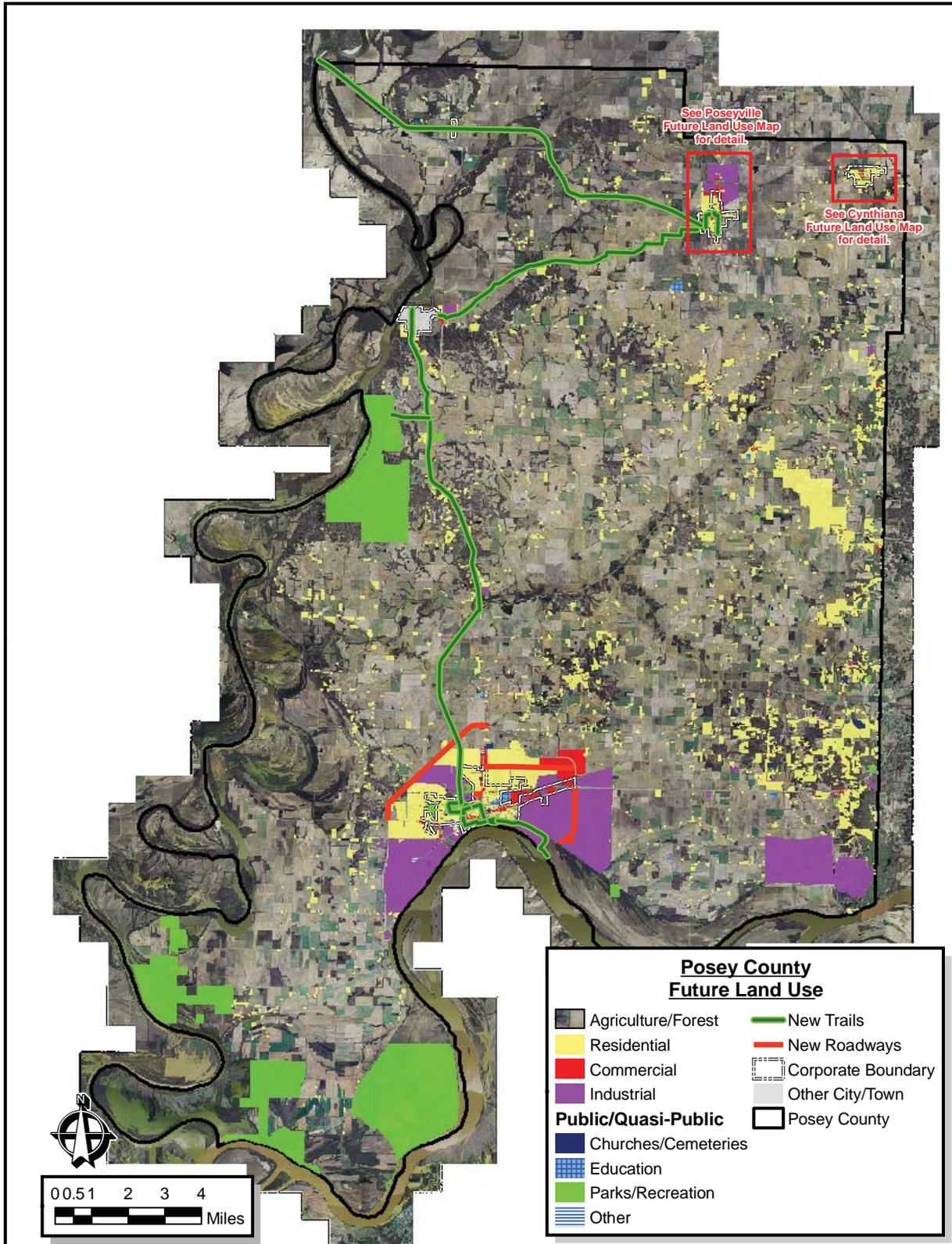


Figure 35: Poseyville Future Land Use

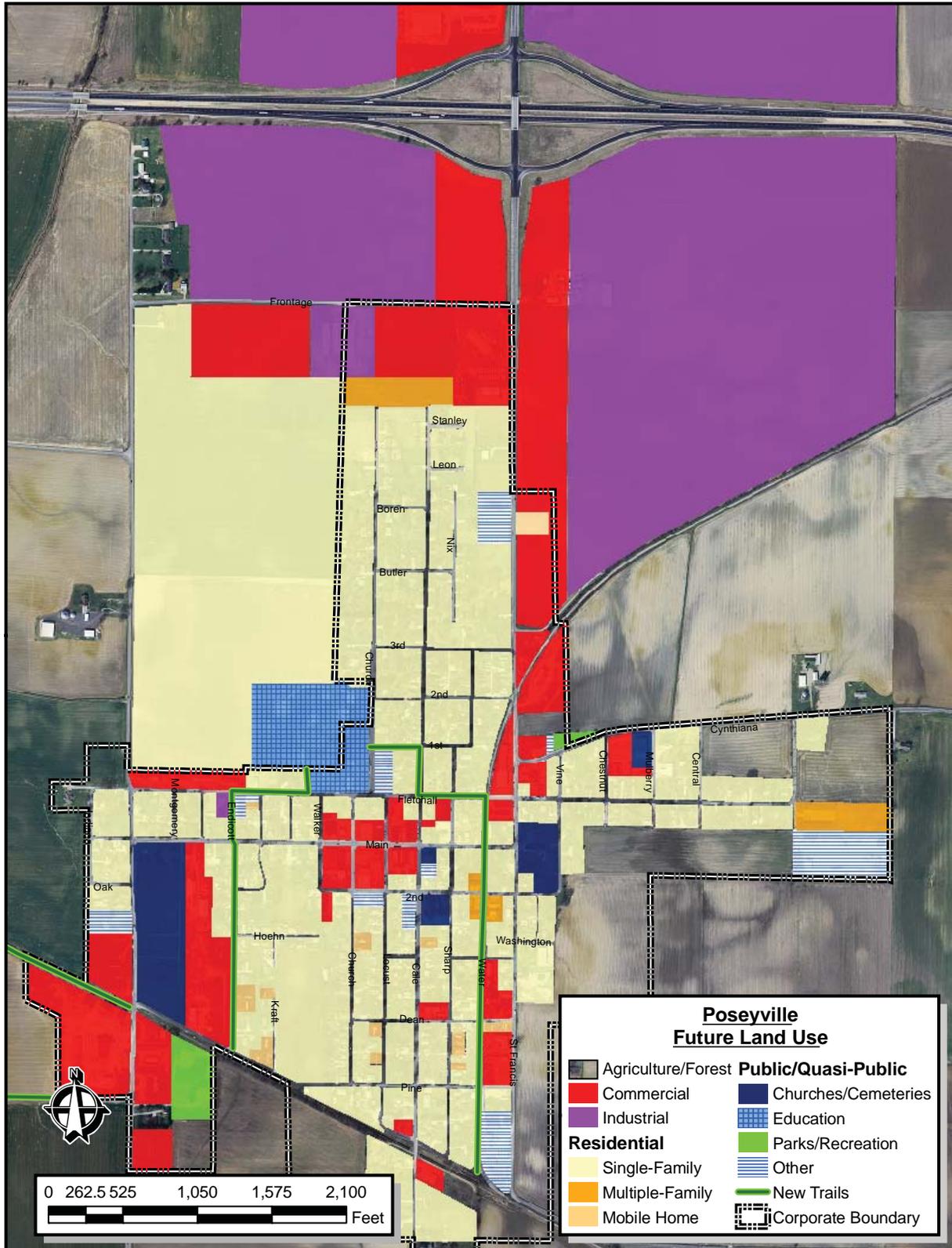
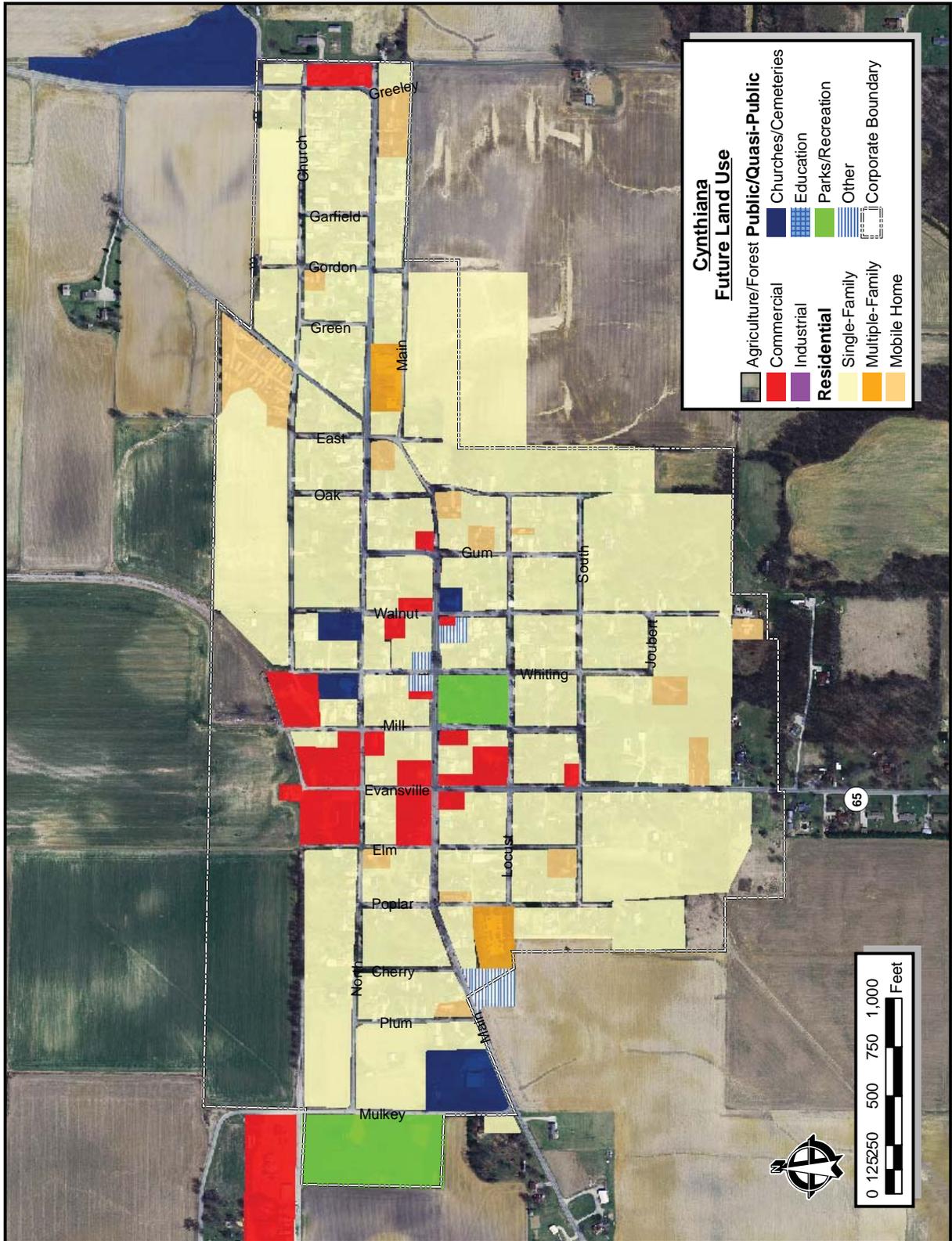


Figure 36: Cynthiana Future Land Use



The unincorporated Posey County Future Land Use map only includes one residential land use category. Although not specifically stated as single-family, multiple-family, or mobile home park, it is very unlikely that multiple-family or mobile home park uses will locate in unincorporated Posey County. The Future Land Use map includes future residential land uses just beyond the limits of Mount Vernon, New Harmony, and Poseyville. The only other area designated for future residential land uses in the county is along SR 66 between Blairsville and the Vanderburgh County line. As subdivision development from Evansville continues near and even enter Posey County, the area along SR 66 should be the next logical location for this development. Figure 34 shows the future land use for Posey County. (See the Mount Vernon Comprehensive Plan for a more detailed map of the Mount Vernon Future Land Use.)

Future single-family residential land uses in Poseyville are located within the town limits on the southwest portion of the town. An area currently used for agricultural purposes north of Pine Street and between Kraft Lane and Church Street would be an ideal location for future single-family uses. Other single-family uses have been shown on the map north Fletchall Street and east of Lockwood Street near North Elementary. Figure 35 shows the future land use for Poseyville.

Future single-family residential land uses in Cynthiana are located within the town limits on the west and east sides of the town. The single-family uses on the west side of town are located along North Street, between Plum Street and Mulkey Road. On the east side of town, there are two locations for future single-family uses north of Church Street and one location south of Main Street. Figure 36 shows the future land use for Cynthiana.

Multiple-Family areas permit multiple-family attached dwelling units with a density of up to twelve units per acre. These areas may include duplexes, four-plexes, and apartments.

The only additional multiple-family land use is located just north of Poseyville. The area is just north of the existing neighborhood west of SR 165 and south of Frontage Road. Figure 35 shows the location of future multiple-family land use in Poseyville.

3. COMMERCIAL

The Future Land Use Map shows one commercial designation, which includes both professional office and retail/personal service uses. Professional office includes doctors, dentists, insurance agents, tax accountants, banks, real estate agents, engineers and surveyors. Retail/personal services includes general office and retail activities such as grocery stores, hardware stores, drug stores, restaurants, gasoline stations, department or discount stores, drive-in businesses, motels, furniture stores, appliance stores, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment sales and repair.

The existing commercial uses in unincorporated Posey County are focused in Wadesville, Blairsville, and near the SR 62 and Saint Phillips Road intersection. There is little commercial growth expected in unincorporated Posey County, besides the anticipated growth along SR 62, the William Keck Bypass, and Industrial Drive near Mount Vernon, along SR 66 near New Harmony, and along SR 165 north of Poseyville. Figure 34 shows the location of future commercial uses in Posey County. (See the Mount Vernon Comprehensive Plan for a more detailed map of the Mount Vernon Future Land Use.)

Commercial growth in Poseyville is expected near existing commercial uses at the SR 165/I-64 interchange. Commercial growth is anticipated along SR 165 south of this interchange and along Frontage Road. This commercial growth will more than likely start at the interchange. Figure 35 shows the location of future commercial uses in Poseyville.

4. INDUSTRIAL

The Future Land Use Map shows one industrial designation for two categories of industrial use: light and heavy. The appropriateness of light industrial use versus heavy industrial use is dependent upon compliance with industrial development guidelines (see Chapter 5). While very limited retail and office uses may be permitted in industrial areas, extensive retail and office uses, public/quasi-public uses and residential uses are inappropriate due to the nuisances typically associated with industrial development.

A light industrial use includes wholesaling; warehousing; truck, mobile home and boat sales, storage and repair; lumber yards; and fabrication activities. Most of these activities are conducted in interior buildings. No general storage is visible from the public way or from non-industrial properties. However, the display of trucks, mobile homes and boats for sale may be visible from the public way and other nonresidential properties. In general, this industrial category involves the processing of products from secondary materials rather than raw materials.

A heavy industrial use permits the full range of industrial uses, rail yards and utilities. This category permits manufacturing involving raw materials in outside buildings. However, outdoor processing and materials should be screened from the public way and adjacent non-industrial purposes.

Multiple industrial land uses have been identified for areas around Mount Vernon. Agricultural land adjacent to Sabic Plastics, CountryMark, the William Keck Bypass, and the Southwind Maritime Center has been identified as locations for future industrial uses. Future industrial land uses have also been identified to the east of New Harmony, north of Poseyville, and west of the A.B. Brown Generating Station in Marrs Township. Figure 34 shows the location of future industrial uses in Posey County. (See the Mount Vernon Comprehensive Plan for a more detailed map of the Mount Vernon Future Land Use.)

Industrial land uses in Poseyville are located around the SR 165/I-64 interchange. Land on each corner of this interchange has been identified as industrial on the Future Land Use map. Although identified only as industrial, the land south of I-64 would be better used for light industrial uses because of the proximity to residential and commercial uses in and north of Poseyville. Land north of I-64 may be used for heavier industrial uses because there are very few other uses in that area. Figure 35 shows the location of future industrial uses in Poseyville.

5. PUBLIC/QUASI PUBLIC

The Future Land Use map places publicly owned uses, as well as institutional uses in the public/quasi public use designation. The four public/quasi public designations are churches/cemeteries, educational uses, parks/recreational uses, and other uses. In general, these uses are also permitted in areas designated for residential or commercial uses, but are undesirable in areas designated for industrial use.

The public use designation includes educational uses and recreational uses. Educational uses include elementary, middle, and high schools. Recreational uses include state, county, or nationally owned parks, forest land, or environmental areas.

The quasi-public use designation includes churches/cemeteries and other uses. Churches/cemeteries includes all places of worship, associated offices, cemeteries, and funeral homes/mortuaries. Other uses include all other public/quasi-public uses that are not categorized in any other category. This includes utilities, governmental uses, and organizational uses.

No public/quasi-public uses have been identified on the Future Land Use maps for Posey County, Poseyville, or Cynthiana. As mentioned previously, these uses are almost always permitted and accepted in areas designated for residential or commercial uses. When considering an entire county, these uses are usually acceptable in agricultural areas as well.

B. TRANSPORTATION/THOROUGHFARE PLAN

1. DEFINITION OF THOROUGHFARE PLAN

The Transportation Element of this Comprehensive Plan fulfills the requirements of a Thoroughfare Plan under State legislation (IC 36-7-4-506). The Thoroughfare Plan establishes the general location of new, extended, widened or narrowed public ways. For the Posey County Thoroughfare Plan, thoroughfares are those streets functionally classified as arterials or collectors. The Posey County Thoroughfare Plan also makes recommendations for some local street improvements around Mount Vernon. In general, the Thoroughfare Plan defines functional classes, appropriate cross sections and access control requirements, and major street improvements.

2. PURPOSE OF THE THOROUGHFARE PLAN

The Thoroughfare Plan addresses the use and improvement of the street system throughout Posey County. Overall, the Thoroughfare Plan serves four purposes:

- **Preservation of right-of-way** to accommodate existing and future transportation needs. It establishes **right-of-way requirements** according to the functional classification of the street, application of urban (i.e., curb and gutter) versus rural (i.e., side ditches or swales) design standards, and location on existing versus new alignment.
- **Continuity of the functional, physical and aesthetic character** of each functional class of street. It defines **typical cross-sections** for thoroughfares (arterials and collectors) by functional class to serve as initial design parameters for new, widened or reconstructed streets.
- **Preservation of thoroughfare capacity** through access control. It describes appropriate **access management** policies by functional class.
- **Identification of transportation improvements** to address existing and future transportation needs.

3. PRESERVATION OF RIGHT-OF-WAY

a. Functional Classification

The roadways in the street network are classified according to the function they perform. The primary functions of roadways are either to serve property or to carry through traffic. Streets are functionally classified as local if their primary purpose is to provide access to abutting properties. Streets are classified as arterials if their primary purpose is to carry traffic. If a street equally serves to provide access to abutting property and to carry traffic, it is functionally classified as a collector. These three primary functional classifications may be further stratified for planning and design purposes as described below. The functional class of a roadway is also important in determining federal and state funding eligibility, the amount of public right-of-way required, and the appropriate level of access control.

i. Major Arterials

Major Arterials include the interstates, freeways/expressways and Principal Arterials. The National Highway System of 155,000 miles includes the nation's most important rural Principal Arterials in addition to interstates.

Interstates/Freeways/Expressways. Freeways and expressways are the highest category of arterial streets and serve the major portion of the through-traffic entering and leaving metropolitan areas (i.e., inter-urban traffic). They carry the longest trips at the highest speeds, and are designed to carry the highest volumes. In metropolitan areas, intra-urban traffic (such as between the central business district and outlying residential

areas and between major inner-city communities or major urban centers) may also be served by streets of this class. Interstates are fully-controlled access facilities that are grade-separated with other roads and railroads, such as Interstate 64 and Interstate 164. All roadways that are on the nation’s interstate system of about 45,000 miles are fully grade-separated with full access control. Freeways are non-interstate, fully-controlled access facilities that are also grade-separated from all intersecting transportation facilities. Expressways are partially-controlled access facilities that may have occasional at-grade intersections, such as the Lloyd Expressway in Evansville.

Principal Arterials. Principal Arterials (sometimes termed Other Principal Arterials under the federal functional classification system) are the highest category of arterial streets without grade separation. This functional class complements the freeway/expressway system in serving through-traffic entering and leaving metropolitan areas. Within the metropolitan area, major intra-urban trips are served between the central business district and suburbs, and between major suburban activity centers. Although Principal Arterials may lack full access control, some level of access control is highly desirable for the minimum spacing of intersections with public roads and the control of driveway entrances. For Principal Arterials, maintaining traffic-carrying capacity for through-traffic is more important than providing access to abutting property.

ii. Minor Arterials

Minor Arterials, the lowest category of arterial streets, serve trips of moderate length and offer a lower level of mobility than Principal Arterials. This class augments the Major Arterials, distributing traffic to smaller geographic areas, and linking cities and towns to form an integrated network providing interstate highway and inter-county service. Minor Arterials also provide urban connections to rural collectors.

iii. Collector Streets

Collector streets serve as the link between local streets and the arterial system. Collector streets provide both access and traffic circulation within residential, commercial and industrial areas. Moderate to low traffic volumes are characteristic of these streets. In rural areas, the Major Collectors provide service to county seats, larger towns (2,500 or more persons) and other major traffic generators that are not served by arterials. These roads serve the most important intra-county corridors. Minor collectors link local roads in rural areas and serve the smallest rural communities (fewer than 2,500 persons).

iv. Local Streets

Local streets are composed of all streets not designated as collectors or arterials. Primarily serving abutting properties, local streets provide the lowest level of mobility and, therefore, exhibit the lowest traffic volumes. Through-traffic on local streets is deliberately discouraged. This class of street is not part of any city or county thoroughfare network, and is not eligible for federal aid with the exception of bridges and bikeway/walkway facilities.

b. Thoroughfare Network

The Major Arterials in Posey County include I-64, SR 69 and SR 62. Interstate 64 is located in the northern part of the county, connecting Posey County with the St. Louis and Louisville metropolitan areas. SR 69 runs north-south on the western edge of Posey County. It starts at Hovey Lake in the southern part of the county and ends at I-64. From Hovey Lake to SR 62, west of Mount Vernon, SR 69 is a Rural Major Collector. From SR 62, east of Mount Vernon, to I-64, SR 69 is a Rural Principal Arterial. SR 62 runs east-west in the southern part of Posey County. From the Illinois border to Sauerkraut Lane and from Leonard Road to SR69 (William Keck Bypass), SR 62 is a Rural Minor Arterial. (SR 62 is an Urban Principal Arterial through Mount Vernon.) From SR 69 to Vanderburgh County, SR 62 is a Rural Principal Arterial.

There are several Collector roads in Posey County. Rural Major Collectors include SR 66, SR 65, SR 68, SR 165 and the southern portion of SR 69. Rural Major Collectors not located on State Roads include Carson School Road, Industrial Road, Lexan Road, St. Philips Road, St. Wendel Cynthiana Road, Seibert Lane, Springfield Road, Wilsey Road, and Winery Road. There are also several Rural Minor Collectors located throughout the county. Figure 33 shows the functional classification for all classified roads in Posey County.

c. Right-Of-Way Requirements

All new streets created in unincorporated Posey County must conform in width and alignment to the Comprehensive Plan and Official Thoroughfare Plan, as well as the requirements defined in the Posey County Subdivision Control Ordinance. The Subdivision Control Ordinance requirements apply to county roads as well as arterial and collector streets, and must be consistent with the Thoroughfare Plan. A Subdivision Control Ordinance specifies vertical and horizontal design requirements and pavement design standards for all county maintained roadways. The Indiana Department of Transportation (INDOT) maintained roadways may require more or less right-of-way based on their adopted policies, procedures, and practices.

4. THOROUGHFARE TYPICAL CROSS-SECTIONS

To address existing and future mobility needs, the appropriate cross-section for initial design of thoroughfare improvements should consider the following:

- The physical roadway standards (i.e., right-of-way, lane width, median, curb and gutter) necessary to support anticipated truck and automobile traffic volumes and vehicular maneuvers, to accommodate bicycle and pedestrian movements, and for design speed.
- The capacity standards of different street types in terms of traffic-carrying capacity.
- Continuity of urban design considering the need for bicycle and pedestrian facilities and the appropriateness of an urban (curb and gutter) versus rural (swales) design.
- The accommodation of utilities.
- Right-of-way constraints for widenings versus new alignments.

The only trail that may be used as a bikeway in unincorporated Posey County, with the exception of trails located in Harmonie State Park, parallels SR 69 from SR 269 to Maple Hill Road (Old SR 69). Although there are no other bike trails in Posey County, the low amount of traffic on county roads and in the county’s unincorporated communities make biking in these areas possible. Sidewalks should be considered in any new subdivisions in unincorporated Posey County to provide walking and biking paths for new residents. However, sidewalks are generally not necessary when lot sizes exceed 0.5 acres.

Typical cross-sections are illustrated for applicable functional classifications in Posey County in Figure 37, Figure 38, and Figure 39. Figure 39 shows typical cross-sections for a rural interstate, a rural minor arterial, and a rural major collector based on INDOT design standards. Figure 37 and Figure 38 show the typical cross-sections adopted by the city of Mount Vernon for new road construction that are appropriate for other incorporated areas in Posey County.

The “place” roadway cross section would apply to cul-de-sacs, minor access roads and possibly low density residential subdivisions (usually one dwelling or less per acre). The “local street” cross section is typical of interior roadways of residential subdivisions in cities, towns and counties through southern Indiana. The pavement width permits two-way traffic when a vehicle is parked on one side and one-way traffic or emergency vehicles to pass even when parking occurs on both sides. The “secondary street” cross section would be used for high volume collector roadways where heavy left-turns and frequent driveways make a continuous center left-turn lane desirable, for the major entry or circulation roadway for commercial areas or industrial parks, for

Figure 37: Mount Vernon Urban Typical Cross Sections

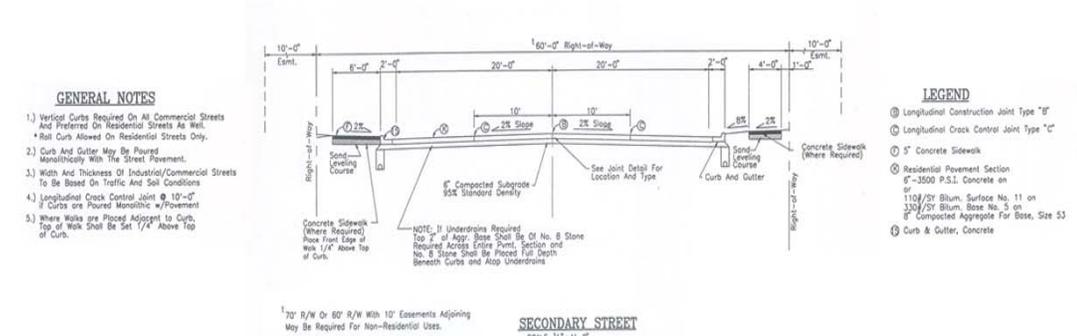
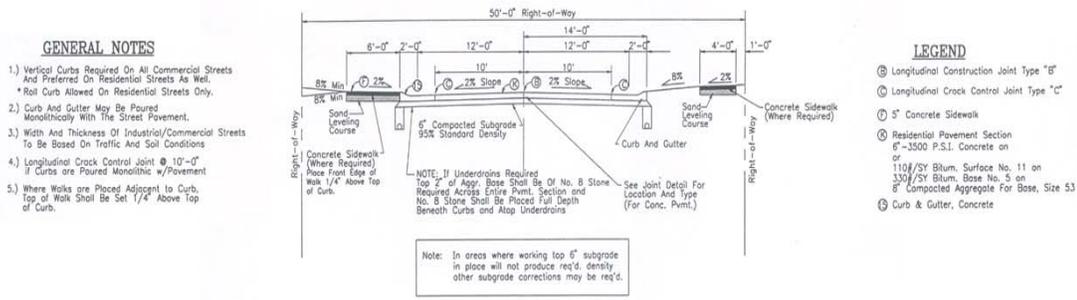
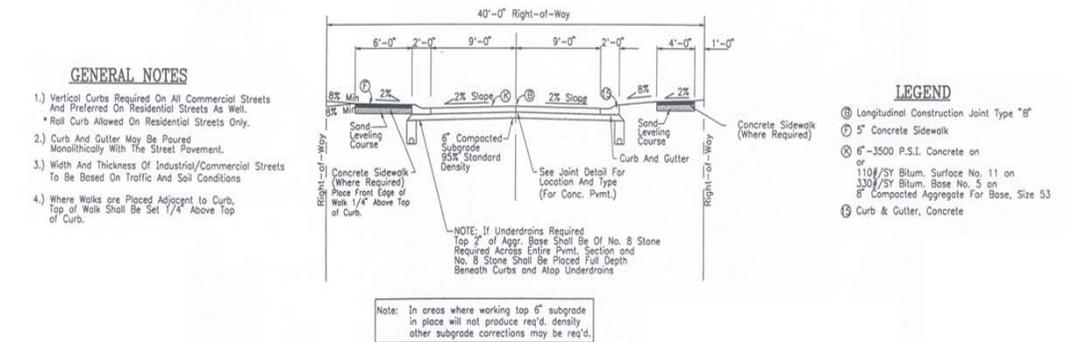
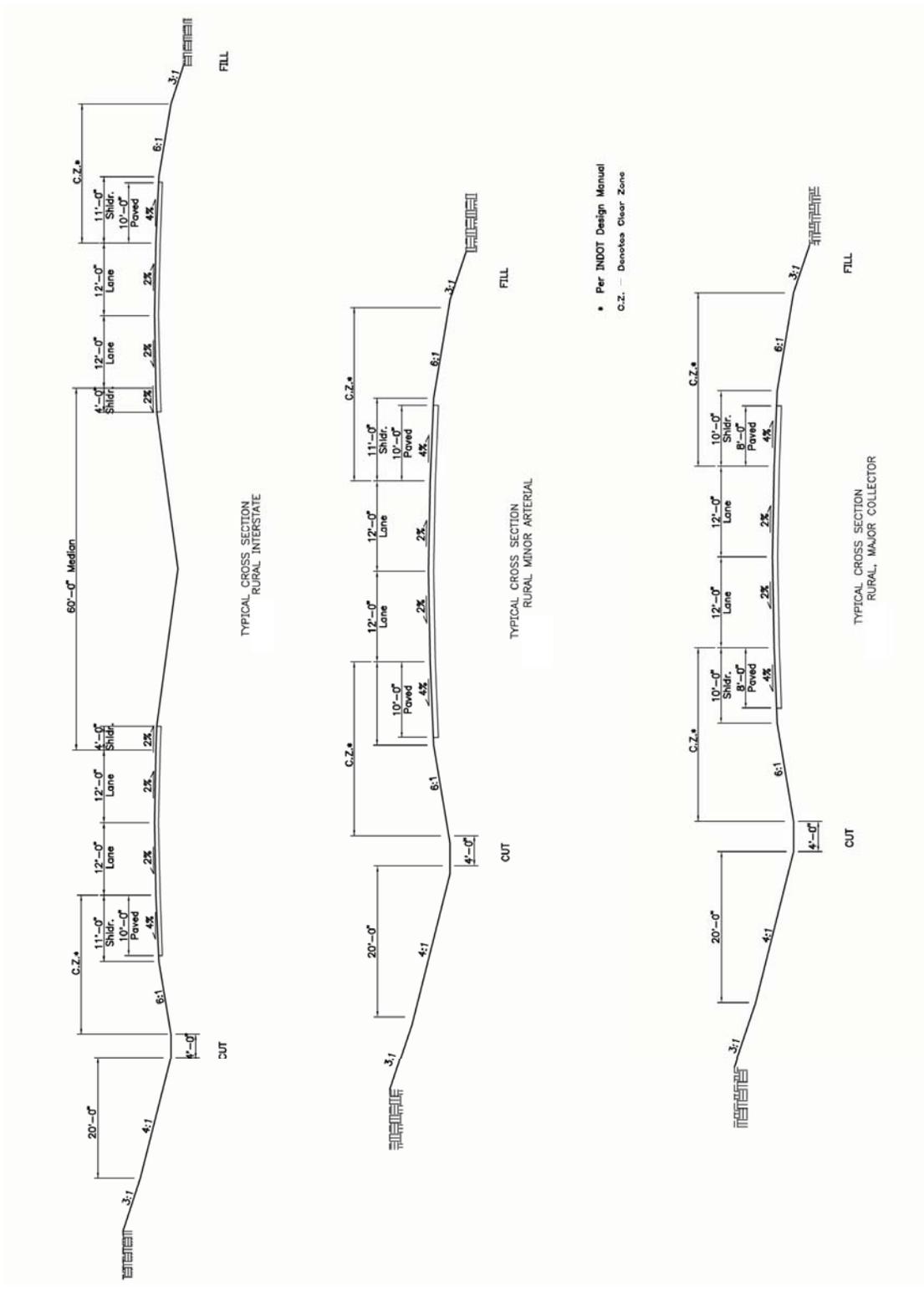


Figure 39: INDOT Design Standards for Rural Typical Cross Sections



high density residential areas where parking on both sides is anticipated, and for two-lane minor arterials. The “secondary street” cross section is flexible because the pavement width permits marking of a 16-foot continuous center left-turn lane, the replacement of the center left-turn lane by a raised grass median to create a “parkway” or “boulevard” effect with vegetation, or even the marking of the travelway for two through lanes, center left-turn lane and bike lanes (with a posted speed of 35 mph or less). The “divided primary street” is a typical four-lane divided principal arterial. Given population and traffic densities of a community under 25,000 persons, the need for a four-lane arterial in Mount Vernon is unlikely. If the “divided primary street” cross section were used in a rural area a kin to SR 62 east of Mount Vernon, the curb-and-gutters would be replaced by a four-foot paved inside shoulder and 10-foot outside paved shoulder with a medium of about 60 feet between the edge of opposing travel lanes.

Figure 39 shows the INDOT design standards typical cross sections for rural interstates, arterials, and collectors. The middle of Figure 39 shows the typical cross section of a rural arterial, and proposed western extension of the William Keck Bypass from Industrial Road to SR 62 at SR 69 west of Mount Vernon. This is the typical cross section for the existing SR 69 bypass. Turn lanes will have to be added to the typical cross section at major roadways. The 10-foot paved shoulders are of sufficient width to permit marking of an outside bike lane. The bottom of Figure 39 shows the typical cross section of a rural collector. Depending on daily traffic volumes the lane widths may vary from 11 Feet (under 2000 ADT) to 12 feet (over 2000 ADT) and the shoulder widths vary from 4 feet (two feet paved) to 10 feet (8 feet paved).

5. ACCESS MANAGEMENT

The purpose of access control management is to preserve the through-traffic carrying capacity of roadways and to ensure safe and properly functioning exits and entrances to property. The higher the functional class, the greater concern for access control management. In the case of freeways, access is permitted only at freeway interchanges with public cross roads. In the case of major arterials, access is considered appropriate only at public cross roads with exceptions for regional commercial and employment centers, and the desirable spacing between intersections is 1,320 feet and not less than 1,000 feet. For minor arterials, access is usually managed through the location, spacing and design of driveways. To the extent possible, design practices to minimize entrances and exits to minor arterials are encouraged including frontage or service roads, joint driveway entrances, access from cross roads, and rear access to properties. In the case of collectors, access is usually managed through the location and design of entrances. Entrances are located where there is adequate sight distance; and are designed so that the driveway is not less than 20 feet nor more than 30 feet for commercial properties, the curb radii do not cross over side property lines, there is a relatively flat (one or two percent slope) vehicle landing area before entering the road when the driveway is sloped, the driveway drains toward the property, and the driveway is paved from the edge of street pavement to the property line. The jurisdiction maintaining the street or road is responsible for access control. Thus, access to I-64, SR 62, SR 66, SR 69, and all other state roads is under the authority of INDOT; access to other roads in unincorporated Posey County is controlled by the county. The “Indiana Statewide Access Management Study” was completed in August of 2006, and includes the “INDOT Access Management Guide” that provides guidelines for access management by INDOT and local jurisdictions. (Available on INDOT’s website.)

6. THOROUGHFARE IMPROVEMENTS

a. Improvement Types

Roadway improvements fall into two major categories: “preservation” projects and “expansion” projects. Preservation projects involve improvements to maintain the existing capacity of the roadway system such as:

- roadway resurfacing and bridge rehabilitation projects;
- safety projects like low-cost intersection improvements, minor horizontal and vertical realignments, signalization improvements, guardrail and marking improvements;

- pavement and bridge reconstruction/replacement projects; and
- transportation enhancement projects such as bikeways, walkways, landscaping and historic transportation structure preservation efforts.

Expansion projects are improvements that add capacity to the roadway system such as:

- major roadway widenings (adding lanes);
- new roadways and roadway extensions;
- major roadway alignments; and
- new freeway interchanges.

b. Roadway Improvements

Planned roadway improvements are found in the Indiana 25-Year Long Range Transportation Plan that was updated in 2007 and the Major Moves 2006-2015 Construction Plan. The Long Range Transportation Plan focuses on expansion projects (i.e. added travel lanes, new road construction, interchange modifications and new interchange construction). Major Moves includes new construction projects, major preservation projects and resurfacing projects. The Indiana Statewide Transportation Improvement Program (INSTIP) draws individual expansion projects from the Long Range Transportation Plan and Major Moves, and identifies individual or groups of preservation projects.

The 25-Year Long Range Transportation Plan does not include any funded long range plan projects and only one unfunded long range plan project for Posey County. The unfunded project involves widening SR 66 to a four-lane road from SR 165 at Wadesville to 6.73 miles east of SR 165 where the current four-lane section ends. Major Moves only includes a Major Preservation project (pavement resurfacing and rehabilitation) on SR 66, from SR 69 to 13.55 miles east of SR 69, which was started in 2006.

The INSTIP for 2008 through 2011 includes four projects for Posey County that range from road rehabilitation to added travel lanes. Two of the projects are in Mount Vernon, both of which are on SR 62. One of the two projects is a small structure replacement 0.25 miles west of SR 69 North. The other is an added travel lanes project at Tile Factory Road (an intersection improvement). The other two projects are on SR 66. One project is on SR 66 just west of the Vanderburgh County line. The project includes an intersection improvement with added turn lanes at SR 66 and St. Philips Road/Rexing Road. The other project on SR 66 is the road rehabilitation project included in Major Moves, from SR 69 to 13.55 miles east of SR 69.

The completion of the western portion of the SR 69 Bypass in Mount Vernon, from Industrial Road to the junction of SR 62 at SR 69, was investigated in the 1998 Feasibility Study, but has not been added to the state Long Range Transportation Plan by INDOT for funding of subsequent phases. The estimated total project cost for this 3.6 mile, two-lane facility has increased to \$32,540,000 in 2008 dollars.

Posey County and the Southwind Maritime Center have discussed the possibility of extending (improving) Lamont Road (CR 400 E) from the intersection of SR 69 and SR 62 (on the east side of Mount Vernon) to Bluff Road to improve access to Southwind and to provide access for additional industrial park development. However, no source of funds has been identified thus far. The estimated project cost ranges from \$7.3 million to \$10.2 million in 2008 dollars depending on the alignment of 1.3 to 1.8 miles chosen.

Annual maintenance costs for Posey County’s 712 miles of roadway are approximately \$7,120,000 (\$5,000 per lane-mile in 2008 dollars). Total resurfacing costs for Posey County’s roadways are approximately \$56,960,000 (2-inch overlay at \$40,000 per lane-mile in 2008 dollars). If resurfacing is completed every 16 years, the

Posey County Comprehensive Plan

average cost would be approximately \$3,560,000 (2008 dollars) per year. If resurfacing is completed every 20 years, the average cost would be approximately \$2,848,000 (2008 dollars) per year.

While Posey County expends about \$2,482,409 to \$2,840,392 per year for street maintenance and resurfacing comparable to the cost of annual maintenance and resurfacing on a twenty-year cycle, current state-aid covers current expenditures, and Posey County must use general revenue funds to address the shortfall. Posey County also had cumulative bridge fund revenues of \$879,316 in 2006 to maintain 150 bridges. Posey County should work with the Indiana Association of Counties to support restoration of adequate funding for basic street maintenance and resurfacing. Posey County currently has an adopted Local Option Highway User Tax, and may be encouraged to increase this user tax to cover a greater portion of the revenue shortfall for road maintenance.

c. Other Improvements

Many counties and communities have considered trails connecting different cities and towns. There are three trail possibilities in Posey County. One trail has been in discussion in the past. It would start on the south side of Poseyville and follow an abandoned railroad through Griffin and to the Wabash River. Discussion on this trail has included continuing the trail into parts of southern Illinois. This trail possibility may have issues with acquiring all of the necessary land. Some areas along the abandoned railroad have fallen back into the ownership of abutting property owners.

Another trail possibility would follow SR 68 between Poseyville and New Harmony. A third trail possibility, mentioned in the Mount Vernon Comprehensive Plan, would partially follow abandoned railroads and partially follow SR 69 from Mount Vernon into New Harmony. This trail would also have a connection along SR 269 into Harmonie State Park. If these two trails were to be completed, it would connect Mount Vernon, Harmonie State Park, New Harmony, and Poseyville.

Poseyville is also considering adding trails within its town limits. The two trails would both start at North Elementary School. One trail would follow Fletchall Avenue east to Water Street and the railroad tracks. It would then follow Water Street and the tracks to Railroad Street. The other trail would follow Fletchall Avenue west to Endicott Street. It would then follow Endicott Street to the railroad tracks on the south side of town.

One alternative for funding these proposed trails would be to use funds from the Safe, Accountable, Flexible, Efficient Transportation Equity Act - A Legacy for Users (SAFETEA-LU). There are three programs under the Act: the Transportation Enhancement Program, the Safe Routes to Schools Program, and the Recreational Trails Program. The Transportation Enhancement Program and Safe Routes to Schools Program are administered by the Indiana Department of Transportation (INDOT). The Indiana Department of Natural Resources' Division of Outdoor Recreation administers the monies available from Indiana's share of funds from the Recreational Trails Program to help government agencies and not-for-profit organizations develop recreational trail facilities for public use. Safe Routes to Schools Program projects do not require matching funds. The other two programs require a local match of twenty percent (20%), but have different eligibility requirements and grant limitations.

C. UTILITIES PLAN

Community leaders in Posey County have considered the potential for a county-wide water and sewer system. The question was raised to the public through the community survey that was sent out at the beginning of the Comprehensive Plan process. Over 60 percent of those that returned the survey either somewhat agreed or strongly agreed that a county-wide water and sewer system is needed in Posey County. One of the objectives under the utility goal reads as follows:

- Consider a county-wide water and sewer strategy to ensure that all citizens of Posey County have access to potable water and wastewater treatment in an environmentally and economically sound manner.

Although it is not feasible to create a county-wide water and sewer system immediately, ensuring that all new development in unincorporated Posey County has adequate water and sewer services would be a good start to this strategy. It is also very important that all new development has sufficient water service to ensure adequate fire protection. Developers and water and sewer providers should work in conjunction to make sure that the appropriate services can be provided to new development. Posey County should also work with unincorporated communities with large concentrations of housing on individual septic fields to explore options for centralized sewage treatment such as eco-systems and other cost-effective technologies. This will aid the county to eventually have a county-wide water and sewer system.

D. COMMUNITY FACILITIES AND SERVICES PLAN

County-wide governmental services and buildings in Posey County appear to be adequate for current and future use. It is vital to ensure that fire and ambulance services are available to all residents.

E. OPEN SPACE AND RECREATION PLAN

The National Recreation and Park Association suggests a community should have 15 to 20 acres of regional parkland per 1,000 people. With a projected 2030 population of 29,895, the county would need 450 to 600 acres of regional parkland. Harmonie State Park alone covers 3,500 acres providing sufficient parkland for the current and future population.

Although there is sufficient parkland acreage in Posey County, proximity to parkland could be improved. Parks in Mount Vernon, New Harmony, Poseyville, and Cynthiana provide parks close to residents that live in and around those communities. However, unincorporated communities, such as Wadesville, would benefit from adding parkland. New subdivisions and planned unit developments in unincorporated Posey County should include some parkland or open space in the development to provide recreational opportunities for those residents.

F. ENVIRONMENT PLAN

The natural setting of a county generally determines constraints to urban development and the natural resources (i.e., mineral resources and forested areas) of the area are an indicator of economic development opportunities. The major environmental constraints in Posey County include, wetlands, floodplains, and steep slopes.

1. ENVIRONMENTAL FEATURES

a. Topography

There is a 257 foot difference between the highest point and the lowest point in Posey County. The highest point is at an elevation of 588 feet above sea level. It is located in Center Township approximately three-fourths of a mile from the Vanderburgh County line and three miles west of Blairsville at the intersection of Diamond Island Road and Rexing Road. The lowest point is at an elevation of 331 feet above sea level. It is located to the southeast of Mount Vernon along the Ohio River in the Southwind Maritime Center.

There are several steeply sloped areas located in Posey County. Several areas have slopes in excess of 20 percent. Most of these areas are on the county's west side forming the escarpment above the Wabash River floodplain, notably in Harmonie State Park and south of New Harmony. There are also several locations throughout the county where slopes are between 10 and 20 percent. Slopes that are greater than 20 percent may cause stability issues for roads and residential structures. Structure built on slopes between 10 percent and 20 percent may also have foundation concerns. Many homeowners are drawn to steep slopes because of the scenery in these areas. Any structures built around steep slopes should be built back far enough to prevent possible future damage to the foundation of the structures. Figure 7 shows the location of slopes in Posey

County that are greater than 20 percent and between 10 percent and 20 percent. In addition to the Wabash River escarpment, an area of steep slopes in the southeast corner of the county near west Franklin, Serval Lake and Vectren’s Electric (A.B. Brown) Power Generating Plant is notable on the Ohio River. A unique area northwest of Griffin arises out of the floodplain, known as “Mumford Hills”.

b. Soil Types

Posey County has seven soil types according to the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Division. The Alford-Sylvan-Iona soil covers the largest area in Posey County. It is found in most parts of the county except for along the Wabash and Ohio Rivers. The Zipp-Vincennes-Evansville soil is only found around and east of Mount Vernon and a couple of areas near Big Creek in the middle of Posey County. The Reeseville-Ragsdale-Uniontown soil is only found in the northeastern part of the county around Poseyville. The Bloomfield-Princeton-Ayrshire soil type is found in only a few small areas, east and south of New Harmony and along the Gibson County border. The Wheeling-Elkinsville-Vincennes soil is found off of the Wabash and Ohio Rivers, along the Nolin-Haymond-Petrolia soil type. The Wakeland-Haymond-Wilbur soil type is found only surrounding the floodplains around Big Creek and Little Creek. The Nolin-Haymond-Petrolia soil type is found along the Wabash and Ohio Rivers.

c. Agricultural Features

According to the year 2000 Census of Agriculture, Posey County ranks 77th in Indiana in number of farms with 396. The county also ranks 33rd in Indiana in the total acres of farmland with 191,886 acres, which is approximately 73 percent of the county’s total area. Posey County ranks 1st in Indiana in the production of wheat. The county produced 1.8 million bushels in 2007. The county also ranks 22nd in Indiana in corn production, 47th in soybean production, and 88th in the production of hay.

Approximately 25 percent of the land in Posey County is considered prime farmland based on soil type. These areas are located throughout the county. Twenty-eight percent of the land is not prime farmland based on soil type. This land is primarily located in areas where there are slopes of 10 percent or greater. The rest of the land in Posey County could be used as prime farmland if drained, protected from flooding and/or not frequently flooded. These areas are located along the Ohio River, Wabash River, Black River, Big Creek, Little Creek, and other water features in the county. Because these areas are subject to flooding, the potential to farm this land is dependent on the amount of rainfall and actions taken to protect the land.

d. Drainage

Posey County is located on two major rivers, the Wabash River and Ohio River. Posey County drains primarily into the Wabash River. Most of the water is carried there by the Big Creek and its tributaries that drain the largest watershed in Posey County. Draining northwest Posey County, Harmony Creek and the Black River also flow into the Wabash River. The Wabash River eventually flows into the Ohio River in southwestern Posey County. Cypress Slough, McFaddin Creek, Smith Creek and Beaverdam Creek are other creeks draining southern Posey County directly into the Ohio River. Figure 11 shows the location of the creeks and rivers.

e. Wetlands

Wetlands are natural systems that filter water before it enters the groundwater table and help support vegetation and wildlife. Wetlands are often found within floodplains in the bottom lands near streams or drainage ditches, but can also be found in isolated areas away from rivers or streams. The definition of a wetland is based on three parameters: wetland-type (hydric) soils, wetland-type (hydric) vegetation, and the presence of water in or above the ground for a specified period of time (roughly two weeks of the growing season). The existence of a wetland may prompt federal and state restrictions on development of a site.

Wetlands are located throughout Point Township and all along the Wabash River (see Figure 11). There are also scattered wetlands along the Ohio River. Several wetlands also exist in the middle of Posey County along Big Creek and Little Creek. Small isolated wetlands are scattered throughout the county. Figure 11 shows the location of wetlands in Posey County. [The wetland area designations are for planning purposes only and do not constitute the designation of such areas as jurisdictional wetlands.]

f. Floodplains

Nearly all of Point Township and most of Bethel Township are located within the 100-year floodplain. Large areas of floodplains are located all along the Wabash River and along much of the Ohio River. Floodplains also surround Big Creek, Little Creek and McAdoo Creek through the center of the county. Floodplains are partial located in or surround Mount Vernon, New Harmony and Griffin. Figure 11 shows the location of the 100-year floodplain in Posey County

A floodplain consists of areas on both sides of a body of water that are prone to both seasonal and intermittent flooding. High water tables, insurance restrictions and other problems with groundwater contamination can severely restrict or prohibit development within a floodplain.

The floodplain is divided into two areas: the floodway that carries fast moving waters and the floodplain fringe where flood waters pond. Within the floodway, no residential buildings are permitted and only roadways, utilities crossing the floodway, docking facilities and commercial structures approved and permitted by the Indiana Department of Natural Resources are allowed. No earth filling is permitted within the floodway with very stringent exceptions approved by the U.S. Corps of Engineers. Within the floodplain fringe, non-urban uses (such as agricultural, forestry, recreational and open space activities) are preferred; however, urban uses may be permitted within the floodplain fringe under certain restrictions. These restrictions generally involve flow-through design for any portion of the structure below the 100-year flood elevation, elevation of an occupied portion of the structure or storage area above the 100-year flood elevation, and emergency access provisions for any occupied structures. Additional restrictions ensure that the proposed use does not degrade surface water quality, does not contribute to increased flood stages, and does not result in groundwater contamination risks. Further, restrictions prevent the expansion of any pre-existing structures that do not comply with current restrictions.

The Federal Emergency Management Agency (FEMA) produces the official floodplain maps that serve as the basis for the federal flood insurance program and serve as the guide for private insurance carriers. The Federal Emergency Management Agency and the Indiana Department of Natural Resources (IDNR, Division of Water) also administer the floodplain regulations of federal and state government. These restrictions have been gradually tightened over time, and major flooding in the past few years has resulted in further restrictions. Where flood disasters have occurred, FEMA has been determining whether it is more cost-effective in the long-term to relocate residents and businesses and prohibit reconstruction than to participate in the cost of reconstruction.

Any construction within the floodplain must comply with state and federal permit requirements. Many towns and cities include additional restrictions in their zoning ordinance. Construction within the floodplain fringe may necessitate the need for a permit from the Indiana Department of Natural Resources (IDNR) with review by the U.S. Army Corps of Engineers, and may require the need for U.S. Army Corps of Engineers' approval if the magnitude of the project reaches certain thresholds. Construction activity within a floodway would require approval and permit from the U.S. Army Corps of Engineers in addition to IDNR approval and permitting. Please note that construction includes site preparation as well as construction of actual structures, and that most state and federal permit requirements are because of earth filling within the floodplain or stream alteration.

2. HISTORIC STRUCTURES

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana have jointly conducted historic structure inventories throughout the state. This effort identifies historic districts, buildings, structures, sites and objects for inclusion in state-wide historic preservation and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. The Posey County Interim Report identifies 1,094 historic properties in Posey County which are considered worthy of historic preservation. Some of these properties are located in one of the five historic districts located in Mount Vernon, New Harmony and Poseyville.

Of the 1,094 historic properties and five historic districts considered for historic preservation in Posey County, 11 properties and five districts are listed on the National Register of Historic Places. Figure 3 shows the location of the county’s structures and districts in the National Register of Historic Places. Mount Vernon, Poseyville, New Harmony and Saint Philip are the only. There are also seven archaeological sites in Posey County listed on the National Register. The 11 historic properties include five properties in New Harmony, five properties in Mount Vernon and one property in Poseyville. The five districts include two New Harmony Historic Districts, the Mount Vernon Downtown Historic District, the Saint Philip Roman Catholic Church Historic District and the Welborn Historic District in Mount Vernon.

The Posey County Interim Report places properties into five designation categories:

1. Outstanding (O) – recommended as a potential nomination for the National Register of Historic Places.
2. Notable (N) – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
3. Contributing (C) – contributes to the density, continuity and/or uniqueness for the whole county or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or local historic register program.
4. Reference (R) – site in historic districts that are considered later or badly altered pre-1940 structures. These properties do not meet inventory criteria.
5. Non-Contributing (NC) – sites in historic districts that create a negative impact.

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a local, State or National Register of historic properties, there are no restrictions on the use, rehabilitation, reconstruction or demolition of such properties above the zoning and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal funds.

There are historic properties in all ten of Posey County’s townships (see Figure 1 for a location of the townships). Smith Township has 27 historic properties, 15 of which are in Cynthiana. Robb Township has 180 historic properties. Eight of those properties are in Stewartsville, 146 in the Poseyville Historic District and four in other areas of Poseyville. Bethel Township has seven historic properties. Harmony Township has 271 historic properties, of which 224 are in the New Harmony Historic Districts and 21 in other areas of New Harmony. Center Township has 25 historic properties, of which 7 are in Wadesville. Robinson Township has 38 historic properties. Lynn Township has 18 historic properties. Black Township includes the most historic properties with 428. Sixty-eight of these properties are in the Downtown Mount Vernon Historic District, 129 in the Welborn Historic District, eleven in the College Avenue Historic District and 174 scattered around other parts of Mount Vernon.

3. POLICIES FOR PROTECTION

It is not appropriate to develop structures within the wetlands located throughout Posey County. It is also not recommended to build within the floodplains. Most of these wetlands and floodplains in Posey County are located along the Ohio River and Wabash River. The Wabash River is also surrounded by steep slopes. Although many homeowners are drawn to hilly areas with scenic views, it is not recommended to build on these steep slopes. This may cause foundation problems with the house.

There are over 1,000 historic properties listed in the Posey County Interim Report. Eleven of these properties and five districts are listed on the National Register of Historic Places. It is important to protect all of these historic structures throughout Posey County, particularly those on the National Register.

G. IMPLEMENTATION PROGRAM

1. COMPREHENSIVE PLAN IMPLEMENTATION

Specific actions to implement the Comprehensive Plan include:

- Adoption of the Comprehensive Plan by the Posey County Area Plan Commission, Posey County Board of Commissioners, Poseyville Town Council, Cynthiana Town Council, and
- Recording of the Comprehensive Plan at the Posey County Recorder’s Office.

2. LAND USE DEVELOPMENT PLAN

The Future Land Use Maps for Posey County, Poseyville, and Cynthiana (Figure 34, Figure 35, and Figure 36) designate major land uses to accommodate the future land use needs of the county consistent with the future vision (goals and objectives) for development. The Future Land Use Map is incorporated into the recommendations of the Comprehensive Plan. The Posey County Area Plan Commission should consider the Future Land Use Map and the goals and objectives when making any development reviews. The Plan Commission must consider the Future Land Use Map and goals and objectives when making any decisions on zoning and subdivision regulations.

3. TRANSPORTATION/THOROUGHFARE PLAN

The Thoroughfare Plan establishes the general location of new, extended, widened or narrowed public ways. Currently in Posey County, there is one Rural Interstate (I-64) and two Rural Principal Arterials (SR 62 and SR 69). There are also three Rural Minor Arterials including SR 62 west of Mount Vernon, SR 66 through New Harmony, and Maple Hill Road/Main Street from SR 69 to SR 66 in New Harmony. Figure 33 shows the functional classification for roads in Mount Vernon.

There is one unfunded project in Posey County within the 25-Year Long Range Transportation Plan, which includes widening SR 66 east of Wadesville. The INSTIP for 2008 through 2011 includes four projects for Posey County that range from road rehabilitation to added travel lanes. Two of the projects are in Mount Vernon, both of which are on SR 62. One of the two projects is a small structure replacement 0.25 miles west of SR 69 North. The other is an added travel lanes project at Tile Factory Road (intersection improvement). The other two projects are on SR 66. One project is on SR 66 just west of the Vanderburgh County line. The project includes an intersection improvement with added turn lanes at SR 66 and St. Philips Road/Rexing Road. The other project on SR 66 is the road rehabilitation project included in Major Moves, from SR 69 to 13.55 miles east of SR 69.

The completion of the western portion of the SR 69 Bypass in Mount Vernon, from Industrial Road to the junction of SR 62 at SR 69, was investigated in the 1998 Feasibility Study, but has not been added to the state Long Range Transportation Plan by INDOT for funding of subsequent phases. (The 1998 Feasibility Study estimated the total project cost for the 3.6-mile, two-lane facility at \$18,308,000 in 2003 dollars that has increased to \$32,540,000 in 2008 dollars due to construction cost escalation) The Future Land Use map includes the western bypass as illustrated in the Feasibility study.

Posey County and the Southwind Maritime Center have discussed the possibility of extending (improving) Lamont Road (CR 400 E) from the intersection of SR 69 and SR 62 (on the east side of Mount Vernon) to Bluff Road to improve access to Southwind and to provide access for additional industrial park development. However, no source of funds has been identified thus far. The Future Land Use Alternatives map shows three alternatives for the extension of Lamont Road. (See the Mount Vernon Comprehensive Plan for a more detailed map of the Mount Vernon Future Land Use Alternatives.) One alternative upgrades Lamont Road to a point halfway between SR 62 and Bluff Road where it curves into the Southwind Maritime Center. Another alternative upgrades Lamont Road to just north of Bluff Road where it curves to Bluff Road. In this case, a connection to Bluff Road east of this new alignment will be built to connect Bluff Road to Lamont Road. The third alternative upgrades Lamont Road to Bluff Road with no change in alignment. Any of these three alternatives will help eliminate some of the truck traffic in Mount Vernon because trucks would be able continue south of SR 62 from the William Keck Bypass rather than turning on SR 62 to Southwind Port Road in Mount Vernon. The alternatives are 1.3 to 1.8 miles in length, and are estimated to cost \$7.3 million to \$10.2 million in 2008 dollars. The Future Land Use map shows the second alternative where Lamont Road is upgraded to just north of Bluff Road and curved west onto Bluff Road. This connection will allow residents who live east of Lamont Road on Bluff Road to continue to use Lamont Road to get into Mount Vernon.

As an urban minor arterial/rural major collector, Seibert Lane should be improved from Industrial Drive to Tile Factory Road and extended eastward to the William Keck Bypass. Seibert Lane will serve as the primary arterial on the North side of Mount Vernon serving growth northward to the William Keck Bypass (SR 69). The cost of reconstruction or new construction ranges from \$4.0 million to \$9.6 million per mile in 2008 dollars depending on the type of drainage system (storm drain versus ditches) and cost of right-of-way. Thus, the cost for this 2.5-mile facility ranges from \$10 million to \$2.4 million. The source of funding would be federal Surface Transportation Program Group III and Group IV funds requiring a 20% match by the local jurisdictions. The donation of right-of-way and construction of portions of Seibert Lane by private development could reduce the cost to the public.

In addition to roadway improvements, the Transportation/Thoroughfare Plan may also include the locations of new pedestrian/bicycle paths. The Indiana Trails Summit has a goal of a trail within 15 minutes (measured by 7.5 miles) of every Hoosier by 2016. The only trails currently located in Posey County are within Harmonie State Park and from SR 269 to Maple Hill Road along SR 69.

The three trails in unincorporated Posey County and the two in Poseyville mentioned previously, would be very useful for the county. These trails could potentially link Mount Vernon, New Harmony, Poseyville, and Griffin. The trails are shown on the Future Land Use map.

As mentioned previously, there are multiple funding options for these trails. One alternative for funding the proposed trails would be to use funds from the Safe, Accountable, Flexible, Efficient Transportation Equity Act - A Legacy for Users (SAFETEA-LU). There are three programs under the Act: the Transportation Enhancement Program, the Safe Routes to Schools Program, and the Recreational Trails Program. The Transportation Enhancement Program and Safe Routes to Schools Program are administered by the Indiana Department of Transportation (INDOT). The Indiana Department of Natural Resources' Division of Outdoor Recreation administers the monies available from Indiana's share of funds from the Recreational Trails Program to help government agencies and not-for-profit organizations develop recreational trail facilities for public use. The

Safe Routes to Schools Program offers grants up to \$250,000 without matching funds. The other two programs require a local match of twenty percent (20%), but have different eligibility requirements and grant limitations.

To facilitate sidewalk repairs, other communities have developed a sidewalk improvement matching program with a sliding scale based on income to help property owners maintain, repair and replace sidewalks.

4. UTILITIES PLAN

All of the water and sewer providers in Posey County should continue to expand their services. The individual communities in the county that have water and sewer systems should continue to add lines out into the county, to help create shovel-ready sites for new development. If the most efficient way to provide water and sewer service to residents on the east side of the county is to tap into lines from Evansville providers, work with those providers to ensure that lines are adequate for anticipated growth. In the case of unincorporated areas with large concentrations of on-site septic systems, Posey County should consider working with the residents of these areas to explore cost-effective centralized sewage treatment options such as eco-systems and other innovative lower cost technologies. By continuing to expand all systems in the county, a county-wide water and sewer system would be possible in the future.

5. COMMUNITY FACILITIES AND SERVICES PLAN

County-wide governmental services and buildings in Posey County appear to be adequate for current and future use. It is vital to ensure that fire and ambulance services are available to all residents.

6. OPEN SPACE AND RECREATION PLAN

Although there is sufficient parkland acreage in Posey County, proximity to parkland could be improved. Parks in Mount Vernon, New Harmony, Poseyville, and Cynthiana provide parks close to residents that live in and around those communities. However, unincorporated communities, such as Wadesville, would benefit from adding parkland. New subdivisions and planned unit developments in unincorporated Posey County should include some parkland or open space in the development to provide recreational opportunities for those residents.

Recreational facilities in Posey County are adequate for the future population. The Future Land Use map does not include any additional park space in the county, but Wadesville and other unincorporated communities could benefit from adding parkland. New subdivisions and planned unit developments in unincorporated Posey County should include some parkland or open space in the development to provide recreational opportunities for those residents.

The county and individual communities should investigate federal Open Space and Recreation grant programs, the federal Rural Affairs Program, and other possibilities for the acquisition of parkland and for the addition of recreation facilities.

7. ENVIRONMENT PLAN

Understanding the natural environment of an area including drainage, wetlands, floodplains and topography is critical. Recognizing the historic structures within a community is also very important.

Protection of wetlands and floodplains is one of the most important environmental issues in any county. There are large areas of wetlands and floodplains in Posey County because of the Ohio River and Wabash River. Much of southwestern Posey County, where the Ohio River and Wabash River meet, is in a floodplain. The Future Land Use map does not identify future uses in any floodplain in Posey County, with the exception of industrial uses near the McFaddin Creek floodplain east of Mount Vernon. This area should be left as open space and the placement of structures in the floodplain should be limited if allowed at all.

Posey County has a rich history. Homes, farms, churches, and commercial buildings throughout Posey County are historic. It is important to maintain these structures and preserve the history of Posey County. The county should not favor any significant changes to historic homes or commercial buildings, but encourage appropriate maintenance, rehabilitation and reuse. The county could also assist in educating citizens and organizations on potential grants and tax incentives for historic home maintenance and rehabilitation of historic commercial structures.

8. ECONOMIC DEVELOPMENT

Improving economic development opportunities is the top concern of the citizens of Posey County. As part of the Future Vision for Posey County, the objectives for expanding employment opportunities included:

- Provide incentive opportunities and coordinated assistance to retain existing and attract new businesses and industries to Posey County.
- Encourage new quality industry to develop in Posey County by promoting the county’s numerous transportation opportunities (I-64, US highways, rail, the Ohio River and the Wabash River).
- Encourage commercial and industrial development in areas of northern Posey County, especially in and around Poseyville, Cynthiana, Griffin and in proximity to interstate interchanges.
- Continue to promote and invest around Mount Vernon and along the SR 62 Corridor.
- Encourage the reuse of vacant industrial, commercial and office structures and properties within and adjacent to Mount Vernon, Poseyville, New Harmony, Cynthiana and Griffin and large unincorporated communities (such as Wadesville and Blairsville) in a manner compatible with those communities.
- Identify and preserve industrial sites for business expansion, relocation and attraction, while providing the adequate infrastructure to ensure suitable sites for immediate development (shovel ready sites).
- Address deteriorated or abandoned industrial and commercial properties within and adjacent to Mount Vernon, Poseyville, New Harmony, Cynthiana, Griffin and all unincorporated communities through a combination of incentives (such as low cost rehabilitation loans and infrastructure improvements) and enforcement actions (such as building and property condition enforcement targeted at absentee property owners).
- Encourage the location of appropriate neighborhood businesses providing convenience goods, professional services and personal services in Mount Vernon, Poseyville, New Harmony, Cynthiana, Griffin and large unincorporated communities (such as Wadesville and Blairsville) while ensuring compatibility with surrounding residential uses, consistency with local zoning ordinances and avoiding disruption of the residential character.
- Ensure the compatibility of existing and future business uses with surrounding land uses, particularly residential, institutional (public or quasi-public), and agricultural uses.

An economic development strategy and action program for Posey County should translate the previous objectives into an effective implementation program. The essential ingredients of a comprehensive economic development program include:

- Identifying the assets of Posey County relative to --
 - Infrastructure such as the sanitary sewer and water coverage.
 - Access to multiple forms of transportation including the Ohio River, I-64, SR 62, SR 66, SR 69, and the numerous railroads.
 - Available land, particularly along I-64 and the Ohio River.
 - Workforce such as well educated and skilled.

- Amenities such as small community atmosphere, strong primary and secondary educational system, natural and recreational amenities, affordable housing, etc.
- Identifying emerging business sectors --
 - Targeting those businesses for which Posey County has a competitive advantage.
- Developing a business retention and attraction program --
 - Annual surveys of existing businesses to determine concerns that government can address to make them more competitive.
 - Examination of emerging businesses to find out their needs and location decision criteria.
- Developing and marketing existing and potential sites --
 - Creating an inventory of shovel ready sites and immediate move-in structures.
 - Removing environmental constraints to sites such as removal of environmental contamination, provision of adequate storm drainage, elevation of site above 100-year floodplain, etc.
 - Providing roadway access, sanitary sewers, waterlines and other utilities to the perimeter of shovel ready sites.
- Developing financial and technical assistance programs for small business development -
 - Business incubators.
 - Retired executive's corps.
 - Business venture capital programs.
- Developing financial resources for government and incentives for businesses --
 - Tax increment financing for infrastructure improvements.
 - Revenue bonds and tax abatement programs for businesses.
 - Employee training programs for businesses.
- Building relationships with other economic development entities at the county and state levels for the marketing of available sites and buildings, infrastructure improvement programs, financial and technical assistance programs and technical training programs.

A variety of federal, state, and nonprofit programs are available to assist Posey County in developing and implementing an economic development program.

9. HOUSING

Posey County and its incorporated areas should continue to pursue implementation of dilapidated housing programs and housing rehabilitation programs. Federal Community Development Block Grants are available through the Indiana Office of Community and Rural Affairs to provide low cost loans and grants to low and moderate income households.

10. LAND USE CONTROLS

A comparison was made between the existing land and the existing land use zoning designations to identify non-conforming use issues. Because single-family, two-family and multi-family dwellings are prohibited in the commercial zoning districts (B-1 -- Neighborhood Commercial District, CS or B-1A – Planning Shopping Center District, CBD or B-2 -- Central Business District, CG or B-3 -- General Commercial District, and CH – Commercial High Intensity District), existing residential uses are non-conforming uses in these districts, and new residential uses are prohibited. As a non-conforming residential use, owners cannot add rooms or a garage and are discouraged from maintaining the property. Because residential uses are not permitted uses in

the commercial districts, mixed use projects involving residential uses such as second floor apartments about retail stores and offices are prohibited.

Within Poseyville, there are a few residential uses in the downtown area that are zoned B-2 (Central Business District) and several residential uses in the blocks bounded by Sharp Street, Fletchall Street, St. Francis Street and Main Street that are zoned B-3 (General Commercial District). Within Cynthiana, there are numerous residential uses zoned Commercial General (CG) and Commercial High Intensity (CH). Accordingly, consideration should be given to amending the text of the Neighborhood Commercial District (B-1), the Central Business District (CBD or B-2) and the General Commercial District (CG or B-3) to permit single-family, two-family and multi-family uses as permitted uses. Due to the intensity and arrangement of commercial uses in shopping centers and large box commercial centers, residential uses are not suggested as permitted uses in the Shopping Center District (CS or B-1A) or Commercial High Intensity District (CH) because the development of a small residential area in these tracks of land may adversely affect marketability for commercial use and because portions of the site may be rezoned for multi-family uses or townhouses as part of a mixed use plan combing different zoning districts. However, several residential uses in Cynthiana may have to be rezoned to residential due to the numerous blocks of Commercial High Intensity (CH) zoning.

Because commercial uses are not anticipated to expand in the interiors of Poseyville and Cynthiana, consideration should be given to rezoning residential uses on the edge of existing commercial areas to residential or office use. In Cynthiana, consideration might also be given to rezoning the agricultural area north of the abandoned railroad tracks and Church Street from M-1 Light Manufacturing to Agricultural due to the low probability of the site being developed for industrial as a result of poor interstate access and abutting non-industrial uses.

While the future land use map shows land uses that are not permitted by current zoning, it is not generally recommended to rezone these uses at this time so that the public has an opportunity to review and comment on the proposed developments. Nevertheless, the future land use map would support rezoning to these future uses when the property owner and developer bring forth a development proposal. The only exception to this general perspective is future industrial uses. Because industrial uses involve the most stringent location criteria and a residential subdivision in an area designed for future industrial use may eliminate the marketability of the site, consideration may be given to rezoning some of the future industrial areas along the William Keck Bypass and the western extension of the bypass for future industrial development.

11. FINANCIAL ASSISTANCE PROGRAMS

To assist in the implementation of the Comprehensive Plan, there are a variety of technical and financial assistance programs to address a variety of issues in Posey County including:

- economic development,
- commercial and residential structure preservation and rehabilitation,
- recreation facility preservation and new construction,
- bicycle, pedestrian and trail facilities,
- sanitary sewer, potable water and stormwater drainage programs and facilities, and
- natural resource preservation programs for wetlands and floodplains.

This Comprehensive Plan will provide the documentation for a wide variety of community needs that will place Posey County at a competitive advantage for grants for all kinds of federal, state and private programs.

H. CONCLUSION

In conclusion, the effectiveness of the Comprehensive Plan depends on the extent to which it is integrated into

the development review and infrastructure planning and programming processes. To ensure the continued relevance to the decision-making process, the Plan should be reviewed at least every five years and should be updated at least every ten years to reflect changing economic conditions in order to keep the Comprehensive Plan on course to achieve the desired future vision for Posey County.

APPENDIX A

Socioeconomic Tables

Table A-3: Posey County Historic Structures

	Outstanding	Notable	Contributing	Reference	Non-Contributing
Smith Township					
Smith Twp Scattered Sites	1	4	7		
Cynthiana Scattered Sites	1	4	10		
Robb Township					
Robb Twp Scattered Sites	3	6	13		
Poseyville Scattered Sites	0	0	4		
Stewartsville Scattered Sites	1	4	3		
Poseyville Historic District	5	17	124	47	45
Bethel Township					
Bethel Twp Scattered Sites	0	3	4		
Harmony Township					
Harmony Twp Scattered Sites	4	7	15		
New Harmony Scattered Sites	2	7	12		
New Harmony Historic District	65	38	121	29	47
Center Township					
Center Twp Scattered Sites	1	6	11		
Wadesville Scattered Sites	0	2	5		
Robinson Township					
Robinson Twp Scattered Sites	3	14	21		
Lynn Township					
Lynn Twp Scattered Sites	4	4	10		
Black Township					
Black Twp Scattered Sites	2	13	31		
Mt. Vernon Scattered Sites	8	30	136		
Downtown Mt. Vernon Historic District	15	9	44	12	23
Welborn Historic District	11	26	92	15	15
College Avenue Historic District	4	2	5	6	1
Marrs Township					
Marrs Twp Scattered Sites	9	20	59		
Point Township					
Point Twp Scattered Sites	1	3	8		

Source: *Indiana Historic Sites and Structures Inventory: Posey County - Interim Report*, Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana; February 1985

Table A-4: Population Trends

Year	1900	1910	1920	1930	1940	1950
Indiana	2,516,462	2,700,876	2,930,390	3,238,503	3,427,796	3,934,224
Posey County	22,333	21,670	19,334	17,853	19,183	19,818
Mt. Vernon	5,132	5,563	5,284	5,035	5,638	6,150
Poseyville	628	780	881	810	948	1,005
New Harmony	1,341	1,229	1,126	1,022	1,390	1,360
Cynthiana	502	610	568	556	535	591
Griffin	NA	275	341	208	386	249
Year	1960	1970	1980	1990	2000	2006*
Indiana	4,662,498	5,195,392	5,490,224	5,544,159	6,080,485	6,345,289
Posey County	19,214	21,740	26,414	25,968	27,061	26,262
Mt. Vernon	5,970	6,770	7,656	7,217	7,478	7,186
Poseyville	997	1,035	1,247	1,089	1,187	1,142
New Harmony	1,121	971	945	846	916	884
Cynthiana	663	793	874	669	693	665
Griffin	212	178	192	171	160	157

Source: Indiana Business Research Center

*U.S. Census Bureau Estimate

Table A-5: Population Forecasts

Year	2007*	2010	2015	2020	2025	2030	2035	2040
Indiana Business Research Center (IBRC)								
Posey Co.	26,262	26,448	26,212	26,053	25,897	25,561	25,100	24,540
Woods & Poole Economics, Inc.								
Posey Co.	26,262	26,634	26,484	26,408	26,410	26,512	**	**
BLA								
Posey Co.	26,262	28,006	28,478	28,950	29,423	29,895	**	**

Source: Indiana Business Research Center; Woods & Poole Economics

*U.S. Census Bureau Estimate

**data were not available

Table A-6: Demographic Characteristics

	2000						
	Indiana	Posey Co.	Mt. Vernon	Poseyville	New Harmony	Cynthiana	Griffin
Total Population	6,080,485	27,061	7,478	1,187	916	693	160
Sex							
Male	2,982,474	13,468	3,576	583	414	340	75
Female	3,098,011	13,593	3,902	604	502	353	85
Age							
Under 5 years	423,215	1,718	482	66	32	47	11
5 to 9 years	443,273	2,033	524	94	51	53	6
10 to 19 years	896,898	4,305	1,148	205	114	107	16
20 to 29 years	834,766	2,706	811	104	68	82	17
30 to 39 years	900,297	3,996	1,059	157	79	104	12
40 to 49 years	919,618	4,603	1,153	171	145	106	29
50 to 59 years	673,912	3,215	983	128	121	88	30
60 to 69 years	439,412	2,080	566	115	92	39	17
70 to 79 years	351,489	1,588	531	101	111	51	12
80 to 84 years	106,047	456	182	29	47	16	8
85 years and over	91,558	361	133	33	70	9	6
Income							
Households Reporting	2,337,299	10,223	3,058	477	376	273	72
Less than \$10,000	188,408	820	405	35	58	33	7
\$10,000 to \$19,999	298,127	1,224	453	71	83	37	18
\$20,000 to \$29,999	323,872	1,284	389	77	55	40	15
\$30,000 to \$39,999	306,163	1,231	385	67	44	40	5
\$40,000 to \$49,999	269,532	1,105	278	56	35	43	12
\$50,000 to \$59,999	235,515	1,070	291	56	20	29	3
\$60,000 to \$74,999	264,202	1,429	334	30	41	28	4
\$75,000 to \$99,999	237,299	1,255	289	49	19	13	0
\$100,000 to \$124,999	104,007	443	138	18	3	8	8
\$125,000 to \$149,999	43,838	205	41	11	10	2	0
\$150,000 or more	66,266	157	55	7	8	0	0
Median HH income	\$41,567	\$44,209	\$36,543	\$37,604	\$28,182	37589	26786
Poverty							
Households Reporting	2,337,229	10,223	3,058	477	376	273	72
Households in poverty	221,437	925	440	30	56	35	8
Family Households	1,611,045	7,695	2,118	317	213	208	43
Families in poverty	107,789	461	223	9	26	11	3
Education							
Age 25 and older	3,893,278	17,671	4,969	795	684	474	103
High School Graduate	37.2%	41.8%	39.8%	45.8%	41.0%	50.6%	48.5%
Some College (no degree)	19.7%	21.6%	22.1%	22.3%	18.9%	15.0%	22.3%
Associate Degree	5.8%	6.3%	5.3%	6.7%	8.5%	6.8%	0.0%
Bachelor's Degree	12.2%	9.1%	8.0%	5.0%	7.8%	3.4%	3.9%
Graduate or Professional Degree	7.2%	5.6%	5.7%	5.4%	4.6%	2.5%	0.0%

Source: U.S. Census Bureau Census 2000

Total Pop, Sex, Age from SF 1

Income, Poverty, Education from SF 3

Table A-7: Family Income

	Indiana	Posey Co.	Mt. Vernon	Poseyville	New Harmony	Cynthiana	Griffin
Total Families	1,611,045	7,695	2,118	317	213	208	43
Less than \$10,000	4.3%	3.3%	6.5%	0.6%	8.0%	3.4%	2.3%
\$10,000 to \$14,999	3.5%	3.8%	5.4%	4.1%	7.5%	4.8%	14.0%
\$15,000 to \$19,999	4.6%	4.7%	4.3%	3.8%	4.2%	7.2%	0.0%
\$20,000 to \$24,999	5.6%	5.0%	7.6%	6.0%	8.0%	4.8%	0.0%
\$25,000 to \$29,999	6.2%	5.0%	3.5%	4.1%	5.2%	9.1%	16.3%
\$30,000 to \$34,999	6.4%	6.6%	7.2%	11.0%	8.0%	7.7%	0.0%
\$35,000 to \$39,999	6.4%	5.3%	5.2%	7.6%	7.0%	7.2%	11.6%
\$40,000 to \$44,999	6.5%	7.0%	6.6%	5.7%	8.5%	12.5%	11.6%
\$45,000 to \$49,999	6.0%	5.3%	4.1%	10.1%	4.7%	6.3%	16.3%
\$50,000 to \$59,999	11.7%	11.9%	12.9%	14.5%	7.5%	13.5%	0.0%
\$60,000 to \$74,999	13.9%	16.8%	13.2%	7.9%	16.0%	13.5%	9.3%
\$75,000 to \$99,999	12.9%	15.5%	12.7%	14.8%	8.0%	5.3%	0.0%
\$100,000 to \$124,999	5.8%	5.6%	6.3%	5.0%	1.4%	3.8%	18.6%
\$125,000 to \$149,999	2.4%	2.4%	1.9%	2.5%	4.7%	1.0%	0.0%
\$150,000 to \$199,999	1.8%	1.1%	1.5%	1.3%	0.0%	0.0%	0.0%
\$200,000 or more	1.9%	0.9%	1.1%	0.9%	1.4%	0.0%	0.0%
Median Family Income in 1999	\$50,261	\$53,737	\$49,432	\$48,417	\$40,865	\$42,000	\$42,083
Families with income in 1999 below poverty level (%)	6.7%	6.0%	10.5%	2.8%	12.2%	5.3%	7.0%
Individuals with income in 1999 below poverty level (%)	9.5%	7.4%	12.5%	5.2%	12.4%	9.7%	17.9%

Source: U.S. Census Bureau Census 2000, SF3

Table A-8: Housing Characteristics

	2000						
	Indiana	Posey Co.	Mt. Vernon	Poseyville	New Harmony	Cynthiana	Griffin
Total Population	6,080,485	27,061	7,581	1,217	909	691	145
Group Quarters Population	178,321	273	135	27	105	0	0
Household Population	5,902,164	26,788	7,446	1,190	804	691	145
Households	2,336,306	10,205	3,043	458	373	263	66
Household Size (persons)	2.53	2.62	2.45	2.60	2.16	2.63	2.20
Total Housing Units	2,532,319	11,076	3,318	495	429	278	74
Vacant Housing Units	196,013	871	275	37	56	15	8
Percent Vacant Units	7.7%	7.9%	8.3%	7.5%	13.1%	5.4%	10.8%
Occupied Housing Units	2,336,306	10,205	3,043	458	373	263	66
Percent Occupied Units	92.3%	92.1%	91.7%	92.5%	86.9%	94.6%	89.2%
Owner Occupied	1,669,083	8,357	2,158	365	267	197	48
Percent Owner Occupied Units	71.4%	81.9%	70.9%	79.7%	71.6%	74.9%	72.7%
Renter Occupied Housing Units	667,223	1,848	885	93	106	66	18
Percent Renter Occupied Units	28.6%	18.1%	29.1%	20.3%	28.4%	25.1%	27.3%
Owner Occupied Housing Value							
Total Units Reported	295	8,357	2,158	365	267	197	48
Less than \$25,000	93,736	612	146	31	25	36	7
\$25,000 to \$49,999	168,811	926	286	96	59	57	25
\$50,000 to \$99,999	677,173	3,663	1,171	174	118	94	16
\$100,000 to \$149,999	407,895	2,000	415	50	38	10	0
\$150,000 or more	321,468	1,156	140	14	27	0	0
Median Value	\$92,500	\$87,600	\$78,900	\$62,700	\$67,300	\$52,300	\$45,300
Monthly Contract Rent							
Total Units Reported (with cash rent)	618,575	1,541	813	81	89	56	8
Less than \$200	59,829	306	166	20	18	28	0
\$200 to \$399	199,136	814	395	46	44	24	8
\$400 to \$599	250,142	361	214	15	22	4	0
\$600 or more	109,468	60	38	0	5	0	0
Median Rent	\$432	\$318	\$325	\$285	\$310	\$275	\$300
Units in Structure							
Total Housing Units	2,532,319	11,076	3,318	495	429	278	74
1 Unit, Detached	1,802,259	8,986	2,502	390	347	19900%	6400%
1 Unit, Attached	74,224	39	13	2	5	0	0
2 to 4 Units, Attached	185,707	326	207	21	19	20	0
5 to 9 Units, Attached	115,303	227	192	0	4	17	0
10 or More Units, Attached	186,316	260	170	24	17	9	0
Mobile Home	166,733	1,227	234	58	37	30	10
Other	1,777	11	0	0	0	3	0
Age of Structure							
Total Housing Units	2,532,319	11,076	3,318	495	429	278	74
1990 to March 2000	437,347	1,518	323	41	28	14	1
1980 to 1989	286,089	1,449	378	55	29	26	1
1970 to 1979	415,562	2,379	627	90	39	28	6
1960 to 1969	345,252	1,531	564	42	46	42	7
1950 to 1959	330,958	1,130	357	52	41	30	16
1940 to 1949	204,354	744	253	51	41	33	12
Before 1940	512,757	2,325	816	164	205	105	31
Median Year Built	1966	1969	1964	1956	1942	1950	1945

Source: U.S. Census Bureau Census 2000, SF 3

Table A-9: Housing Forecasts

City/Town	Year	Pop	HH	HHPop	GQPop	Vacancy Rate	HU
Posey County	1970	21,740	6,742	21,578	162		
	1980	26,414	9,075	26,162	252		
	1990	25,968	9,508	25,728	240	8.6%	10,401
	2000	27,061	10,205	26,789	272	7.9%	11,076
	2005	27,533	10,416	27,261	272	7.9%	11,305
	2008	27,817	10,543	27,545	272	7.9%	11,443
	2010	28,006	10,627	27,734	272	7.9%	11,534
	2015	28,478	10,839	28,206	272	7.9%	11,764
	2020	28,950	11,050	28,678	272	7.9%	11,993
	2025	29,423	11,261	29,151	272	7.9%	12,222
	2030	29,895	11,472	11,200	272	7.9%	12,451

Source: Bernardin, Lochmueller and Associates, Inc.

Table A-10: Labor Force

	2000					
	Posey Co.	Mt. Vernon	Poseyville	New Harmony	Cynthiana	Griffin
Population 16 & older	20,569	5,768	919	753	560	121
Labor Force	13,719	3,582	593	399	398	75
Civilian Labor Force	13,712	3,582	592	399	398	75
Employed Civilians	13,149	3,376	587	386	370	68
Unemployed	563	206	5	13	28	7

Source: U.S. Census Bureau Census 2000, SF 3

Table A-11: Employment

	1990		2000		2030	
Agriculture Services	86	0.83%	81	0.62%	122	0.83%
Mining	306	2.95%	180	1.38%	192	1.30%
Construction	737	7.10%	1,254	9.60%	1,604	10.85%
Manufacturing	3,117	30.05%	3,297	25.23%	3,639	24.62%
Transportation/Communication/Utilities	676	6.52%	887	6.79%	1,123	7.60%
Wholesale Trade	422	4.07%	676	5.17%	799	5.41%
Retail Trade	1,198	11.55%	1,653	12.65%	1,875	12.69%
Finance/Insurance/Real Estate	414	3.99%	671	5.14%	728	4.93%
Services	2,315	22.32%	3,060	23.42%	3,351	22.67%
Government	1,103	10.63%	1,307	10.00%	1,346	9.11%
Total	10,374	100.00%	13,066	100.00%	14,779	100.00%

Source: I-69 TAZ Layer

Table A-12: Commuters

	From Posey County to:	Into Posey County from:
Gibson County, IN	210	208
Vanderburgh County, IN	5,580	1,233
Warrick County, IN	286	181
Henderson County, KY	99	38
Union, KY	6	20
Edwards, IL	7	40
Gallatin, IL	0	143
Saline, IL	0	109
Wabash County, IL	65	34
White County, IL	58	539
Other Indiana Counties	112	191
Other Illinois Counties	38	66
Other Kentucky Counties	40	49
Outside of IN, IL, KY	30	10
Total	6,531	2,861
Live & Work in Posey Co.	6,335	

Source: U.S. Census Bureau

Count: Number of workers 16 years old and over in the commuter flow.

Table A-13: Travel Time

Posey County

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	3,874	31%
15 to 29	4,224	34%
30 to 44	3,000	24%
45 to 59	861	7%
60 or more	494	4%

Source: U.S. Census Bureau Census 2000, SF 3

413 worked at home

Mt. Vernon

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	1,757	55%
15 to 29	549	17%
30 to 44	578	18%
45 to 59	186	6%
60 or more	132	4%

Source: U.S. Census Bureau Census 2000, SF 3

99 worked at home

Cynthiana

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	75	22%
15 to 29	114	33%
30 to 44	111	32%
45 to 59	38	11%
60 or more	7	2%

Source: U.S. Census Bureau Census 2000, SF 3

18 worked at home

New Harmony

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	157	46%
15 to 29	73	21%
30 to 44	69	20%
45 to 59	35	10%
60 or more	10	3%

Source: U.S. Census Bureau Census 2000, SF 3

23 worked at home

Griffin

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	8	12%
15 to 29	12	18%
30 to 44	27	40%
45 to 59	13	19%
60 or more	8	12%

Source: U.S. Census Bureau Census 2000, SF 3

0 worked at home

Poseyville

Travel Time (minutes)	Number of Commuters	Percent of Commuters
less than 15	236	41%
15 to 29	101	18%
30 to 44	159	28%
45 to 59	45	8%
60 or more	30	5%

Source: U.S. Census Bureau Census 2000, SF 3

7 worked at home

APPENDIX B

Comprehensive Plan Survey

Posey County Comprehensive Plan



Dear Resident:

Posey County is striving to attract new jobs and promote population growth. The county is at a decision point where it needs to pursue economic development opportunities. The Board of Commissioners of Posey County is using the firm Bernardin, Lochmueller & Associates, Inc. to help develop a new Comprehensive Plan for the county to replace the existing 1974 Comprehensive Plan (last updated in 1988). This new Comprehensive Plan will help guide future growth and development in Poseyville, Cynthiana and the unincorporated areas of Posey County.

As part of the process for developing this Plan, the county would like to get your ideas for the future of Posey County and how growth should occur.

Sincerely,

Jim Alsop
 President
 Posey County Board of Commissioners

Where do you live? Unincorporated Posey County Poseyville Cynthiana Mt. Vernon Other

Please circle the response that best describes your feelings about the following statements:	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
1. A county-wide water and sewer system is needed in Posey County.	1	2	3	4
2. Additional roads are needed in Posey County, especially a Mount Vernon Bypass and a Lamont Road extension.	1	2	3	4
3. More investment is needed in Mount Vernon.	1	2	3	4
4. Existing county roads and bridges throughout the county need improvement.	1	2	3	4
5. Growth should be encouraged in Cynthiana, Poseyville and other areas in northern Posey County.	1	2	3	4
6. Incentives to aid in the growth of existing businesses are needed in Posey County.	1	2	3	4
7. Incentives are needed to attract new industries to Posey County.	1	2	3	4
8. Posey County needs to build on existing attractions, such as New Harmony, Harmonie State Park, and Hovey Lake.	1	2	3	4
9. An economical development contact is needed to assist incoming businesses and industries.	1	2	3	4
10. Rivers and highways should be promoted as an asset to help draw new development to Posey County.	1	2	3	4
11. Shovel ready sites (with all utilities already in place) are needed in Posey County to help attract industry.	1	2	3	4
12. Tourism needs to be better promoted.	1	2	3	4
13. More destination points need to be created in Posey County to attract more tourism to the county.	1	2	3	4
14. Economic development needs to be promoted in Posey County.	1	2	3	4
15. Posey County should encourage new quality industry (recognizing the Ohio and Wabash rivers as assets).	1	2	3	4



Please circle the response that best describes your feelings about the following statements:	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
16. Additional moderately priced housing should be planned for Posey County.	1	2	3	4
17. Mobile homes should only be located in mobile home parks or mobile home subdivisions.	1	2	3	4
18. Manufactured homes (factory assembled homes constructed after the federal Manufactured Housing Construction and Safety Standards of 1974, with sloped roofs and often set on a permanent foundation) are appropriate anywhere in unincorporated Posey County.	1	2	3	4

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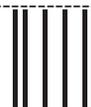
Do you have any comments on the future of Posey County? Write your comments here or enclose additional paper if needed.

Bernardin, Lochmueller & Associates and the Board of Commissioners of Posey County thank you for taking the time to share your ideas for the future growth and development of Posey County. Please fold the survey so the return address shows, use a piece of tape (no staples) to secure the top, and mail the form back to: Bernardin, Lochmueller & Associates, Inc.

PUBLIC MEETING FOR THE COMPREHENSIVE PLAN

The first public meeting to discuss the Comprehensive Plan for Posey County will be held in late July at a time and place to be announced in the newspaper in the future. Bernardin, Lochmueller & Associates will present the results of this mailing and discuss the future of Posey County at this meeting.

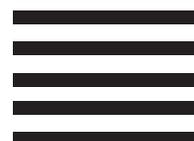
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APPENDIX C

Survey Comments

Posey County Comprehensive Plan Survey Comments¹

- We need stuff for (our) teenager's, so there won't be so many Drug reality on (our) kid's. it need to be more stuff for all age children so Evansville won't get all the business from Posey County. Do something to keep (our) children and business so they won't have to go to Evansville. Get rid of some of the tavern's and liquid store and take (those) for (our) children. What about a movie theater updated movie new release's. (8)
- Bad odors from sewer in our area Harriet Street (17)
- The sewer system in our area – needs to be up graded. We have a lot of severly bad odors in the summers. Harriet Street area. (18)
- More unsightly houses should be torn down. Some streets should be cut down so water does not run into the yards. Some have no curbs and yards and walks are flooded from rains. These are all eye sores to outsiders. Seems no one pushes doing away with the run down houses. (19)
- We need more places for younger kids and teens to go. We also need a bus route from here to Evansville, not everybody can afford a car. This town needs a whole new overhaul, starting with the sheriff's office down to the prosecution and some police officers. (20)
- We need to give new industry some breaks. Without over taxing the residents. (22)
- The mobil homes in city of Mt. Vernon generally look better than the houses around them. The houses & properties in the city are slowly becoming all rental properties, this trend needs to stop. You can drive around the city and see over 50 empty lots and falling down houses within the city. I strongly support Habitat for Humanity housing and mobil homes in the city. Falling down houses are a lot harder to clean up then simply replacing a mobil home. No more Erban Sprawl. (23)
- I would like to see Mt. Vernon downtown as active & prospering as it was when I was younger. There was businesses all along Main St & surrounding areas. People congregated along the courthouse to talk. You could do all your shopping there! We need places for the mid and upper teens to go to. We need clothing stores all income levels can shop at. (25)
- Grants and incentives need to be researched and acquired in order to preserve and move businesses into Downtown Mt. Vernon. Try and attract university students by transforming all business buildings into affordable loft apartments in Mt. Vernon. (26)
- Need more residents to increase tax base. Any thing that encourages people to move to Posey Co is good. Need EDIT tax and increase COIT to max. We are missing the boat by not utilizing tools given to us by the state. (29)
- We need North West bypass 69 very soon. There should be a road to the port to connect to 62 light as Auto America. (30)
- I believe alot of things should be explored as possible avenues to increase the attraction of Mt. Vernon, to promote growth, and more jobs available to the residents of Mt. Vernon. Maybe block parties or get togethers to maintain a friendly, family-oriented atmosphere, for example, small fairs, more youth inspired activities such as park and recreational facilities in this area and world-wide Christian youth based activities and fundraisers to draw our youth and young adults. (35)

¹ Comments are shown exactly as they were received via the survey. If letters were missing from a word, the missing letters are included in brackets []; otherwise, spelling, grammar, etc. were not corrected.

- Strongly agree a Wal-Mart is needed here in Mt. Vernon. (38)
- We need more police patrols on W Second Street when GE gets out. Put in more stop signs on this end of W 2nd Street to slow the traffic down! If the by pass was finished it will help this problem!!! There is a lot of traffic in Mt. Vernon especially since 4th Street is tore up! Thank you!!! (42)
- I live in town. We take pride in our home, as do 3 of the other houses on our block, however the remaining houses are in poor condition. A Front Door Pride program would be a great incentive for other to take better care of their homes. We love living in town but also realize our property values are not comparable with other homes in Posey County because of the other homes surround ours. I would prefer the noise ordinance be better enforced as I am disturbed nightly by overzelous music systems. My two young sons and I frequently walk around town. We enjoy the walk but the sidewalks are horrendous and make pushing my stroller through town nearly impossible. My family also enjoys dining at the new Posey Grill and at Roca Bar. We would love to see more casual dinging and sit-down type restaurants. The vision for the riverfront is admirable and I hope something comes of it. It would be wonderful to see the riverfront turned into something we can be proud of. I also feel like there isn't anything to do in MV and certainly nothing to draw visitors in. My husband and I will drive to New Harmony to visit their two screen theater rather than drive all the way to Evansville. New Harmony also has an incredible park. It has tons of play equipment, shade trees, and picnic tables. MV would greatly benefit from something like that. Imagination Station was great when it first opened. However, it doesn't look like it has been maintained since it opened. It would also be great to see something like a coffee house where people can relax or enjoy time with friends (other than in a bar which seems to be our only option). More community programs and social organizations could really get more people involved throughout the county. I've also felt a community center would be an invaluable addition to our town. I hate that I always have to take my children to Evansville to be involved in anything. I want them to have more activities to join right here at home. (43)
- If we don't stop them from tearing down our old Bldg's down town there won't be one. We need to restore the old Beauty of our down town as New Harmony & Carmi Ill have – we need antique shops a movie house maybe an old Time soda shop – auction house and most of all Riverfront revitalized and river attractions to attract tourists or we won't have a historic old Town any longer just a dirty little industrial town! The only thing that will save it is to bring the down town back to life and the river. We have it use it! (44)
- Ref: to questions 6-13 – what kind of industries – business-industiries as in new development are you talking about? We have that Big Beautiful Building setting on the River Front that the Electric Co. built now practically abandoned would make a beautiful nice restaurant which Mt. Vernon needs real bad!! Would be a great tourism attraction. (47)
- The town of Mount Vernon needs more entertainment. Such as a shopping mall and a movie theatre. This will make it more enjoyable to live here and more attractive for new home buyers. (48)
- There need's to be more stuff for young kid's to do. I think there need's to be one more swimming pool in Mt. Vernon. (51)
- When you put boundaries on prices and types of home it is descrimating and you are eventually going to lose your home town appeal and spirit, leaving high income housing and pricing whole groups of people out of your county. (53)
- I think something really needs to be done to Posey County. I think it will Bring the drug (usage down) if we had more things to do in this town instead of drug. I don't want my kids in a drug town. I want them to know there are better things to do then drugs. (57)
- What about downtown historic preservation? What was this not included? (59)
- Mt. Vernon has nothing. There is no store in Mt. Vernon that a mid class family saving money besides the dollar store can go to. There is no grocery store without paying a arm and leg for food. To gas price you have to make a trip to Evansville. I will be leaving my small town to move to a town with shopping, food and enteriment that doesn't include having to drive to Evansville everytime you want or need something. (62)
- Why does everyone think mobile homes & modular homes promote trailer trash. Some of the existing homes in the area are an eye sore. Some nice manufactured homes would or could be an asset to Mt. Vernon's

appearance. Water and sewer should not go municipal. This town needs some help. New leaders would be good. We can't even keep a nice department store over two years at a time. We need something (completed) at the River front. Everybody else around us has a nice River front. Why not us? (61)

- No campers parked on street. Vehicles left on streets without license, flat tires etc. should be hauled off if owner doesn't in so many days. If a homeowner etc. has lots of junk in yard should be made to put up a privacy fence so you can't see it. Phoenix does this. Lets try to find something for teens. Lets make Mt. Vernon a beautiful and wonderful place to live. (62)

- Before you start spending money we have to remember cost of food, gas, and other necessities are rising at an alarming rate. Our senior citizens & young couples struggle to make ends meet. If an improvement or repair is necessary to protect us in our homes, autos, etc we should without hesitation do it. Manufactured homes are a definite improvement over collapsing/deteriorating homes plus affordable. (63)

- New Harmony is in dire need of closer super markets and stores like Dollar General. I live on an income of \$637.00 a month for three people. With everything raising in prices, I have a very hard time affording extra gas for food and toiletries if I have to make more than one trip out of New Harmony. Please help in this area!!! (67)

- Be sure to coordinate with comprehensive plans of towns – New Harmony recently completed this. Another important aim: County should coordinate planning with towns throughout the county. (72)

- They need more for the youth to do here. They need a clothing store, every can't drive to Evansville. (74)

- *12. Need to do more with the River front area to promote tourism. It could be a lovely attraction to Mt. Vernon. Clean up the downtown area. (77)

- Build area in county to draw 4 wheelers and other A.T.V. to ride. Build more lakes for fishing to draw tourism for the county and keep city gov. out of it. Charge same for out of state people as charged for local people to get tourism to come in do not raise tax base for these projects[.] (79)

- As a Mt. Vernon resident it saddens me to step outside and hear the constant roar of the building of the new plant. The sounds of nature, birds chirping, breezes blowing are being drowned out by the sounds of new industries. It truly saddens this 40+ resident and homeowner. A price is being paid whether we realize it or not. (82)

- I DON'T THINK THERE IS MUCH MORE IN POSEY COUNTY TO ATTRACT TOURIST OTHER THAN WHAT IS ADVERTISED. MT VERNON IS SLOWLY BECOMING A INDUSTRIAL PARK[.] I WOULD NOT LIKE TO SEE FACTORIES IN NORTHERN PART OF COUNTY. (83)

- "We need jobs." Not thru temp services. Give the lower income people a chance for permanent jobs. Temp service will let you work 3 months then lay you off before insurance kicks in. I am one, single mom 46 yrs old needs a good paying job to support my family. (85)

- Clean up abandoned propertys. (90)

- I personally live in a mobile home. I'm a clean person & take pride in what I do have. Why should people like me pay the price for the trashy people who do nothing. They should have to clean up their property or the city should fine them. But does this happen? Take a close look around. Thees o[th]er houses that need to be cleaned up. (91)

- Interstate 64 is the only help for Northern posey [...] No more food or Mexican restraints in Mt. Vernon we need shops-specialty shops-sm museum, lots of history in Mt. Vernon [...] Using someone outside to make a plan for what we need- NO sense ask the people not a survey-talk and nothing done(life long resident) [...] (92)
- Paths and trails are greatly needed Southern Indiana including Posey County is far behind successful communities that have numerous paths and trails for hiking and biking. These type of facilities attract quality individuals. Healthy exercise, family bonding, and enhanced quality of life are the result. Historically, bicycle groups clubs across our nation sponsor numerous special events that raise money for needy and deserving individuals and worthy groups. (94)
- Roads in the county which are private now need to e taken over for the county. We pay the same taxes as everyone else yet must maintain these roads. Better drainage plans need to be instituted, again the same taxes are changed with very poor service as far as adequate drainage. (97)
- CLEAN OUT DRUG PROBLEM. CHANGE JUDGE ONT THIS ISSUE AND HIS COURT! ENCOURAGE MAIN ST AND RIVERSIDE BUSINESSES—NOT LAW OFFICES ONLY, FOR EXAMPLE IN MT VERNON. MAKE GE/SABIC PAY TAXES.! PLANT TREES ON FOURTH ST. AGAIN. GET RID OF METH LAB TRAILORS. END CORRUPTION. BUILD FAMILIES—NOT WITH 12 HOUR SWING SHIFTS, OVERTIME EXHAUSTION, AND ONLY SPORTS. DIVERSITY FOR FAMILIES. ENCOURAGE SMELL ENTREPENEURS. RESPONSIBLE BANK PRACTICES. (100)
- IT IS CRITICAL THAT WE ATTRACT MORE RESIDENTS TO OUR COUNTY. ADDRESS THE TRUCK ISSUES (LAMONT RD. AND WESTERN BY PASS) AND ACCUMULATE MONEY IN ECONOMIC DEVELOPMENT IN THE COUNTY. (101)
- Manufactured homes under \$175,000 should be in a manufactured home subdivision or be placed with similar homes. Mt. Vernon and Poseyville have high speed internet and cable TV. It is unthinkable that Wadesville, Parker settlement, and St. Wendel cannot get low cost SBC yahoo, insight, WOW, or some other quality service! This is the year 2008 we should not have to pay \$500.00 for and \$50.00 per month internet service, SBCyahoo goes right thru here and they are \$19.95 per month! County wide low cost internet! If you really want to help Posey County then get high speed Internet and Cable TV installed county wide. It is archaic not to have low cost SBCyahoo service at \$19.95 per month county wide. Instead of costly Hughes Net, and Sitco. Mt. Vernon has at least two low cost internet providers compared to where I live in Parker Settlement we have no cheaper alternative. This speaks volumes to young professionals that might want to attract locally. If it was me and I was looking to the future I would be investing in energy sources as the driving force behind any new proposals. I would look to bolster B&W with like nuclear production industries. Nuclear power applications are growing rapidly, and it would be foolish not to jump on the bandwagon. We should lead the charge on the new fission/fusion reactors that produce much less waste, and double the energy, then the old fusion reactors. Same with ethanol, and bio-diesel. Posey County should be building cellulitic ethanol plants that use switch grass as the fuel source instead of corn. Switch grass is a weed that produces a higher grade ethanol than corn. It requires little or no care. Switch grass can be grown on poor soil. We could even plant along the interstates and divided highways instead of having mowing crews; farmers could harvest drop. Corn Stalks can be used in the ethanol process. Posey County should lead the charge in sensible ethanol production. Look at Brazil, and ethanol. The federal government predicts that 25% of our transportation fuel needs could come from ethanol. Currently, the US oil usage breaks out to 55% industry, and 45% transportation. Of that 45% a quarter should be ethanol, and another quarter should be bio-diesel. The rest should be made up of electric cars, hydrogen cars, and whatever else we think up. Euphobia can be grown in the desert, or almost anywhere, and it produces a very high quality bio-diesel. We should be the leaders in conversation, solar, wind, hydrogen, emagnetics, coal, gasification, oil, coal and natural gas. A segmented fuel source industry can solve our energy needs we can sell the technology globally. Duke energy has the right idea. They are building a coal gasification plant that takes filthy high sulphur coal, and cleans it to a nice gas. This prototype plant can be sold to other countries like

China that will continue to burn dirty coal. USI should be encouraged to start an alternative fuel program for certified chemists in alternative fuels. The universities that offer such degrees are having a 100% placement of their graduates nationwide with Boeing, Ford, GM, Ethanol, Bio-diesel industries, and powered industries. Usually by the second year of school the students have a job assured. Besides the boomers energy will be the largest growing market over the next 40 years. The next ten Bill gates will come from energy. (103)

- We must do something to encourage new industry. We must try to keep our youth "HOME." (105)
- AN 18-HOLE PUBLIC GOLF COURSE AND ADJACENT LAKE SHOULD BE DEVELOPED WITH LAKEFRONT/COURSE LOTS AVAILABLE. THIS WOULD ATTRACT HIGHER INCOME RESIDENTS, GENERATE LEISURE MONIES, PROVIDE MORE RECREATIONAL ACTIVITIES IN THE COUNTY, AND PROVIDE A MORE STABLE AND CLEAN WATER SUPPLY [.] (106)
- MAINLY SEWER SYSTEMS-DRAINAGE-DITCHES ETC. (107)
- We need more promotion on No. #14 and #15 and reach out further with these benefits. (108)
- You already had a lot of people going to the Harmony State Park just cruse 2 see the deer then somebody Dumb said to have open season. I'm not paying to drive and see coons I see them at home I've not visited the park since the deers are gone. Maybe you should appreciate what you have. (111)
- If we are going to promote Posey Co. instead of pouring all amounts of money into roads, bigger homes, county wide water, focus on people already being paid to get out there and bringing business into our small towns. (115)
- Would like to see amenities avail. For Northern Posey County. Unable to accomidate those who visit for tournaments and school functions. Would like to see area REMAIN RURAL as Possible. Most of Northern Posey Cty live here for those reasons Evansville is close enough. Would like to see Highway 66 slow down (unsafe route) and a different yet better highway come in play to access New Harmony and Poseyville from Evansville (and to Evansville) There are 2 many residential homes along highway to endure traffic. (121)
- Posey County has a substance abuse and alcoholic epidemic that needs to be addressed. The problem is being put on low enforcement and the judicial system. They are doing there job to protect the County. But nothing in forms of treatment program is available to help the addicted, their family, law enforcement or county residents. We send them to prisons bring them home with no opportunity to rehabilitate. It's like throwing gas on a fire to put it out. I've been through the process and have some ideas on trying to make the problem better, 100% clear 5 months. Thanks to Christ! (125)
- We need more places for kids and teen agers. They have no where to go that's why the crime rate in Mt. Vernon is so high with teenagers. They have no where to go. There are so many empty buildings in this town I'm sure we[d] be able to use one and create a good environment for teens. (126)
- Northern Posey Co., including Wadesville, New Harmony and above mentioned Poseyville and Cynthiana are just as vital to the growth of Posey Co. as Mt. Vernon. Economics & Tourism, along with new housing preplanning are just as important to the growth and well being of Posey Co as the county seat. Small town USA needs help in lowering water and utilities bills & building & KEEPING business. (127)
- Sewer issue people need to be made responsible for their waste, for example in Wadesville some locations pipe sewage to a ditch. Old systems that do not work can be updated with the Infiltrator system all new systems should be at least equal to the infiltrator system that is twice as good as the old system and allows for surge in the system. It can also be added to Old systems too take over load. (128)

- WE MOVED BACK TO POSEY COUNTY, AFTER AN 8 YR. ABSENCE TO GET BACK TO A RURAL, FARM-BASED SETTING. WE WOULD PREFER NOT TO HAVE MORE GROWTH AND DEVELOPMENT. (131)
- More business with stimulate all the other changes as well as generate interest in Posey County, and help pay for the better roads and bridges. (133)
- The county roads are in very poor, poor shape. They need fixed bad, and need to have better up keep. –Emergency services needs to be overhauled. They all are underpaid for the services, they provide for all of us in this county. I think there is a lot of places money can be cut to put towards Emergency services. They are under appreciated, and are the most important service in the county. And we need to show them this. I would have no problem paying a little more taxes. If it went towards them.(139)
- We need to get people to want to stay in Mt. Vernon and give them good places to eat and sleep! Not more industry we have the industry and everybody lives in Evansville, Newburg or Ill! (140)
- With the recent massive hikes in gas, water and sewer, you will need something such as good jobs and lots of them to draw people here. Hopefully in the process you don't lose the fine citizens you already have by driving them out because of outrageous utility prices!! (141)
- We should try to attract another Point or Port or Fleet operation. Also maybe a truck stop w/ scales, showers, restraint and parking w/ all the traffic and truck wash, small servicing. Maybe a more accessible way to help start small business as well. (contractor, used car lot, detail shops, taxi or public transportation.[]) We need a place in town for the kids to mengle and maybe a theater. Miniture Golf maybe at the park or behind Dairy Queen. (142)
- Every other issue pales in companion to the need that the Wadesville-Blairsville Regional Sewer District has. The people on this board have done their utmost ans deserve the full backing of the Posey County commissions and council—please look into the situation and do what ever needs to be done so this sewer District can accomplish its work. Thank you very much. (147)
- I strongly disagree with Posey Co. charging xtra property tax iw 2006 for 2006, after 2006 has already been paid. If they can't get there act together in the year its owed, then take your licks and begin it in the following year. (146)
- Where is everyone moving to? Out of here I know (148)
- #15 references the rivers as an asset. Also an asset: I 64 in Poseyville area. Need building restrictions. No one wants their property devalued by a neighbors building a home that is far below the market price of other homes in the area. (150)
- The Wadesville-Blairsville sewer District should implement the sewer system as soon as possible. No industry and or business can be enticed to come to an area without up-tp-date waste treatment facilities. (151)
- The New Harmony Bridge should be claimed by Indiana and refurbished to handle light traffic. (156)
- Mobile homes and manufactured houses should be regulated more and be placed in mobile home subdivisions, they are bringing down value of other home in same areas. And there should be no gravel roads close to towns and off of major highways. (157)

Posey County Comprehensive Plan

- I continually watch people move out of Posey County and it makes me sad. Look at Boonville and Newburgh-Why can't we grow like they are? (160)
- Based on experience I had a few years ago being chairperson of an Educational Organization my committee was able to plan and carry out an educational program not only for Indiana residents but for individuals from Kentucky, Illinois, Missouri. We had some speakers from other states. At that time the Red Geranium provided free transportation from Evansville airport all we had to do was provide home, Flight No. arrival time and date. Attendees and Speakers were impressed with the area and indicated they would bring their families and return. Also when housing is being shown to those who might transfer into the area they need to see what is available on all sides of Evansville. I think USI is trying to promote Posey Co. but they can not do it by themselves[.] We all need to help- (161)
- Roads and streets in Cynthia need to be paved. Sewer rates as to high. (165)
- Q8.IF YOU ARE TALKING ABOUT BOOSTING THE USE AND REASONS FOR VISITING THESE SITES, I STRONGLY AGREE. IF YOU ARE TALKING ABOUT ERECTING STRUCTURES OR BUSINESSES AT THESE SITES THAT WOULD BE DETRIMENTAL TO THEIR PURPOSE, I STRONGLY DISAGREE. Q14 NEED TO DEVELOP A BETTER RAIL SYSTEM IN POSEY CO. THAT WILL AID IN GETTING SOME OF THE TRUCK TRAFFIC OFF OF OUR ROADWAYS. (166)
- I'm for quality growth while protecting the moral and agricultural communities. I wouldn't mind Posey county so be an "west" extension of Evansville and Vand. County. (170)
- Economic development is desperately needed in Posey County. However, it should not be focused just on Mt. Vernon Northern Posey County with its access to I-64 is a good location for new industry and business. (173)
- LACK HOTEL ROOMS TO CONCENTRATE ON PROMOTING TOURISM.(175)
- It is essential for the survival of Posey County to try to attract new businesses to the area. More and more young people choose to more else where because there isn't jobs in this area. It is also very important to unify being one voice versus being fractured across different towns/cities. (177)
- Need to pay more attention to the Northern part of Posey County-ie: law enforcement and assist area to those in need-the poor do not have the means to feed themselves let alone travel to Mt. Vernon to get assistance-help troubled children-again all require transportation to Mt. Vernon or Evansville. You can't have good economics without improving social standard. "This form was not made for privacy." (181)
- Waterfront/riverfront development!!! Riverfront restraint. After Riverfront Park established, will attract more business to downtown area. Need to repair major roads-fix 4th Street. Also need to clean up 4th Street since this is the "window" to Mt. Vernon. This is the 1st thing people see. Encourage community to shop locally and invest in Mt. Vernon.(182)
- I have lived in Pose Co my entire life. It is sad to see the decline in our county-not only Mount Vernon-the entire county. Northern Posey is accessible from the interstate and should be promoted accordingly. Bill Keck used to say "a city worth living in is a city worth improving. I believe that concept should be expanded to "a county worth living in is a county worth improving." I believe the county should be run like a business-by individuals who are QUALIFIED and want to better the community-and make decisions that are for the best interest of the community-not just their political party. (186)

APPENDIX D

Sign-In Sheets

SIGN-IN SHEET

Posey County Steering Committee: Workshop No. 1 on Posey County Comprehensive Plan
 Four Seasons Motel, 70 Highway 62 West, Mount Vernon, Indiana 47620
 6:30 PM May 13, 2008

	Name	Mailing Address	Telephone	E-Mail Address
1.	Chris Cuyper	P.O. Box 194, Poseyville 47633	812-874-401	Cuyper@hothail.com
2.	Mindy Bourne	126 E. 3rd St. Mt. Vernon	838-1323	mbourne@pc@yahoo.com
3.	Gretchen Mounts	PO Box 95 Cynthiana, IN 47612	845-2874	Cynthiana-cityhall@insightbb.com
4.	AMMEL SCHMIDT	5250 TIMBERLAKE BLVD, VERNON, IN 47631	812-838-2031	SSchmidt@pc.com
5.	Jim Alsop	PO Box 1 New Harmony IN 47631	812-838-6526	jalsop@integritybank.com
6.	Sally Denning	PO Box 633 Mt. Vernon IN 47620	812-838-3659	posseychamber@stgglobal.net
7.	Dallas L. Robinson	12825 Point Rd Mt. Vernon, IN 47620	838-5186	DALLAS@DALBAR.ORG
8.	MARKS SEIB	PO Box 374 Poseyville, IN 47633	812-874-3345	MSEIB@TDS.NET
9.	LARRY J. SCHENK	3416 S. DAVIS DR. MT. VERNON, IN 47620	985 2665	LJS48@SBC.COM
10.	Tom Neufelton	P.O. Box 546, Mt. Vernon, IN 47620	838-1331	neufel@epurch.edu
11.	Sheri Banks	70 Hwy 62 W, Mt. Vernon, IN 47620	838 4821	banksfourseasons@aol.com
12.	David Ripple	61A 6200 Vogel Rd, Evansville, IN 47715	479-6200	dripple@blainc.com
13.	Matt Schrader	BLA	479-6200	mschrader@blainc.com
14.				

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SIGN-IN SHEET

Posey County Steering Committee: Workshop No. 2 on Posey County Comprehensive Plan
Alexandrian Public Library, 115 West 5th Street, Mount Vernon, Indiana 47620
6:30 PM July 15, 2008

	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>	<u>E-Mail Address</u>
1.	<i>Jim Alsup</i>			
2.	<i>SAM Schmidt</i>			
3.	<i>Sally Deering</i>			
4.	<i>Mr. L. L. Sib</i>			
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SIGN-IN SHEET

Posey County Steering Committee: Workshop No. 3 on Posey County Comprehensive Plan
 Apex Engineering, Inc., 5521 Industrial Road, Mount Vernon, Indiana 47620
 6:30 PM September 2, 2008

	Name	Mailing Address	Telephone	E-Mail Address
1.	Chris Duggen	P.O. Box 194 Poseyville	812-874-1401	Clupter@attmail.com
2.	Sally Dunning	P.O. Box 633 Mt Vernon	812-874-3679	poseychamber@global.net
3.	Tom Wentzler	P.O. Box 546 Mt. V.	838-1331	newfelde@purdue.edu
4.	Mindy Bourne	126 E. 3rd St. Mt. Vernon	838-1323	mbourneape@yanoo.com
5.	MARK STEIS	P.O. Box 374 Poseyville	874-3345	msei@tds.net
6.	Jim Alsep	PO Box 1 New Harmony burnside-technochester & Assoc	682-3546	ja1sep@integratedbank.com
7.	Matt Schriener	6200 Vajet Rd, Evansville, IN 47715	479-6200	m.schriener@blaine.com
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SIGN-IN SHEET

Posey County Steering Committee: Workshop No. 4 on Posey County Comprehensive Plan
Apex Engineering, Inc., 5521 Industrial Road, Mount Vernon, Indiana 47620
6:30 PM October 15, 2008

	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>	<u>E-Mail Address</u>
1.	Jim Alsop			
2.	Tom Neefe/du	10530 Pumpkin - Rd. Rd., Poseyville	838-1351	neefe@ccc-poseyville.org
3.	Jandy Bourne	126 E. 3 rd St. Mt. Vernon		
4.	Chris Stuffer	Box 194 Poseyville	874 1401	
5.	Larry Dennis	PO Box 633 MtV	838-3639	posey@bankersedge.com
6.	Shawn Bank	70 Hwy 62 W	8-4821	banksfourseasons@aol.com
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SIGN-IN SHEET

Public Open House
 Poseyville Community Center, 60 North Church Street, Poseyville, Indiana 47633
 July 30, 2008

	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone (optional)</u>
1.	Larry Williams	1320 N MAIN ST Mt. Vernon, IN 47620	812-838-6524
2.	George Postlethwaite	5901 Hartman RD Mt. Vernon, IN 47620	812 985-5540
3.	Gaul Bohman	229 Vine St MTV consult. pat@shelbcounty.inet	812-838-2791
4.	Sam Blankenship	10401 Cox Rds Mt. Vernon 838-4310 The Blankenships@aol.com	
5.	Ron Greenfield	523 College Ave. " " 8384725	
6.	Amy Moore	208 N. Nix Ave Poseyville 838-4811	
7.	Bill Newman	46 Park Ridge Dr Mt Vernon, IN 838-9708	
8.	Joyce Cassal	6518 W Fenwick RD Ellettsville 47712 - 985-5912	
9.	Betty Goebel	6518 W FRANKLIN RD ELLETTSVILLE IN 47712 985-5912	
10.	Jaily Denning	PO BOX 6033 MT VERNON IN 838-3639	
11.	Jon Neidelt	10530 Pumphrey Run-Rd, Poseyville 874-3278	
12.	Mindy Bawne	126 E. 3rd St. Mt. Vernon, IN 838-1323	
13.	Bob Roenke	713 E. EIGHTH ST MT.V. 568-0862	
14.			
15.			

SIGN-IN SHEET

Public Open House
 Poseyville Community Center, 60 North Church Street, Poseyville, Indiana 47633
 Wednesday, September 17, 2008

	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone (optional)</u>
1.	Sally Dunning	PO Box 633 Mt Vernon	838-3639
2.	Sheri Barkley	70 Hwy 62 W Mt Vernon	8384821
3.	Jenny Wapew	1404 Rippey Rd Mt V.	838-0403
4.	Kay Gilgore	432 Washington Ave, Mt V	838-1629
5.	Kenyon Bailey	1107 S. Main New Harmony	682-4852
6.	Tim Alsop	PO Box 1 New Harmony IN 47631	682-3546
7.	Janet & Pat Bates	11459 Copperline Rd E. Evansville IN 47712	239/398-8927
8.	Mindy Bourne	126 E. 3rd St. Mt. Vernon	888-1323
9.	Joe Shure	6518 W. Konowick Rd	812-985-3912 #40250722
10.	MARK SKIBS	PO Box 374 Poseyville	812-874-3345
11.			
12.			
13.			
14.			
15.			

APPENDIX E

Public Hearing and Written Comments

POSEY COUNTY COMMISSIONERS
Mt. Vernon, Indiana

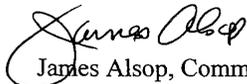
November 13, 2008

Ms. Debra L. Bennett-Stearsman
ECONOMIC DEVELOPMENT COALITION OF SOUTHWEST INDIANA
P.O. Box 20127
Evansville, IN 47708

Dear Debbie:

On behalf of Posey County, EDC of Southwest Indiana is hereby authorized to conduct any and all necessary public hearings concerning the proposed planning grant project with the Indiana Office of Community and Rural Affairs. In addition, EDSCW shall publish and post all necessary hearing notices and is further authorized to record any and all minutes of such public hearings. Said notices and minutes may be used where necessary in conjunction with the application to IORCA.

Very truly yours,



James Alsop, Commission President
Posey County, Indiana

The Posey County Commissioners will hold a public hearing on November 13, 2008 at 6:00 P.M.(CST) at the Hovey House, corner of East Fourth Street and Walnut Street, Mount Vernon, Indiana, to provide citizens an opportunity to express views on the recently completed final draft of the updated Posey County 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 Bernardin-Lochmueller & Associates will be available to answer any questions.

Every effort will be made to allow 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 the Auditor, Ms. Joleen Elpers, Coliseum Building, Third Street, Mt. Vernon, IN 47620, (812) 838-1300, at least seven days prior to the public hearing. Every effort will be made to provide reasonable accommodations for these persons. For additional information concerning the Comprehensive Plan, please contact Ms. Mindy Bourne, Area Plan Director, Posey County Plan Commission Office, Coliseum Building, Third Street, Mt. Vernon, IN 47620, 812-838-1323.

Written comments will be accepted at the Auditor's Office (address above) through November 10, 2008. Copies of the final draft are available for public review at the Auditor's Office, 8:00 a.m. to 4:00 p.m., Monday through Friday, and at the Posey County Area Plan Commission Office, Coliseum Building, 3rd Street, Mt. Vernon, IN 47620, (812) 838-1323, during normal business hours.

_____ County, Indiana _____

PUBLISHER'S CLAIM

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 TOTAL number of lines in notice.....

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21 lines, 2 columns wide
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 (50 percent of above amount).....
 Charge for extra proofs of publication (\$1 for each proof in excess of 2).....

TOTAL AMOUNT OF CLAIM.....\$ 16.88

DATA FOR COMPUTING COST

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Pursuant to the provisions and penalties of Chapter 155, Acts 1953,
 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.

Date: 10/28/08 Title: Editor
Dave L. Pearce

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:

2008-154
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 Every effort will be made to allow 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 the Auditor, Ms. Joleen Elpers, Coliseum Building, Third Street, Mt. Vernon, IN 47620, (812) 838-1300, at least seven days prior to the public hearing. Every effort will be made to provide reasonable accommodations for these persons. For additional information concerning the Comprehensive Plan, please contact Ms. Mindy Bourne, Area Plan Director, Posey County Plan Commission Office, Coliseum Building, Third Street, Mt. Vernon, IN 47620, 812-838-1323.
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 Published in The Posey County News October 28, 2008.

before me, a notary public in and for said county
 signed Dave L. Pearce
 rn, says that he is Editor of
News newspaper
 1 printed and published in the English language in
New Harmony in state and county
 e printed matter attached hereto is a true copy, which
 1 said paper for 1 time, the dates of
 follows:
2008

Amy J. Stallings
 Subscribed and sworn to before me this 28th day of October, 2008

Notary Public

My commission expires:

7/22/10

JOINT PUBLIC HEARING

CITY OF MT. VERNON AND POSEY COUNTY COMMISSIONERS

November 13, 2008

Debbie Bennett-Stearsman: Good evening, Debbie Bennett Stearsman with the Economic Development Coalition. Tonight is the second public hearing for both the City of Mt. Vernon and Posey County to review the final draft document of their respective updated comprehensive plans. The hearing is being held due to the fact that both entities received federal grant assistance from the Indiana Office of Community and Rural Affairs to do the updated plans. The purpose of the hearing this evening is to allow those present to make comments or ask questions regarding the final plan. There are two sign in sheets being circulated around the room. Be sure and sign both sign in sheets. In just a few minutes I'm going to introduce the planner for the project who will make the presentation. Following that we will open the public hearing for questions or comments. I ask if you do have any questions or comments please state your name for the record and speak directly in the microphone as verbatim minutes of tonight's meeting are being taken. At this time, I will introduce to you Mr. David Ripple and Matt Schriefer with Bernardin Lochmueller and Associates who will make the presentation of the plans.

David Ripple: Thank you, Debbie. Gentlemen, ladies, we appreciate the opportunity to be here this evening to present the two plans for the community and the presentation will cover both. I have Matt here tonight who will be helping me but I will go on and stand where Matt is and go through the presentation. And I know there are several members who have sit in on the Area Planning Commission that were members of the steering committee and we have several members of the steering committee out here in the audience tonight. Can you see through me, around me or should I move? Okay. I'm going to go quickly through the presentation here so you'll have to bear with me. I'm going to cover a number of topics that go from the purpose of the public hearing that Debbie mentioned tonight to what we're going to do as the next steps on the plans themselves and also I passed out a handout that's identical to the presentation up here if you have the visibility problems that I do. The purpose of the public hearing as said is to receive comment on two draft comprehensive plans; one is for Mt. Vernon and the other one is for Posey County which covers the unincorporated area of Poseyville and Cynthiana. The public hearing fulfills two purposes; one from a statutory standpoint for land use planning. It fulfills the requirement for the adoption of the comprehensive plan, and as Debbie mentioned previously it also fulfills the OCRA, Office of Community and Rural Affairs grant, requirements relative to a public hearing on the two separately grant

funded projects. The new Mt. Vernon comprehensive plan replaces a plan that was done in 1963. It basically incorporates the river front revitalization recommendation plans through 2006 and the downtown redevelopment plan of 2006 and the river front was in 2007, and it also reflects a western bypass feasibility study that was done in '98. The new Posey County 2008 plan will replace the last plan that was done in '97 that had some interim updates from '78, 1980, 1984 and 1998 so I understand this last update one of the things is that it will reflect what the New Harmony comprehensive plan has identified as the future land uses around the fringe area just around your incorporated area limits. And there are two plan documents because there were two separate planning grants. The bottom line is the two plans are integrated with one another in particular the recommendations on the fringe area of Mt. Vernon are identical in both plans. We went through a planning process where we had four meetings with two different steering committees; one from Mt. Vernon and one from Posey County. There was roughly about twelve members on each of the steering committees. So, over a period of seven months we met four times. The first time we identified issues, leaders, community leaders we need to interview and prepared a survey to be distributed to the community. The second time we worked on our future vision. The third time the future alternatives and then the fourth time to review recommendations. In some instances the steering committees met jointly on some common issues particularly the land use in the fringe areas around Mt. Vernon. And just for your knowledge we did conduct two separate community surveys or one for Mt. Vernon and another one for Posey County to identify issues. We conducted separate community leader interviews; one from Mt. Vernon and another one for Posey County. And then we've had two rounds of public information meetings for the two plans. One round was to review background information, the future vision; the second was the look at future land use alternatives. Benefits of the plan you've had one in place for many years but the benefits range from protection of public property investment, private individuals, protecting the tax base, it deals with the cost effective relationship between where development goes and where the community invests in the infrastructure, sewer, water, transportation facilities. It also the comprehensive plan assists in facilitating the going after various grants to assist in various components. The plan contents, the state statute establish a very gentle frame work but the specific contents are unique to each community and what we have in the plan far exceeds what is required by state statute for a comprehensive plan. It establishes guidelines, not law for future development. The comprehensive plan provides guidelines for the development of infrastructure. Also speaks to guidelines for protection of historic and national resources. It's based basically on a year 2030 relative to a future population employment. It's geographically coordinated between the two plans. Specifically, the Mt. Vernon plan covers the incorporated area but it also displays the two mile fringe where the City has and has been extending its public infrastructure. The Posey County plan covers the incorporated areas Poseyville,

Cynthiana and the unincorporated area of Posey County including the two mile fringe around Mt. Vernon. It excludes the New Harmony plan because they have their own comprehensive plan and their own advisory plan commission and excludes Griffin, the community of Griffin, which does not participate in any planning process. The plan will also guide your land use controls, zoning and subdivisions decisions and regulations and a comprehensive plan may be amended at any time. You just have to hold another public hearing and make the recommendation to the legislative body to amend the plan. We basically say you should review the plan every five years and it would be good if it were updated to some extent every ten. The plan has some different components on it. The first is a community profile that's basically an inventory of existing protective conditions. It sets the community setting. It covers everything environment, socio-economic, assessment of existing conditions, basically infrastructure and community facilities, and it also identifies issues all to the growth and development, and that was done with the planning steering committees, through the community surveys that were done, as well as the community leader interviews. I'll quickly go through some graphics. These are not all of the graphics that are in the plan. It's going to highlight some of them. Obviously, you've got an extensive historic heritage throughout the Posey County and in this instance we also included New Harmony. In Mt. Vernon itself you have two historic districts; the downtown and surrounding residential areas and northeast and as you see a bunch of numbers over there those are all potential properties that are eligible for a local, state or national register. We did a housing condition survey in Mt. Vernon, Poseyville, Cynthiana and in the case of the balance of the County we provided information based on the value of housing as an indicator as the rating of housing. So, we did a windshield survey in the three incorporated areas rating the structures based on exterior review. Some other resources jumped out and we've got them mapped out here petroleum resources when you look at what looks like light green where the petroleum or wells have some time or another a drill route to Posey County. Wetlands and floodplains, population growth were there different population lines that were up there. The lower line is what is the State Data Center of Indiana University predicts. They show a decline in population as you go in the future years. The upper projection is one that is done by Woods and Pool Economics. It's based on U.S. Bureau of Labor statistics forecast of employment that they translate in the population. They've got a far more optimistic view point of the community than the one that is generally reflected in the plan is the one that falls in between. There are a number of graphics in here. This just illustrates the income by income range for each of the communities and to give you a feel. But if you look for a particular community the high for the bar will tell you that the greatest number of people in the community have a household income that's over in the like the highest number is in the seventy five to hundred thousand range is fourteen twenty nine, but that's all unincorporated Posey County. If we look at existing land use most of it you'll see is predominately agricultural

land within Posey County. The green areas that show up on the map are the Harmony State Park, Hovey Lake and Twin Swamps and another recreation area. We also did a parcel by parcel field check with land use and in all of the incorporated areas. This is what was in the case of Poseyville of the existing land use. We also did an identification of the individual land uses by the particular businesses in the downtown Poseyville. Likewise for Cynthiana downtown we did. Also we did Mt. Vernon individual land use we didn't do the downtown in detail which appears in the downtown redevelopment plan shows the individual uses. The bottom line you will see here and in Mt. Vernon the point to be made is there is very limited land inside the incorporated area of Mt. Vernon so there is a need for the community to grow and we'll have to look at land outside. When we look at the existing transportation system what has jumped out is a need for extension of the western bypass, the William Keck bypass, State Road 67 to the west side, and also a need to extend Lamont Road into the Maritime Center to State Road 62 down to the Bluff Road. The inventory of schools and we think excellent recreation areas throughout the county. We still have a lot of assets in parks and schools within Mt. Vernon. These are the top issues that popped out in the community survey that went out in Mt. Vernon versus Posey County. You see there is a difference in perspective where Mt. Vernon tended to be more concerned about infrastructure within the city. Posey County tended to be more concerned about economic development and tourism. Yet you'll see some of the things that were the arrows are in common relative to encouraging new quality industry and promoting economic development were common between the two. Future vision statement is really the statutory core of the plan. There is a brief statement of each of the communities; Posey County and Mt. Vernon. I won't go into the statement. There is a land use development policy paragraph. A community infrastructure policy statement, goals and objectives for future development, they cover economic development, tourism that is unique to the Posey County causing business, environment, transportation issues, utilities, recreation, and then community is unique to the Mt. Vernon plan. There is also a series of development and review guidelines that deal with land use, infrastructure, environment and government. These are to be used in association with the land use, future land use map, to determine land use change consistency with the comprehensive plan. And then secondarily, if the proposed change in land use is not consistent with the future land use map you'll have to fall back onto the guidelines to determine consistency. The plan covers a number of recommendations from future land use through and including an implementation program. Within Mt. Vernon is basically accepts the existing land uses and zoning in Mt. Vernon. We're not proposing changes to existing land use and we're not proposing changes to the zoning within Mt. Vernon. It does address, in terms of the future land use pattern it does address future land uses along the existing bypass, and then also the future bypass on the west side as it is extended and you'll see residential, industrial, commercial areas in various locations along the bypass. Relative to

Poseyville, the recommendations end up being growth around commercial, industrial growth, around the I-64 interchange, and then residential growth northwest of the elementary school. In the case of Cynthiana, as single family development in some of the vacant areas inside the present incorporated area. Posey County itself reflects, as I had mentioned before, outside New Harmony which is under this plan's jurisdiction this Plan Commission's authority, reflects what was in the Posey County...I mean the New Harmony comprehensive plan and we didn't second guess what they had developed. It shows, for instance, industrial development growth to the northwest the A.B. Brown power plant in West Franklin, and so is residential growth along State Road 66 running from the Posey-Vanderburgh County line to Blairsville. You can see that you've got to look at all of the plans in combination to get the specific recommendations for Poseyville, Cynthiana, Mt. Vernon and the two mile fringe around Mt. Vernon. Transportation recommendations several wants completion of the western component of the State Road 69 bypass, extension or reconstruction of Lamont Road from 62 to Bluff Road to improve access to the Maritime Center. The extension of I wanted to say, "Seivert" Road from the Industrial Drive to eastward to the State Road 69 bypass. Some portion of the road exist some portion do not. Reconstruct Grant Street from Lower New Harmony Road to Main Street. The City is pursuing that. There is also a trail that is being pursued, the Bend of the Ohio Trail from Brittlebank Park to the elementary school, then along the north bank of the Ohio River where it runs through the downtown river front park and then eastward. There is also a proposed trail linking Mt. Vernon, New Harmony State Park and New Harmony, and then there are also opportunities for safe routes to school, pedestrian and bicycle access. The City of Mt. Vernon has a current project from Eighth Street to West Elementary School. Utilities plan in the City of Mt. Vernon is to continue to eliminate the overflow problems with the sanitary sewer, complete the Mt. Vernon water filtration plan expansion. It will significantly enhance the amount of water capacity and pressure in the system. Continue expansion of the water and sewer lines to provide shovel ready development sites that's Posey County plan. Tap into Evansville sanitary sewer and water providers in Eastern Posey County based on cost efficiency. Exploring sewage treatment options for some of the large concentrations of septic tanks, on-site septic tanks and some of the unincorporated areas and eventually in the long term goal in the county is to work towards the County-wide water and sewer system. Relative to the community facility and service plan the unique thing in Mt. Vernon was to explore a facility for a new city hall, police department, and fire department. Relative to open space to recreation, the plan suggests that consideration be given to a new neighborhood park on the north side of Mt. Vernon as Mt. Vernon grows adding more recreational facilities in the Riverwood area south of Kimball Park in Mt. Vernon. Kimball Park is less than a half acre. That's very undersize relative to typical facilities you'd have in a neighborhood park although it does provide a playground surface for the community. Also, there may be opportunities

for park facilities in the unincorporated areas such as Wadesville. Then finally in the plan, in the Posey County plan, there is also a statement that major new subdivision in planned unit development should include park land or open space for those who live in those developments. The environmental plan is basically protect historic structures and protect the one hundred year flood plain from inappropriate development. Both of the plans, Posey County and Mt. Vernon, have an economic development component that says you need to develop an economic development program that identifies a basic development of an economic development program. Housing in the case of Mt. Vernon is to continue to remove the dilapidated structures and get them back onto the tax rolls. There is also a suggestion that Mt. Vernon may wish to identify target areas for housing rehabilitation programs and likewise the Posey County plan says the same for housing. In Mt. Vernon its implement the riverfront plan, implement the downtown redevelopment plan and then there's some specific land use control suggestions in the plan. One is to amend the Mt. Vernon general, commercial and central business district zoning districts to permit residential uses as a user right meaning you don't have to go out and get any other special permission. Today you would have to go out and get a special exception permit. The situation in one in which the commercial districts do not allow residential as a user right so single family, duplexes and multifamily are, and they do exist in many instances, are nonconforming uses. So, if someone wants to add on a room or add on a garage will either have to go through rezoning or in this instance go get a special exception permit. We think it is something that discourages continued investment in the property and you want to encourage investment until the time becomes opportune to actually convert it to commercial use. About the only recommendation we have in and around Mt. Vernon relative to the rezoning is you ought to give future consideration to industrial zoning along the bypass particularly as if it were to be extended to around the west side and because typically industrial land has the most astringent requirements associated with it and if you have an instance where a couple of residential uses go in or a minor subdivision would go in involving some houses, that it really discourages their use of that land for industrial purposes. Number three we think as you are looking further at Poseyville and Cynthiana they've got similar instances where the districts do not allow residential uses discourages continues investment in the properties for residential use until the commercial use comes along so we suggest likewise that those zoning districts be amended to permit residential uses. We also believe that some of the areas in the heart of Poseyville and Cynthiana probably have too much commercial zoning that that the commercial zoning is not likely to be realized. You may wish to consider rezoning some of those residential uses on the edge of those commercial areas back to office residential. And finally in the case of Cynthiana, we identified there's a light industrial area on the north side of the city, north of the abandoned railroad near Church Street you might consider rezoning that to agriculture. That's your prerogative. The next step in the process after you hear testimony here tonight and

take action it goes on to the Mt. Vernon common council. November 24th is the date that we've set for them to act to adopt the Mt. Vernon and we've identified November 18th for the Posey Board of Commissioners this coming Tuesday, and then it will be up to the Poseyville Town Council in Cynthiana Town Council also to adopt the Posey County plan. The last step is for the legislative bodies to adopt the plan by resolution not by law. So, at this point we will be open to...turn it back to the President to open the hearing to particular comments to be made and I'll certainly be willing to answer questions and we've already got some instances we've identified from textual changes that need to be made. Some are script errors and some are outright boobos that we made and we'll fix.

Mark Seib: Are there any questions or comments...?

Bill Newman with the Old National Bank and the Posey County Economic Development Partnership and as I reviewed that looking at economic development I am making an assumption that this plan does not specifically economic development that that would be handled in a totally different comprehensive plan or strategy for the County.

Jim Alsop: We've identified Sally Denning with the Chamber of Commerce and the Economic Development Coalition to work out a specific plan for Economic Development.

Bill Newman: Okay. I didn't see very much in your report about economic development; just two bullet points. Will it be expanded in the main report?

David Ripple: Yes, it is. It's very general in nature and typical of those you would have an economic development plan that has everything to do from infrastructure to the bargaining to business protection, business attraction to do with the entities in this community.

Bill Newman: One other point and this will be my final one; as I've done some of the draft plans one of our, as far as the County is concerned, one of our largest assets our school system and we don't address the school system at all. Is that because that's a separate entity?

David Ripple: That is because at this point in time we had no knowledge of specific major capital investments, expanding existing schools, or the identification of the locations for existing schools. So, we did not go into a capital improvement program or schools. But, I very much agree with you that communities' primary through high school very important component to retention not only to the existing population but also attracting additional population to live in Posey County. We can't understate it but on the other hand we did not get specific information provided to us on capital on the locations.

Bill Newman: I think you did a nice job of explaining that too. It is huge for retention and also for attraction.

David Ripple: Thanks

Mark Seib: Anyone else? Hearing none...

David Ripple: We have some editorial things that we need to let you know about so you know we're not sneaking anything behind you or underneath. On the Mt. Vernon plan, if you go to page thirty five, which is just a general map of the existing land use for Mt. Vernon it was brought to our attention that we probably need to fix a couple of boundaries for the incorporated area of one area on the west side in terms of West Ridge Drive and then the other area is on the east side South of State Route 62 in the vicinity of Leonard at Lower Mt. Vernon Road. We'll be making those corrections in the final plan graphics and we'll make sure that those corrections are made in all graphics in Mt. Vernon. The other change that we made was on page eighty four. That has to do with residential and that has to do with the very first sentence under Residential. We felt that after Mendy and Thorn and I had interacted and talked about some treatment of mobile homes that maybe it would help to have some definitions in here that would be consistent with what is currently in your zoning regulations. So, for instance, for a mobile home we'll put in parenthesis that's, "A dwelling unit on a chassis not more than sixteen feet in width with or without a permanent foundation." In the case of single family we also put in parenthesis a phrase that says, "Including a manufactured or modular home of at least twenty three feet in width on a permanent foundation." So that when people utilize this in the future and your successors will know what we intended by the definition, and basically we are saying that a single family is a traditional stick built house, on-site built house, manufactured home that's a double-wide or greater or a modular home. All treated the same way; we don't make the distinction. We do make a distinction on mobile homes though. And then the final change on page one "o" one was a scripture's error where I can't spell "Lower New Harmony Road"; I put down "Lollow New Harmony Road." If there are any other scripture, you know typographical errors, that are brought to our attention we will make those corrections, but those were the only changes.

And then moving onto the County plan, pages twelve and thirteen that basically again this has to do with the corporate area boundaries and there's been some minor changes in both communities to those boundaries and the Executive Director of the Plan Commission is going to give me those corrections and we'll make sure that the incorporated graphics are correct for all graphics in Poseyville and Cynthiana. On page...let's see...we've got a very diligent reviewer. On page fourteen of the County plan, on the bottom, the second to the last paragraph, it speaks to the highest point in Posey County we had it in the wrong township. It should be in Robinson Township

instead of Center Township, and it should also be three miles east of Blairsville instead of three miles west Blairsville. It's roughly the intersection of Daven Island Road and Rexer Road. We made that correction. On the bottom of page fifty two the paragraph next to the last sentence it speaks to whether or not Poseyville and Cynthiana adopted subdivision regulations and we as the authors were in error and we've changed the sentence that says, "Neither town has adopted subdivision regulations." We changed it to, "Both towns have adopted the County Subdivision Ordinance in 1986." And then the last change that we made is on page ninety in the Posey County plan under Residential. The first paragraph we added the parenthetical definitions of the mobile home and a single family. The same definitions as I stated for Mt. Vernon.

Jim Alsop: Look back on page fifty five.

David Ripple: Yes sir.

Jim Alsop: In the transportation in the first paragraph is Posey misspelled. The third sentence at the bottom.

David Ripple: It went through Spell Checker, but anything will go through Spell Checker.

Jim Alsop: Also it should be Seibert Lane

David Ripple: It's known as Seibert Lane throughout from one end to the other?

Jim Alsop: Yes.

David Ripple: We'll make sure that correction is made throughout the document then because there is a Seibert Road. Both documents say, "Seibert Road" change to "Seibert Lane." Very good. Matt's got two official documents that we'll pass onto to you that your Executive Director or Secretary can forward then to the County Commissioners and the Common Council of Mt. Vernon as the official documents to act on. We probably don't have time to make all of these changes but we've got them written in so you know what the changes are. And if we find any other scripture errors, any typographical errors, then we'll make those corrections too. Thank you very much for your attention here tonight. We enjoyed working with the steering committees on both of these projects. There were very dedicated steering committees that came virtually every member came to all four meetings and the members also attended the open houses too. So, we appreciate your dedication in helping us to develop a plan that reflected the vision for your community. Thank you.

Mark Seib: Thank you. Speaking on behalf of this group I want to thank you for allowing us the time and effort that you have done for this project. It was something that

was long overdue and it was an important project. We greatly appreciate your guidance in order to process it.

David Ripple: It was our pleasure.

Debbie Bennett-Stearsman: I do have one question. Procedurally, I guess Mindy are you planning on attending both of the meetings for adoption?

Mindy Bourne: Yes.

Debbie Bennett-Stearsman: I'll be going with you with resolutions for both. Okay. Is there any other questions or comments?

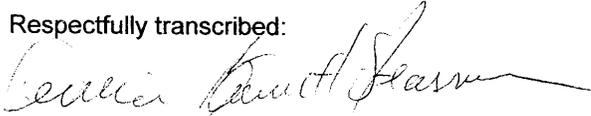
Mark Seib: Do we need to make recommendations tonight as far as an official motion?

David Ripple: Yes.

Debbie Bennett-Stearsman: I'm done. I'm going to turn this off if you want to close the public hearing.

Mark Seib: Okay. Unless someone else has something else to say, if not, we're going to close this portion of this meeting.

Respectfully transcribed:



Debbie Bennett-Stearsman

POSEY COUNTY COMMISSIONERS SIGN-IN SHEET

Public Hearing
November 13, 2008
6:00 P.M.

NAME	ORGANIZATION/ADDRESS
1. <i>Mindy Bourne</i>	<i>APC - 126 E. 3rd St.</i>
2. <i>Bucky Vincent</i>	<i>Area Plan - 126 E. 3rd</i>
3. <i>Ron Follows</i>	<i>Area Plan</i>
4. <i>Jim Clegg</i>	<i>Area Plan Commission</i>
5. <i>J. J. Westfall</i>	<i>" " "</i>
6. <i>W. Hill</i>	<i>" " "</i>
7. <i>BARRY TANNON</i>	<i>" " "</i>
8. <i>W. H. Hoge</i>	<i>" "</i>
9. <i>Mark Sait</i>	<i>" " "</i>
10. <i>Stephen Morlock</i>	<i>A P L</i>
11. <i>David Ruffle</i>	<i>Bernardin-Lohnweller Associates</i>
12. <i>Walt Schuch</i>	<i>Bernardin-Lohnweller</i>
13. <i>Felice Bennett-Jean</i>	<i>The Coalition</i>
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City of Mount Vernon Comprehensive Plan
 &
Posey County Comprehensive Plan
 (Unincorporated Posey County, Poseyville & Cynthiana)

Public Hearing

Posey County Area Plan Commission
 Hovey House
 Fourth at Walnut
 Mount Vernon, Indiana 47620

November 13, 2008
 at 6:00 PM



OUTLINE

- A. Purpose of Public Hearing
- B. Planning Process
- C. Comprehensive Plan Benefits
- D. Comprehensive Plan Contents
- E. Community Profile
- F. Future Vision
- G. Recommendations
- H. Next Steps

A. Purpose of Public Hearing

1. Receive public comment on two draft comprehensive plans:
 - Mount Vernon
 - Posey County → unincorporated Posey County and incorporated Poseyville and Cynthiana
2. Public hearing fulfills two purposes:
 - Meets State statutory requirements for adoption of a new comprehensive plan
 - Fulfills Indiana Office of Community and Rural Affairs grant requirements for the separate grants funding each plan
3. New Mount Vernon Plan replaces last plan in 1963
 - Incorporates Riverfront Revitalization Plan of 2007
 - Incorporates Downtown Redevelopment Plan of 2006
 - Reflects Western Bypass Feasibility Study of 1998
4. New Posey County Plan replaces last plan in 1975 with updates in 1978, 1980, 1984 and 1998
 - Reflects 2008 New Harmony Comprehensive Plan fringe area recommendations
5. Two plan documents due to two separate planning grants
 - Two plans are integrated → recommendations for fringe area of Mount Vernon identical in both plans

B. Planning Process

1. Four meetings with Mount Vernon and Posey County Steering Committees over past 7 months
 - Identify issues and leaders to be interviewed, and prepare survey (5/07 & 13/2008)
 - Develop future vision (7/15/2008)
 - Develop future alternatives (9/20/2008)
 - Develop recommendations (10/15/2008)
2. Steering Committees met jointly to address common issues
3. Separate community surveys for Mount Vernon and Posey County to identify issues
4. Separate community leader interviews for Mount Vernon and Posey County to identify issues
5. Two rounds of public information meetings for Mount Vernon and Posey County
 - Review background information and the future vision (7/30 & 31/2008)
 - Review future land use/transportation alternatives (9/17 & 18/2008)

C. Comprehensive Plan Benefits

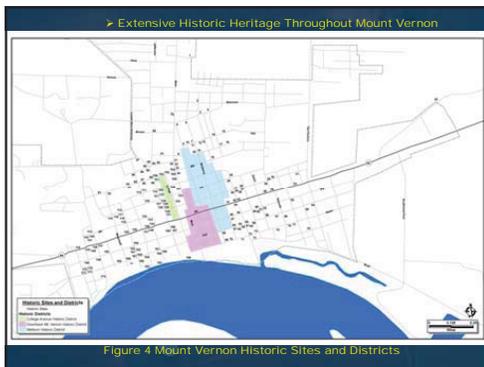
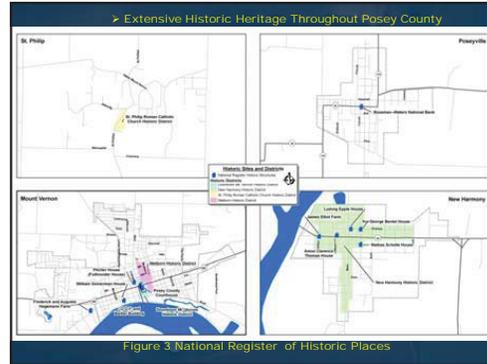
1. Achieves community self-determination
2. Protects property investments
3. Preserves property tax base
4. Helps keep tax rates down
5. Promotes attractive and healthy living environments
6. Guides future community development
7. Helps use tax dollars in the most cost-efficient manner for the maintenance of existing and construction of new public infrastructure
8. Provides a fair and equitable development process with a view towards efficient and cost-effective delivery of public services
9. Facilitates grants to address community needs

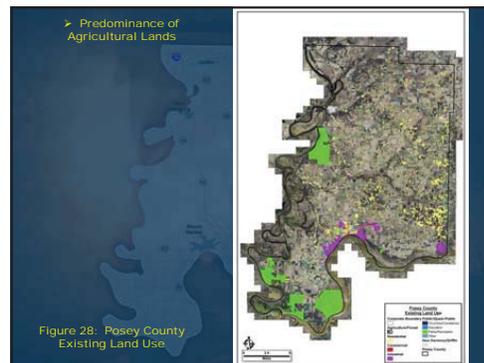
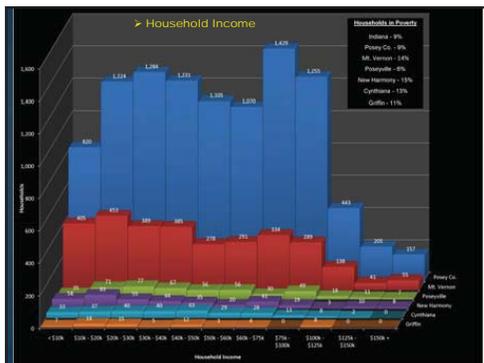
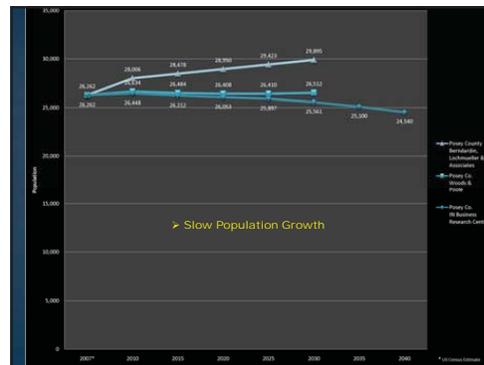
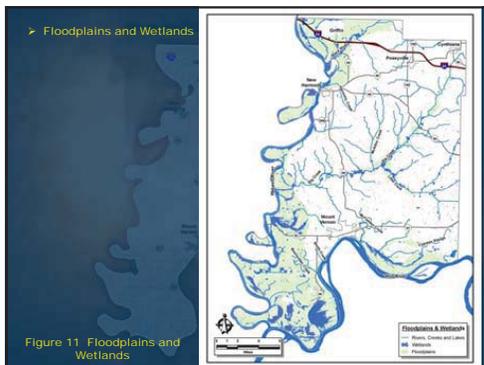
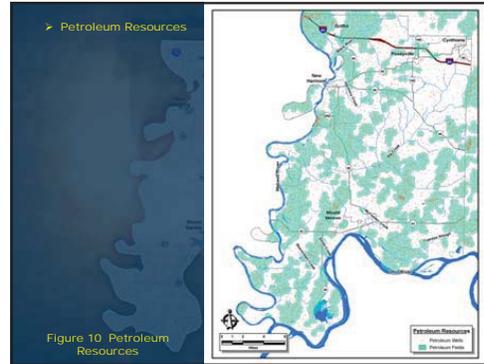
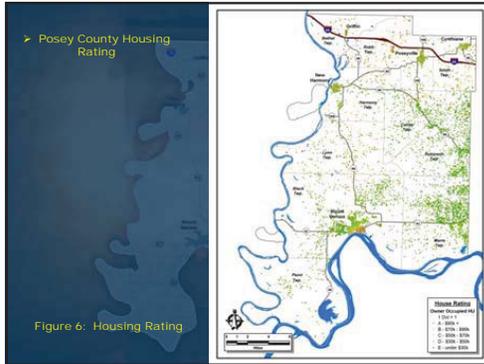
D. Comprehensive Plan Contents

1. State Statutes provide a general framework → The specific contents are unique to community.
2. Establishes guidelines (not law) for future development.
3. Provides guidelines for the development of roads, sewers, waterlines, drainage, parks and other community facilities.
4. Provides guidelines for the protection of historic and natural resources.
5. Based on conditions in the future → Year 2030.
6. Geographically Coordinated Mount Vernon and Posey County Plans
 - Mount Vernon Plan covers the incorporated area and a two-mile fringe where the city has and is extending public infrastructure.
 - Posey County Plan covers the incorporated areas of Poseyville and Cynthiana and unincorporated Posey County including the two-mile fringe of Mount Vernon
 - Excludes New Harmony which has its own Comprehensive Plan and Plan Commission
 - Excludes Griffin which does not participate in planning
7. Provides guidance for application of land use controls → zoning and subdivision control regulations
8. May be amended any time, but should be reviewed every five years and updated every ten years.

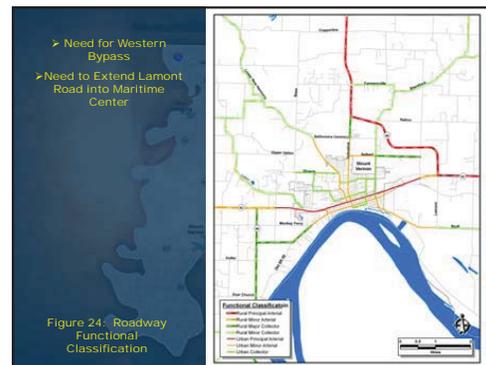
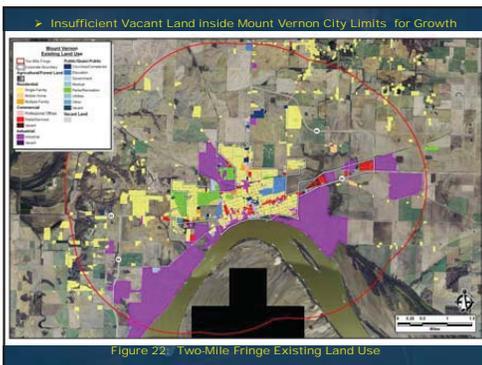
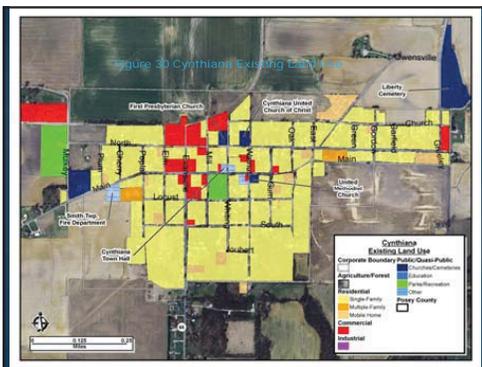
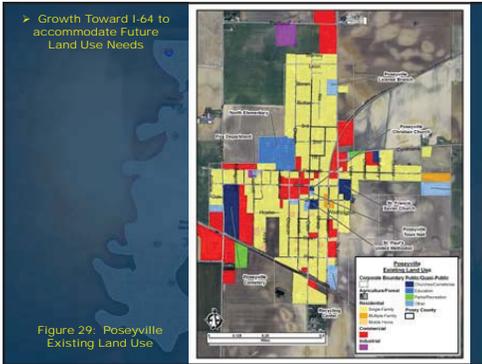
E. Community Profile

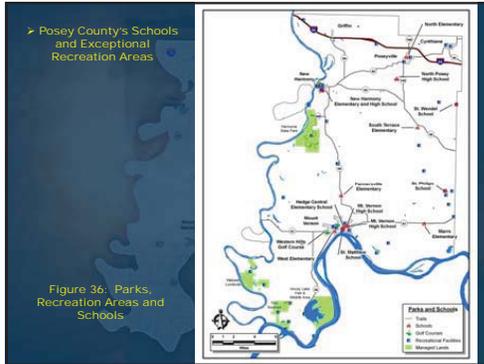
1. Community setting → historic, natural environment, & socio-economic characteristics
2. Assessment of existing conditions → land use, transportation, utilities, and community facilities
3. Community issues identification → plan steering committee, community survey and community leader interviews





11/13/2008

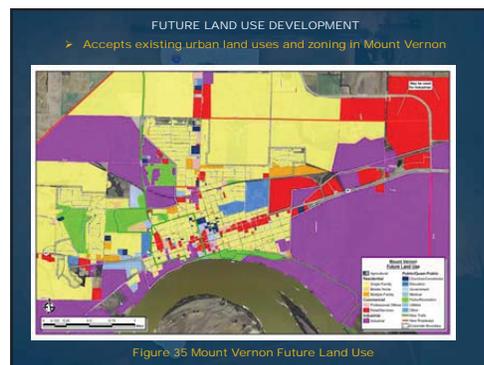


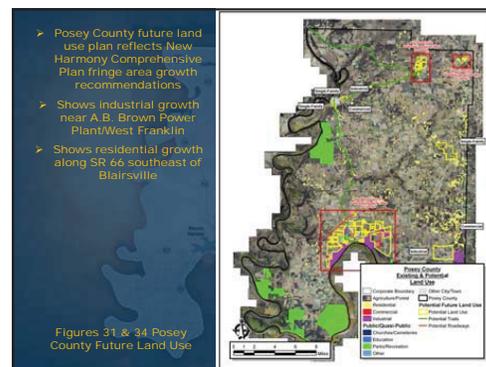
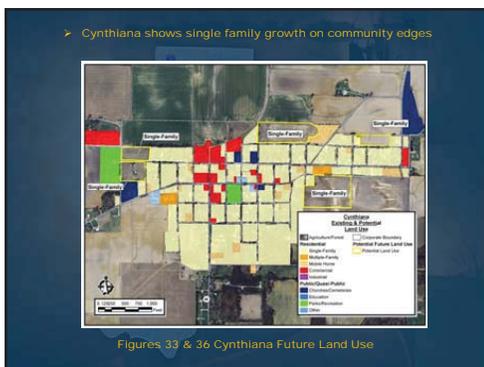
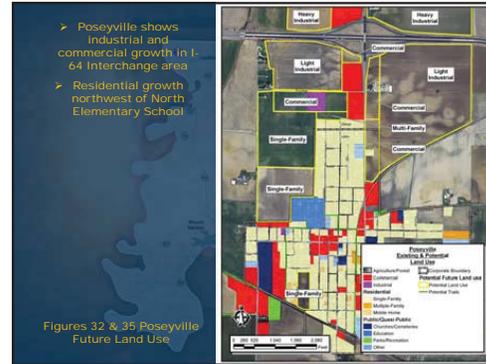
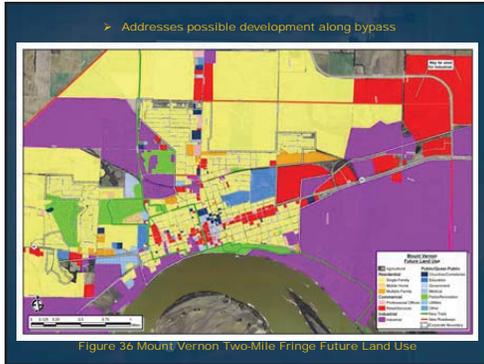


- ### Top Ten Community Issues
- | Mount Vernon | Posey County |
|---|---|
| 1. Encourage and increase retail and personal services | 1. Encourage new quality industry |
| 2. Expand city water filtration and distribution system | 2. Promote rivers and highways as asset to draw new development |
| 3. Improve sidewalks | 3. Promote economic development |
| 4. Better address vacant buildings | 4. Incentives to attract industries |
| 5. Promote economic development | 5. Incentives to grow existing businesses |
| 6. Encourage new quality industry | 6. Better promote tourism |
| 7. Upgrade and expand sewer system | 7. Improve existing roads and bridges |
| 8. Improve stormwater drainage | 8. Build on existing attractions |
| 9. Address heavy truck flow | 9. Need more destination points to attract tourism |
| 10. Increase downtown events | 10. Encourage growth in northern Posey County, Poseyville and Cynthiana |

- ### F. Future Vision
- (based on Community Issues, Steering Committee input and public open houses)
1. Vision Statement
 2. Land Use Development Policy Statement
 3. Community Infrastructure Policy Statement
 4. Goals and Objectives for Future Development
 - Economic development, tourism, housing, business, environment, transportation, utilities, recreation, community
 5. Guidelines → land use, infrastructure, environment and government
 - Used in conjunction with future land use map to determine land use change consistency with comprehensive plan
 - Basis for determining consistency with comprehensive plan when inconsistent with future land use map

- ### G. Recommendations
1. Future Land Use Development Plan
 2. Transportation/Thoroughfare Plan
 3. Utilities Plan
 4. Community Facilities and Services Plan
 5. Open Space and Recreation Plan
 6. Environment Plan
 7. Implementation Program





G. Recommendations (continued)

2. **Transportation/Thoroughfare Plan** →
 - Completion of Western SR 69 Bypass
 - Extension/Reconstruction of Lamont Road from SR 62 to Bluff Road to improve Maritime Center access
 - Reconstruction and extension of Seibert Road from Industrial Drive to the SR 69 Bypass
 - Reconstruct Grant Street from Lower New Harmony Road to Main Street in Mount Vernon
 - Bend of the Ohio River Trail from Brittlebank Park to West Elementary School and along the north bank of the Ohio River through new downtown riverfront park and eastward
 - Trail linking Mount Vernon, Harmonie State Park and New Harmony
 - Safe-Routes-to-School pedestrian/bicycle access → 8th Street to West Elementary School in Mount Vernon
3. **Utilities Plan** →
 - Elimination of Mount Vernon sanitary sewer overflow problems
 - Completion of Mount Vernon water treatment plant expansion
 - Continued expansion of incorporated area sewer and water lines to provide shovel ready development sites
 - Tap into Evansville sanitary sewer and water providers in eastern Posey County
 - Explore sewage treatment options for large concentrations of on-site septic systems in unincorporated areas
 - Work toward county-wide water and sewer system in future

G. Recommendations (continued)

4. **Community Facilities and Services Plan**
 - Explore options for new City Hall, Police Department and Fire Department buildings in Mount Vernon
5. **Open Space and Recreation Plan**
 - Consider a new neighborhood park on the north side of Mount Vernon
 - Adds more recreation facilities in the Riverwood area south of under-sized Kimball Park in Mount Vernon
 - Unincorporated areas such as Wadesville would benefit from adding parkland
 - New subdivisions and planned unit developments should include parkland or open space for those residents
6. **Environment Plan**
 - Protect historic structures
 - Protect the 100-year floodplain from inappropriate development
7. **Economic Development** → develop a Mount Vernon and Posey County Program

G. Recommendations (continued)

8. **Housing**
 - Continued removal of dilapidated structures in Mount Vernon
 - Develop targeted housing rehabilitation program for Mount Vernon
 - Posey County should do likewise
9. **Riverfront Redevelopment (Mount Vernon)**
 - Implement the adopted Riverfront Plan
10. **Downtown Revitalization (Mount Vernon)**
 - Implement the adopted Downtown Redevelopment Plan
11. **Land Use Controls**
 - Amend the Mount Vernon *General Commercial (CG)* and *Central Business District (CBD)* zoning districts to permit residential uses as a use of right without a special exception permit
 - Give future consideration to industrial rezoning along the existing and extended SR 69 Bypass to protect prime industrial areas from inappropriate development
 - Amend the Poseyville and Cynthiana *Neighborhood Commercial District (B-1)*, *Central Business District (CBD or B-2)* and *General Commercial District (CG or B-3)* zoning districts to permit residential uses
 - Consider rezoning residential uses on the edge of existing commercial areas to residential or office in the heart of Poseyville and Cynthiana
 - Consider rezoning the industrial area north of the abandoned railroad and Church Street to agriculture in Cynthiana

H. Next Step

1. After reviewing oral and written testimony, the Area Plan Commission will recommend action on the Comprehensive Plans to:
 - Mount Vernon Common Council (11/24/2008)
 - Posey County Board of Commissioners (11/18/2008)
 - Poseyville Town Council
 - Cynthiana Town Council
2. Action by the local legislative bodies through a resolution (not law)

Thank You!



BERNARDIN LOCHMULLER & ASSOCIATES, INC.
Engineering • Surveying • Planning • Architecture/Interior • Water & Wastewater

November 14, 2008

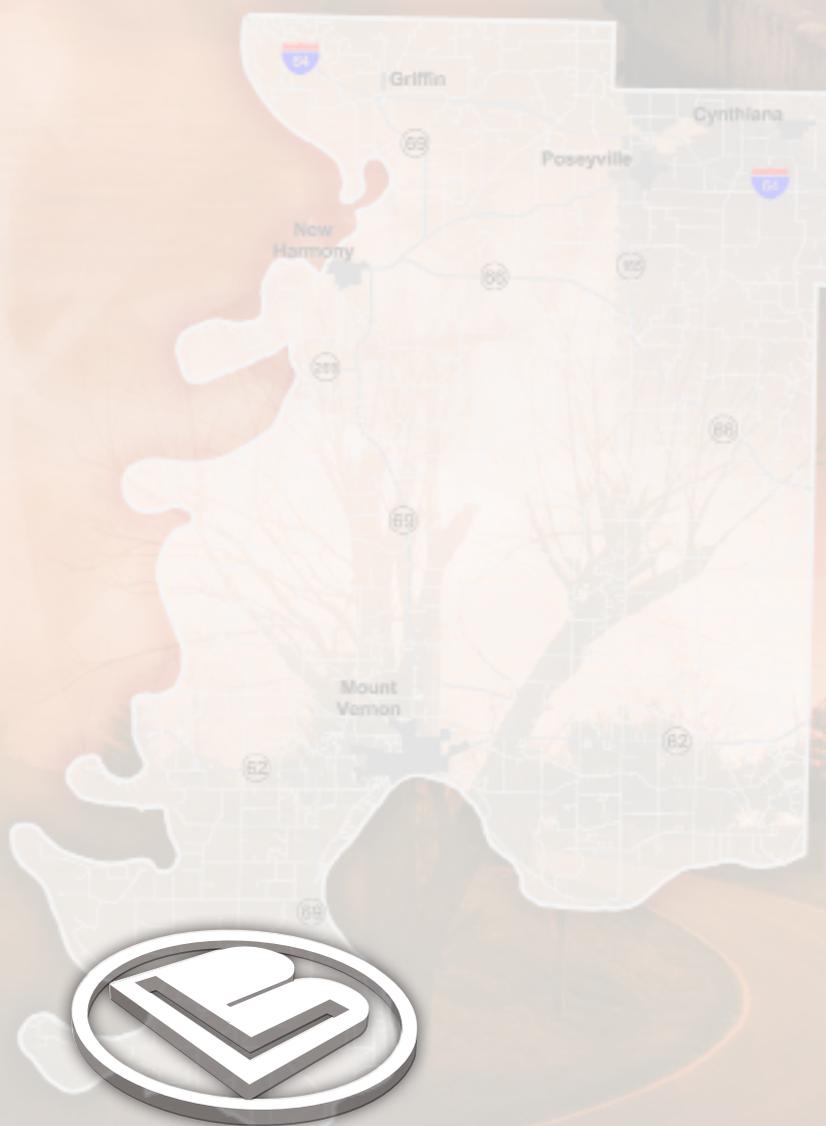
POSEY COUNTY COMMISSIONERS

Where: Hovey House, 330 Walnut Street, Mt. Vernon, IN.

When: Tuesday, November 18, 2008 at 9:00 A.M.

Amended Tentative Agenda

1. Approve Minutes
2. Approve Claims
3. Treasurer's Monthly Report
4. Community Corrections/Mark Funkhouser
5. Wadesville-Blairsville Regional Sewer District/Appointment
6. Posey County Comprehensive Plan/ Bernardin, Lochmueller, and Associates
7. Abengoa/Extension of Agreement
8. 2009 Bids for Highway Department/EMS/Sheriff Department
9. Court View Justice Solutions Agreement
10. Highway Department/Steve Schenk



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