

Culver Comprehensive Plan

Culver, Indiana



ARCHITECTS

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Table of Contents

Preface

Table of Contents	iii
Acknowledgments	iv
Comprehensive Plan Mandate	v
How to use this Document	vi

Part 1 - Comprehensive Plan Foundation

Chapter 1 - Community Profile

Introduction	
Demographics	
Scenarios	
Land Use/Housing Input	
Economic/Business Development Input	
Environment, Trans., Infrastructure Input	
Primary Community Issues	

Part 2 - Goals, Objectives & Strategies

Chapter 2 - General Goals

Introduction	
Health, Safety and Welfare	
"Quality of Life"	
Preserve Rural and Small Town Character	
Managed Growth	

Chapter 3 - Land Use

Introduction & Goals	
Objectives & Strategies	
Residential	
Commercial	
Industrial & Farmland	
Institutional & Environmental	
Future Land Use Plan	
Future Land Use Map	

Chapter 4 - Growth Management

Introduction & Goals	
Objectives & Strategies	
Capital Improvement Plan (CIP)	
Annexation	

Chapter 5 - Transportation

Introduction & Goals	
Objectives & Strategies	
Pedestrian Network	
Existing Roads & Highway Access Plan	
Street Hierarchy & Transportation Plan	
Transportation Plan Map	

Chapter 6 - Community Facilities & Services

Introduction & Goals	
Objectives & Strategies	
Miscellaneous	

Chapter 7 - Environmental

Introduction & Goals	
Objectives & Strategies	
Miscellaneous	

Chapter 8 - Infrastructure

Introduction & Goals	
Objectives & Strategies	
Sewer & Water Improvements	

Chapter 9 - Aesthetics & Identity

Introduction & Goals	
Objectives & Strategies	
Gateways & Downtown	
Linkages & Development Standards	

Chapter 10 - Economic Development

Introduction & Goals	
Objectives & Strategies	
Miscellaneous	

Chapter 11 - Parks & Recreation

Introduction & Goals	
Objectives & Strategies	
Miscellaneous	

Acknowledgments

The Culver Comprehensive Plan is the result of hard work and contributions of many people. A plan that does not involve those it hopes to serve will not be successful. For this reason, the residents of the community were asked to put forth effort, thoughts, ideas, goals, and visions. It is appropriate and necessary to give special recognition and appreciation to the following people and boards who were integral to this planning process.

A Special Thanks

A special thanks goes to the People of Culver, particularly those who attended the workshops and provided their valuable input into the planning process.

Community Leaders

The following people made this effort possible and were significant contributors to the final outcome.

Plan Commission

Chester Gut
Sharon Hartz
Sue Roth
Dennis Geiger
Bobetta Ruhnow
Russ Mason
Pete Peterson

Town Council

Ralph Winters
John Sage
Russel Mason
Barbara Behnke
Ed Pinder

Comprehensive Plan Mandate

This Comprehensive Plan is based on community input, existing land uses, existing development trends, suitability, feasibility, and natural land features. Some specific recommendations made at one or more of the public workshops from the citizens to guide the plan include:

- Preserve small town character;
- Recognize and support the farming industry;
- Protect groundwater supply;
- Protect water quality;
- Increase economic development efforts;
- Increase housing opportunity for community residents; and
- Improve infrastructure capacity and distribution.

Indiana Statutes, Title 36, Article 7, as amended, empowers towns to plan. This unit of government is further charged with the purpose of improving "the health, safety, convenience, and welfare of the citizens and to plan for the future development of their communities to the end:

- (1) That highway systems [and street systems] be carefully planned;
- (2) That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- (3) That the needs of agriculture, industry, and business be recognized in future growth;
- (4) That residential areas provide healthful surroundings for family life; and
- (5) That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds" (IC 36-7-4-201).

Public law further states that towns may establish planning and zoning entities to fulfill this purpose (IC 36-7-4-201). In compliance with State Law Culver passed an ordinance to establish and maintain a Plan Commission.

Furthermore, while residents of Culver support the comprehensive planning process, such action is required by legislative mandate. The Indiana statutes provide for and require the development and maintenance of a comprehensive plan. The Plan Commission shall maintain the Comprehensive Plan (IC 36-7-4-501).

IC 36-7-4-502 and 503 state the required and permissible contents of the plan. Required plan elements are listed below:

- (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."

The Plan Commission compiled this and additional information permissible by case law into this Comprehensive Plan. This mandate serves as the foundation of the *Culver Comprehensive Plan*.

*Statements in brackets [] are not part of the quotes but are added to clarify interpretation of the quote.

How to Use this Document

This comprehensive plan is required in the state of Indiana as a basis for zoning ordinance. In addition to this statutory obligation, Culver's comprehensive plan can serve as a valuable public management tool if used on a regular basis.

This comprehensive plan can best be described as a community guidebook. When reviewing development plans, making budgets or setting priorities use this document to help make decisions. Because of its emphasis on public participation it gives town leaders knowledge of what the community wants, needs and desires.

This plan will help guide the plan commission in its decision making process. However, it addresses many other community issues as well. This plan:

- Can help town council when considering infrastructure or economic development decisions,
- Can give civic groups ideas on how to strengthen and enhance community, and
- Gives the legal basis for protection and conservation of sensitive environmental areas.

Throughout the public input process, residents stated that they wanted a comprehensive plan that provided a "vision." This "vision" for Culver is described through a set of goals. There are four general goals and nine topic-specific goals described in this plan. The topic-specific goals include objectives, strategies and action steps that will help the town reach each.

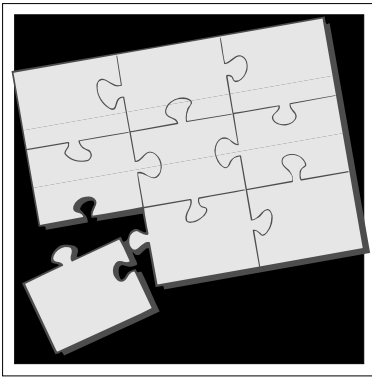
Culver, like many communities, is made up of several overlapping components and diverse ideas. Working together to achieve the set of goals in this document, Culver citizens will realize strengthened community identity and an enhanced quality of life.

Part

1

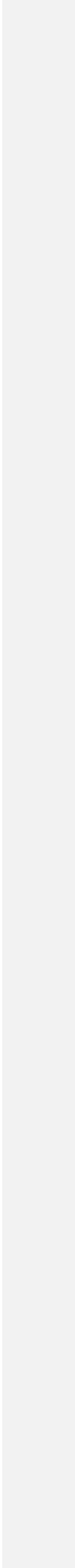
Comprehensive
Plan Foundation





Chapter 1

Community Profile



Community Profile - Introduction

This section summarizes the first phase of the comprehensive planning process. This includes general data and statistics collection, and public input/participation that incorporated a referral to previous community studies, a public workshop and key interviews.

This comprehensive plan is a citizen-input driven process. However, statistical information was compiled to understand demographic trends and to provide a “snapshot” of the community in regards to population, income, unemployment and poverty rates. All information was taken from the U.S. Census that is conducted every 10 years. The most recent data available is from the 1990. Since this section also documents demographic trends, census information for a series of years was used in the charts when data was available.

Prior to this comprehensive planning process two studies were completed that incorporated a community-wide public input process, they were:

- *A Community Needs Assessment*, by Mary Means and Associates in 1997
- *Culver Community Design Charrette*, by Ratio Architects in 1998

These studies were referred to during the production of the plan and served as a valuable source of community needs, issues and wants.

The public participation process included a workshop which was held at the Jr./Sr. High Media Center. The workshop was publicized through advertisements in the *Culver Citizen* and through the distribution of posters. Postcards were also sent to a variety of citizens and announcements were made at local meetings. Approximately 40 people attended the workshop. In addition to gathering citizen input, the workshop was held to meet the requirements for public notification established by the State of Indiana.

The purpose of the workshop was to build on the information gained from previous community studies and to create a community “vision.” More specifically the workshop provided an opportunity for citizens of Culver to specify goals and objectives as necessary for a comprehensive plan.

First, participants were given two scenarios and asked to respond to them. These scenarios were given in order to get participants thinking about how they would like to see Culver develop in the future.

Participants were then asked to sit in on one of the three topic groups based on their areas of interest. The three groups were as follows:

- 1) Land Use/Housing
- 2) Environment/Transportation/Infrastructure
- 3) Economic Development/Business Development

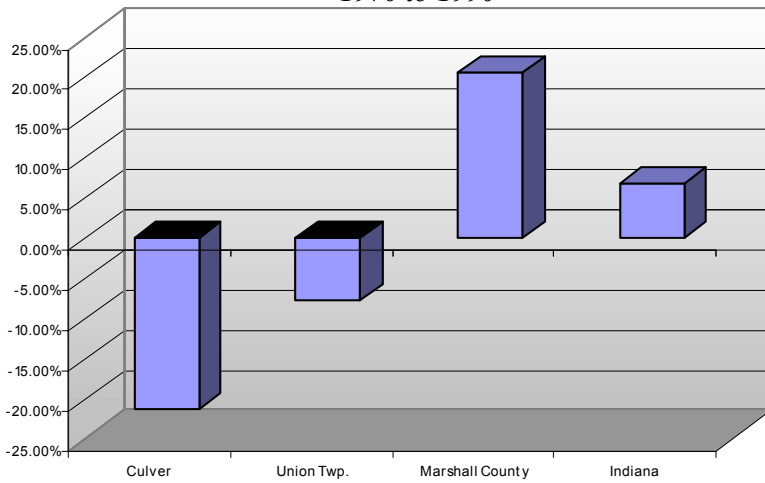
In each of these groups, participants were given a proposed goal and objectives and were asked to either confirm or make changes to the proposed goal and objectives. Participants then had the opportunity to brainstorm additional objectives that would meet the proposed goal. The process of confirming goals and brainstorming objectives was repeated twice, giving each participant the chance to sit in on two of the three groups.

In addition to the public workshop, key person interviews were conducted. 105 citizens were notified by letter and asked to come and share their opinion about the future of Culver. These citizens were grouped into seven categories based on their specific area of knowledge and/or interest. All seven discussion sessions were run in a one-day period. Approximately 60 people came and shared their opinion about the future of the community.

On the following pages is an executive summary of the census data and public input results.

Community Profile - Demographics

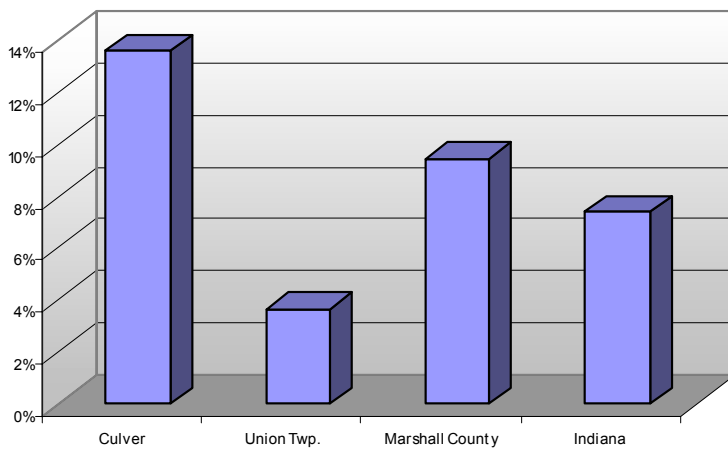
**Percent Change in Population
1970 to 1990**



Between the years 1970 and 1990, both Culver and Union Township had a decline in population of 21% and 7%, respectively. This was compared to a rise of population in Marshall County of 20%. This drop in the number of residents may not be a true reflection Culver's population. While the permanent population may have dropped, throughout the years Culver has gained an increasing amount of summer and weekend residents.

Source: U.S. Census Bureau

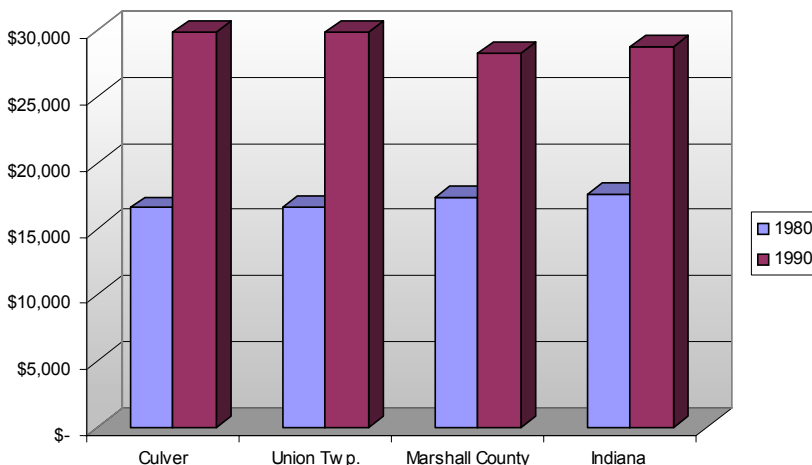
**Percentage Change in Number of Housing Units
from 1980 to 1990**



Culver has experienced a 14% increase in number of housing units between 1980 and 1990. This increase in housing units was greater than Union Township, Marshall County and the State. These increases were 4%, 9% and 7%, respectively. The housing unit increase coinciding with a population drop shows the impact of increased summer and weekend residents.

Source: U.S. Census Bureau

Household Median Income

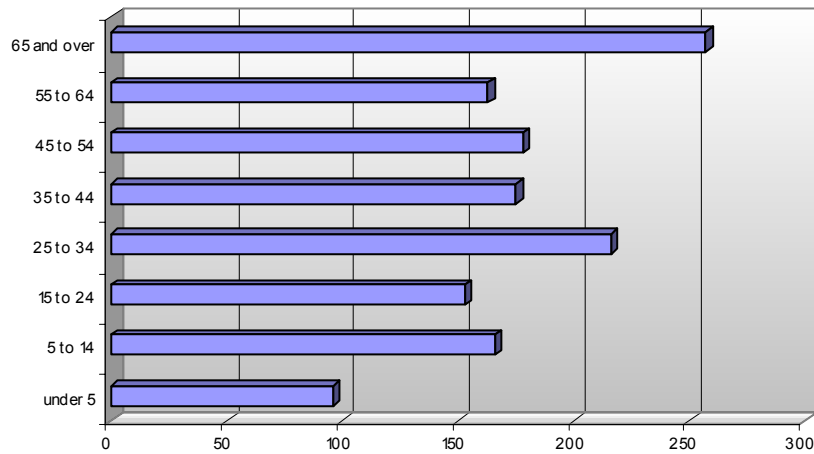


Culver had an 80% increase in median household income between 1980 and 1990. Culver has a median income of \$29,931 in 1990 which was \$1,620 above the Marshall County median of \$28,311. Culver's median income was also 4% higher than the State median income of \$28,797.

Source: U.S. Census Bureau

Community Profile - Demographics

Age of Population in 1990

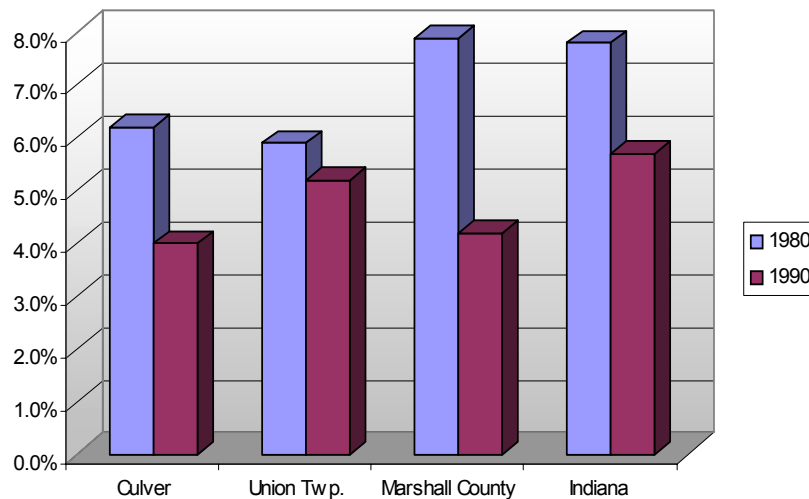


The age breakdown of Culver's 1404 residents in 1990 is shown in the chart to the left. The largest age group was 65 and over, with 257 people; followed by the 25 to 34 age group with 216 people. This was 18% and 15% of the population, respectively.

In 1990, Culver had a large 65 and over population. The special needs of an aging population should be taken into consideration when planning for the future. However, this must be balanced with the needs of teens and younger children.

Source: U.S. Census Bureau

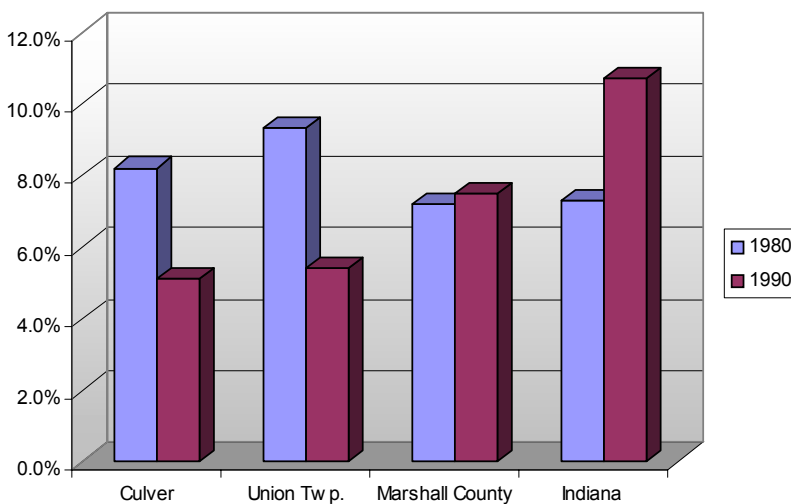
Unemployment Rate



Employment opportunities also fared well between the years of 1980 and 1990. Culver's unemployment rate was just under 4% and is about 1.7% less than the state's rate of 5.7%. In addition, the unemployment rate had dropped 2.2% since 1980. While Marshall County's unemployment rate had the highest drop in rates of 3.7%, Culver had the lowest unemployment rate of the three comparative populations in 1990.

Source: U.S. Census Bureau

Poverty Rate



Coinciding with a drop in the unemployment rate, the poverty rate moved from 8.2% to 5.1% between the years of 1980 and 1990. Culver's poverty rate in 1990 was 5.1%. This was substantially lower than the State's poverty rate of 10.7%.

Source: U.S. Census Bureau

Community Profile - Scenarios

At the beginning of the workshop, two scenarios were described and participants were asked to respond to them. The purpose of the scenarios were to get participants thinking about a future vision for Culver. Following are the two scenarios described and participants' responses. The responses are listed in no particular order.

Scenario 1

If you were to move away and five years later hear an announcement about Culver on the radio; what type of recognition would you like to hear the announcer stating about Culver?

- The school corporation is a model for the state education system.
- Sufficient quality jobs and industry are available to employ and retain several generations of families (all ages of workers).
- The community has grown from 1,400 people to 3,000 people in an orderly and positive manner.
- A model community that is a world class resort community; world class school community; world class academy; and a world class place to live.
- Culver's diverse range of residents working together toward a common goals (bringing the 4 groups together).
- Friendly place for seniors that has affordable housing, good facilities, amenities and tax values.
- A reverse commute community, where citizens have their primary home here but commute or telecommute to work elsewhere. A place that utilizes technology (market it) and has the infrastructure to support it.
- A community with a well developed niche shopping area.
- A community that recognizes the needs of and plans for working families.

Scenario 2

If you were to move away and return in 10 years, what would you like to see in Culver?

- Different city agencies successfully working together to provide community services; particularly, a community pool, boys and girls club, and using the high school for senior citizen activities.
- Doctors and nurses that work in St. Joe Medical living in Culver year round.
- Several successful residential subdivisions.
- A variety of successful small businesses that employ 15-20 workers.
- A community that is not "desperate" for industry or lowers its standards to non-environmentally friendly industry.
- Town pursuing clean industries in their economic development efforts.
- Preservation of the greenbelt around the lake that includes some low density residential.
- Business/industry that "lift" standards placing higher expectations on schools to produce good employees for local white collar jobs.
- A strengthened resort image through the creation of:
 - Wetlands, boardwalks, paths (nature walks),
 - Bicycle trail around lake,
 - Canoe/kayak rental,
 - Boat trips, and
 - Tours by cadets at Academy.
- A reasonably priced motel facility.
- Unified design standards and features throughout Culver.
- A new grocery store and gas station.
- Surrounding communities working together coordinating where growth and development should occur north and west of Culver.
- Elimination of spot zoning.
- Consistency in decision making.
- A task force that focuses on economic development, infrastructure, planning and zoning.

Community Profile - Land Use/ Housing Input

Participants were grouped by topics and then asked to brainstorm additional objectives or policies. The following suggestions are the results of this brainstorming. They are listed in no particular order.

Land Use/Housing

- Housing needs to be located within a reasonable distance in order to have proper infrastructure.
- Concerned about mobile home park.
- Would like to see a subdivision homes \$100,000 to \$125,000 homes. Possible locations include:
 - north of 10, west of 17,
 - south of Davis and west of Main, and
 - across from the cemetery.
- Future industrial uses could be located on unused Tenneco land (62 acres) and the property to the south.
- Guide all possible rezoning of critical areas.
- Provide suggestions of what to rezone for future land uses, if at all.
- Be sensitive to land uses in the gateways.
- The lakeshore is currently a hodge podge of uses. Would like a clearly defined district.
- Agriculture/farmland preservation.
- Need more housing for year-round residents.
- Retain the maximum planning jurisdiction possible.
- Establish an Industrial park south of Tenneco and a street east of Tenneco serving future multifamily. Provide for multifamily housing east and west of the site.
- Need housing that people with an income of \$20,000 to \$45,000 can afford. But don't discourage homes in the \$250,000 price range.
- Encourage home occupations.
- Create buffers (berms/hills) between incompatible land uses.
- Discourage spot zoning.
- Maintain current town character.
- Encourage controlled growth. (no strip malls)
- Keep pedestrian accessibility.
- Consider the use of design guidelines in distinctive commercial areas such as East Lakeshore drive and downtown.
- Maintain town character but keep affordability (don't forget the non-white collar residents).
- Farm preservation not an issue.
- Establish development laws that provide adequate park areas.
- Bike path from city park to Plymouth (rails to trails).

Community Profile - Economic/Business Development Input

Participants were grouped by topics and then asked to brainstorm additional objectives or policies. The following suggestions are the results of this brainstorming. They are listed in no particular order.

Economic/Business Development

- Fill vacant industrial buildings with another industry.
- Do not try to outcompete the surrounding communities.
- Focus on diversification of business and industry.
- Establish an Economic Development Committee (EDC).
- Have EDC build to a spec/to suit building.
- Build on quality tourism that maintains the existing town character.
- Annex the lake in order to build tax base.
- Unify township/town into a unigov system.
- Consider the needs of non-college bound citizens.
- Stick to the planned land uses - not sprawl.
- Focus mixed uses toward south and south west areas of town.
- Work to improve the school system.
- Enhance/create amenities to attract and retain businesses.
- Try to prevent out-migration of businesses.
- Focus on businesses that could be anywhere via internet/technology.
- Establish a good connection with U.S.30 because it is a better link to Chicago, expand 17 to 30.
- Maintain a constant economic development effort.
- Supporting The Academies in its growth and development.
- Support tourism and migrant workers.
- Support both small and larger businesses through incentives and other means.
- Recognize and support farming industry.
- Be open to environmentally clean businesses.
- Encourage business that employs local people.
- Encourage housing for employees.
- Improve the school corporation.
- Support the lake and Academies - what's good for them is good for the town.
- Improve technology infrastructure.
- Ameritech/Sprint controlled areas
- Concern with power outages and high utility rate
- Support businesses that are compatible with resort/tourism.
- Extend and expand tourism season - Academy is already doing it.
- Encourage niche businesses.
- Establish a winter lake event.
- Establish a merchants association.
- Establish a liaison to monitor/work with existing businesses and to build relationships.

Community Profile - Environment, Trans., Infrastructure Input

Participants were grouped by topics and then asked to brainstorm additional objectives or policies. The following suggestions are the results of this brainstorming. They are listed in no particular order.

Environment

- Review development proposals for storm water runoff impacts.
- Consider impacts of run-off from agriculture and city streets.
- Continue and expand artificial wetlands.
- Strive to renew the natural lakeshore through both education and incentives.
- Explore ways to stabilize lake water level.
- Decrease dependence on septic systems.
- Increase use of retention ponds.
- Maintain architectural character through preservation of historic buildings.
- Reduce storm water runoff.
- Acquire (wetlands) properties.
- Foster and encourage the continued partnership with The Culver Academies.
- Maintain existing park and acquire new park land.
- Establish a park district and a park plan.
- Maintain and enforce floodplain ordinances.

Transportation

- Encourage greater pedestrian/bike paths and the separation of bikes and cars.
- Improve sidewalks.
- Provide natural easements in developments.
- Improve cooperation with other transportation networks such as county and state.
- Establish “smart” parking downtown.
- Improve methods for fire rating (insurance).
- Establish a pedestrian path along Jefferson from Washington to the park.
- Create more sidewalks.
- Require future subdivisions to meet established street and sidewalk standards.
- Focus improvements on Lake Shore Drive.
- Ensure public parking along Lakeshore Drive and Park.

Infrastructure

- Maintain adequate water supply - fire rating (possibly dry hydrants).
- Spotty, inadequate sewer systems.
- Concentrate on developing/improving infrastructure on the north side of town.
- Use existing infrastructure as efficiently as possible (best use of existing system).
- Encourage local organizations and/or town council to look at multiple funding options.
- Consider intergovernmental cooperation for future infrastructure improvements.
- Encourage Culver/County planning.

Community Profile - Primary Community Issues

The information collected during the public workshop, key interviews and previous community studies have been used to identify the existing issues in the community. A summary of the primary community issues determined by the residents who participated in the planning process are listed below and are in no particular order.

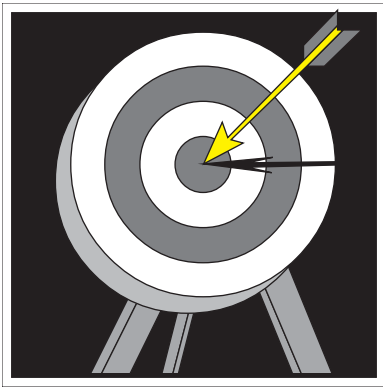
- Increase housing for community residents.
- Increase economic development efforts.
- Improving infrastructure capacity and distribution.
- Maintaining and enhancing town character.
- Preserving the environmental integrity of Lake Maxinkuckee and Lost Lake.
- Coordination and cooperation of Culver's diverse citizen groups working toward the common goal of the betterment of the community.

This plan utilizes goals, objectives and strategies to help guide growth and development within a community. The goals, objectives and strategies address the primary community issues and are based on community input.

Part

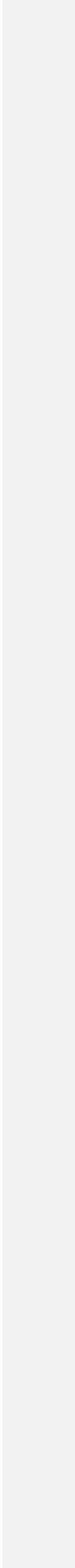
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Goals and
Objectives



Chapter 2

General Goals



General Goals

Introduction:

The following pages list and describe broad but overall goals of the community. The essence of these goals is interwoven throughout the entire document and are considered the highest priority goals in the document. The general goals include: protecting the health, safety, and welfare of residents; enhancing resident's quality of life; preserving Culver's small town character; as well as managing and directing growth.

Health, Safety, and Welfare

GOAL:

To protect and improve the health, safety, and welfare of the Culver community.

This goal is the only goal in this section that was not directly derived from community input. This goal reflects what should always be promoted by a community. It is derived from the original language that provides the legal foundation for community planning and is still considered the primary goal of planning within a community.

Culver should always strive to protect its residents from potentially dangerous situations and environments. The areas of protection include, but are not limited to the following:

- Fire,
- Disease,
- Flood,
- Dilapidated structures,
- Community-wide economic deterioration, and
- Hazardous materials.

Decisions shall not be solely based on the potential effects to individual property values. It is understood that some decisions must be made for the benefit of the entire community and this may occur at the detriment of one or a few persons. Increasing property value community-wide shall be considered a valid rationale for decision making.

"Quality of Life"

GOAL:

To preserve and enhance the "quality of life" for residents of Culver.

The "quality of life" in a community is made up of many items, both tangible and intangible. According to the *Indiana Total Quality of Life Initiative*, there are fourteen "quality of life" factors. They include:

- Economic vitality,
- Consumer opportunity,
- Infrastructure,
- Transportation,
- Public services,
- Health and safety,
- Education,
- Housing,
- Land-use and growth management,
- Environment,
- Recreation,
- Arts and culture,
- Community character, and
- Community life.

Always strive to improve the quality of life in each of the above noted categories to the extent that the effect is community-wide.

Several of the above quality of life factors appear throughout this section and in later sections. In general, these factors should always be considered when community decisions are being made.

General Goals

Preserve Small Town Character

GOAL:

To protect and preserve the small town character of Culver.

The residents of Culver live here or moved here primarily for its small town character. This small town character includes the following attributes:

- Friendly people,
- Low density,
- Low traffic congestion,
- Open/green space,
- Natural amenities,
- Low crime rate,
- Social environment, and
- Small businesses.

While communities grow over time, the goal is to strive to maintain the present character of the town. Some specific items that should be preserved include:

- Lake Maxinkuckee,
- Greenspaces,
- Midtown village character,
- Academies property,
- Culver-Union Township park,
- Farmland, and
- Downtown village character.

Protection of these areas and their visual appeal is very important to the people of Culver.

Managed Growth

GOAL:

To manage and direct growth in Culver to maintain the "quality of life".

Citizens of Culver feel that it is important to manage growth in order to maintain small town character. As is common in many small communities, some residents want growth while others fear that growth may have a negative impact on town character. For example, some residents fear that extension of sewer and water to the lake cottages will result in new development on the outside of the road surrounding the lake. This type of development has the potential to take away from the rural character and may impact water quality.

Culver should use various methods to manage growth, including:

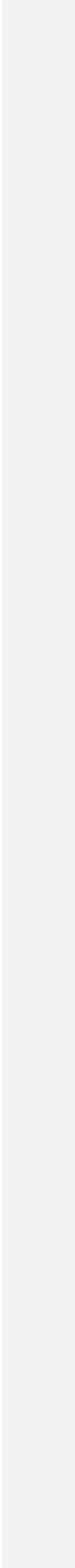
- Future land use,
- Zoning districts,
- Development standards,
- Capital improvement plan,
- Conservation easements,
- Purchase of development rights, and
- Adequate facilities planning.

These methods will assume proper and legally sound methods to protect some areas from development while promoting it where desired.



Chapter 3

Land Use



Land Use - Introduction & Goals

Introduction

This section of the comprehensive plan is concerned primarily with the accommodation of diverse land uses and the manner in which they interrelate with one another. The Culver Comprehensive Plan allows for the following general land use categories to exist within the community:

- Residential,
- Commercial,
- Light to medium-scale clean industry,
- Agriculture, and
- Institutional/public uses (e.g. schools, parks, and open space).

It is understood that land use patterns and changes to this pattern can have a positive or adverse effect on neighboring properties and potentially the entire community. The pursuit of this section is to determine and direct land use patterns in the most positive manner, consistent with the community's long term interest.

Bases for deciding the type of district, size of district, and location of the districts are:

- Need based on market factors,
- Compatibility with the environment,
- Compatibility with the topography,
- Availability of infrastructure,
- Availability of public services, and
- Public health, safety and welfare.

On this and the following page the land use goals, objectives, and strategies are listed. The pages following describe in more detail the components of the plan as they relate to land use.

Goals

- 1) Encourage orderly, responsible, development of land in order to promote the health, safety and welfare of residents within the Culver community.

Land Use - Objectives & Strategies

Objectives

- 1) Maximize the opportunity to provide adequate and suitable land for residential, commercial, industrial, agricultural, institutional, parks and open space.
- 2) Designate specific districts in the community for residential, commercial, industrial, agricultural, institutional, parks and open space.
- 3) Consider the compatibility of adjacent properties when making land use decisions.
- 4) Maximize the opportunity to provide adequate housing for all levels of income within the community.
- 5) Ensure that housing is safe, accessible, sanitary, decent and aesthetically appealing.
- 6) Mandate proper pedestrian and automobile access throughout the community.
- 7) Encourage a development pattern that is cost efficient and contributes to the traditional small town character of Culver.
- 8) Encourage industrial development that will not create environmental impacts or cause water, air, land, light and noise pollution.
- 9) Preserve the integrity and character of each land use district.
- 10) Recognize and support the local farming industry.
- 11) Mandate environmentally sensitive use of land.

Strategies

- 1) Maintain and utilize the Culver Comprehensive Plan.
- 2) Maintain and utilize the Culver Zoning Ordinance.
- 3) Maintain and utilize the Culver Subdivision Control Ordinance.
- 4) Maintain a detailed zoning map.
- 5) Adopt strict development policies and standards.
- 6) Critically review all development proposals to ensure that they meet the standards and regulations adopted in the Comprehensive Plan, Zoning Ordinance and Subdivision Control Ordinance.
- 7) Allow additional industrial development if proven to be environmentally sensitive.
- 8) Consider the impacts of new development on Lake Maxinkuckee, Lost Lake, and their watershed before approval of proposals.
- 9) Require new developments to provide for a pedestrian network.
- 10) Recognize environmentally sensitive areas.
- 11) Educate and inform the community on the land use laws and policies, as well as the reason for such laws and policies.
- 12) Utilize a zoning administrator to enforce zoning regulations.
- 13) Encourage mixed uses in the downtown but no residential at the ground level.

Land Use - Residential

The essence and strength of a community is the composition of the residents who live there. The type, size, cost, character, and availability of housing in a community are the primary factors which contribute to the type of people who live in a community. These factors also influence the "quality of life" in a community. The following paragraphs address housing issues and "quality of life" issues influenced by housing.

The primary purpose of this section is:

- To plan for the expansion of residential areas as the population grows,
- To provide adequate types of residential districts to match demands,
- To direct appropriate types of housing to the area, and
- To provide a foundation for the zoning regulations and locations of zoning districts.

Existing Conditions: The current housing stock in Culver varies in style from small single family detached homes to large historic homes. Year-round rental opportunities are scattered sparingly throughout the town.

The condition of homes in Culver ranges from poorly maintained to well built and manicured new homes. This range of housing is common in Indiana communities. However, it appears that Culver has a high percentage of well-kept homes.

A primary community issue identified during the public input process is a need for more housing in all price ranges. Interest in local housing by out-of-town residents has driven up the price of homes, limiting the affordability of homes for local residents. This coupled with minimal new housing starts has created a housing shortage within the community. Residents who work in Culver are in some cases forced to live elsewhere because they cannot afford housing in town.

The primary constraint for building housing is the capacity of the existing infrastructure. While increasing infrastructure capacity can be an expensive endeavor, it is vital to the health of Culver.

Action Steps: The following actions steps are intended to enhance the existing and new housing within the community.

- 1) All subdivisions must link with adjacent housing developments via roads and a pedestrian network.
- 2) Mixed use developments (those with both single family detached and multifamily homes) are encouraged when and where appropriate. Also, residential units above businesses are deemed appropriate.
- 3) Adopt regulations necessary to maintain high quality construction and design standards.
- 4) Encourage a mix of housing sizes in town and within subdivisions.
- 5) Encourage extension of the road grid for housing where applicable.

Action Steps to encourage housing growth: The following action steps are intended to help encourage new housing growth.

- 1) Make improving infrastructure capacity a top priority.
- 2) Partner with a private developer to develop a residential subdivision.
- 3) Suggested areas for future housing growth are:
 - South of Davis and west of Main,
 - South of Main, east and west of Tamarack,
 - North of 10, west of 17, and
 - West of Clymax Street on the north and south sides of Jefferson.

Land Use - Commercial

Commercial uses in a community provide employment opportunities, tourism, goods and services, recreation and many other necessities and amenities. Commercial districts can take on many different forms in small communities. There are strip developments, historic downtowns, and office districts among others. The character and features of the commercial areas reflect the economic vitality of a community.

The primary purpose of this section is:

- To plan for the expansion of commercial areas as population grows,
- To provide adequate types of commercial districts to match demands,
- To direct appropriate types of commercial uses to the area, and
- To provide a foundation for the zoning regulations and locations of zoning districts.

Existing Conditions: Culver has three business districts which vary in their character and function.

The three districts are:

- 1) Downtown Culver is the primary commercial area located on Main Street. This area has a wide variety of businesses, and as a district best represents the character of a small community. This district contains moderate quality business space, and some buildings with upper story space.
- 2) The midtown district is a mix of small retail stores, restaurants and other entertainment opportunities. It has a small regional draw due to the services it offers and its location across from the Culver-Union Township Park. Its location next to and view of Lake Maxinkuckee also strengthen this district during summer tourism months.
- 3) The uptown district is a mix of highway oriented businesses, general service businesses, some

vacant structures and residential. The development of this area is in response to lack of space in the downtown or midtown and the higher volumes of traffic on S.R. 10 and 17. This strip development district has fulfilled the need for business expansion, but has very little character as a district, and especially little small town character. It is important to note that this is the first area most people see when entering Culver.

Action Steps: All new commercial growth should occur in and around the three established districts. Each district should be further developed and promoted to serve special functions in the community. These functions by district are:

- 1) Downtown Culver should focus on the following:
 - Encouraging infill development.
 - Improve existing buildings where necessary.

Any new structures or additions should be required to maintain the same scale, height, and characteristics as other downtown buildings to maintain Culver's small town and rural character.

- 2) The midtown commercial district should continue to focus on retail and entertainment uses that complement its location near the lake.
- 3) The uptown commercial businesses should strive to have a low impact and be visually pleasing. This district is the main entrance to town. Business in this area should relate to the town, not the highway. The district should reflect the character of Culver.
- 4) Utilize design guidelines to promote the "small community" character of Culver, particularly along key corridors, downtown, and gateways.

Land Use - Industrial & Farmland

Industrial

Industries in a community provide jobs and a strong tax base. Even though there are many benefits to industry, there are also trade-offs. Some of the potential trade-offs include transportation conflicts, land use conflicts, pollution, and reduction of aesthetic quality.

If planned and managed, many of the negative effects of industrial developments can be minimized. For example, allowing only “light industry” or “clean industry” can limit many of the adverse environmental effects of industrial development. Also, the buildings for these businesses should have quality facades and landscaping to improve the aesthetic appeal, and utilization of shared driveways may alleviate some potential transportation conflicts.

Existing Conditions: Historically, Culver has been a quiet residential and agrarian community. However, there are some industrial uses scattered throughout the planning jurisdiction. There are two industrial facilities located at the intersection Mill Street and SR 17; They are Tenneco and a local warehousing operation. Tenneco has announced that it will be closing its doors. This will leave a vacant industrial structure open for other industrial opportunities.

Action Step: The following action step pertains to industrial land uses. Economic development action steps are located in Chapter 10.

- 1) Establish an industrial zoning classification to promote new, small and appropriate light or clean industry.
- 2) Focus on high tech light manufacturing or back office industries that will have little to no impact on the surrounding properties.
- 3) Group industrial land uses together. Most industries like being sited near other industries of a similar type in order to prevent problems associated with conflicting land uses.

Farmland

Farming and the farming industry is very important to Culver both economically and culturally. Farmland can be a difficult land use to maintain when communities begin to grow at a rapid pace.

Of greater concern are the land use conflicts that can arise when development is allowed near production crops and livestock areas. Farmers can be adversely influenced by development near them. Issues like additional traffic on the streets, the busting up of contiguous parcels of farmland, and neighbors complaining about noises, smells or chemical sprays are most common.

Existing Conditions: Currently, there is a substantial amount of farming/farming industry within Culver’s planning jurisdiction.

Action Steps: The following action steps are intended to preserve and enhance farming and the farming industry.

- 1) New development will be encouraged only where it is contiguous to the developed areas in Culver and where there is adequate water and sewer utilities.
- 2) Spot zoning for rural single family detached housing will also be discouraged.

Land Use - Institutional & Environmental

Institutional

Institutional uses within a community are uses such as schools, libraries, town offices, community centers, or churches. Most of these land uses will fit within any district in the community and should be allowed to locate adjacent to residential areas when properly buffered and also within business areas. Further, these land uses must be carefully sited such that they do not adversely affect local street capacity or the characteristics of local neighborhoods.

Existing Conditions: Culver has a wide range of institutional uses. They include: the town hall, fire station, churches, post office, library and schools. As Culver grows and changes, the need for institutional uses will also grow.

Action Steps: There are several action steps that pertain to institutional uses.

- 1) Encourage new institutional uses to develop primarily near commercial districts. Also allow institutional uses to develop in residential areas, provided that they do not impact road capacity in an adverse manner, they do not create a safety problem, and that they do not adversely affect the neighborhood character.
- 2) Adopt and encourage development standards that lead to buildings that fit within the small town character goals of the community.

Environmentally Sensitive Areas

Environmentally sensitive areas include wetlands, floodplains, water features, riparian areas, large woodlots and unique vegetation. These areas are considered local amenities and ones that make living in the community an enjoyable experience. Because these amenities are greatly loved by the citizens in Culver's planning jurisdiction, preservation of these natural resources is an important component of this plan.

Existing Conditions: There are some environmentally sensitive areas in Culver and its surrounding area. They include Lake Maxinkuckee, Lost Lake, floodplains, woodlots, wetlands and riparian areas. Riparian areas are defined as lands located around Lake Maxinkuckee, Lost Lake and along their tributaries.

Action Steps: The following action steps are intended to help preserve and maintain the primary and unique environmental features in Culver. A more in-depth discussion regarding the natural environment is located in Chapter 10.

- 1) Create development standards and ordinances that preserve high quality environmental features within new residential, commercial or industrial development.
- 2) Partner with the Lake Maxinkuckee Environmental Fund to coordinate protection efforts.
- 3) Coordinate with the Lake Maxinkuckee Environmental Fund to create a watershed map. A watershed map may help the plan commission when making decisions related to potential development.

Land Use - Future Land Use Plan

On the following page is the land use plan developed for Culver. This plan has been developed by building on the previous comprehensive plan, public input process and the professional and objective opinions of the community leaders and planning consultant.

The plan locates the primary land uses within the community using conceptual graphics. This map is intended only to represent general categories of land use. The map geographically depicts the future land use goals of the community. All current and future land use decisions shall be judged by and ultimately influenced by this map.

The future land use map locates the proposed commercial districts. These areas have commercial growth boundaries such that future business growth will not exceed these limits until this plan is revised or amended otherwise. Business growth beyond these areas may adversely affect the community, especially if allowed on or beyond the edge of town. The reason for growth boundaries include, but are not limited to the following:

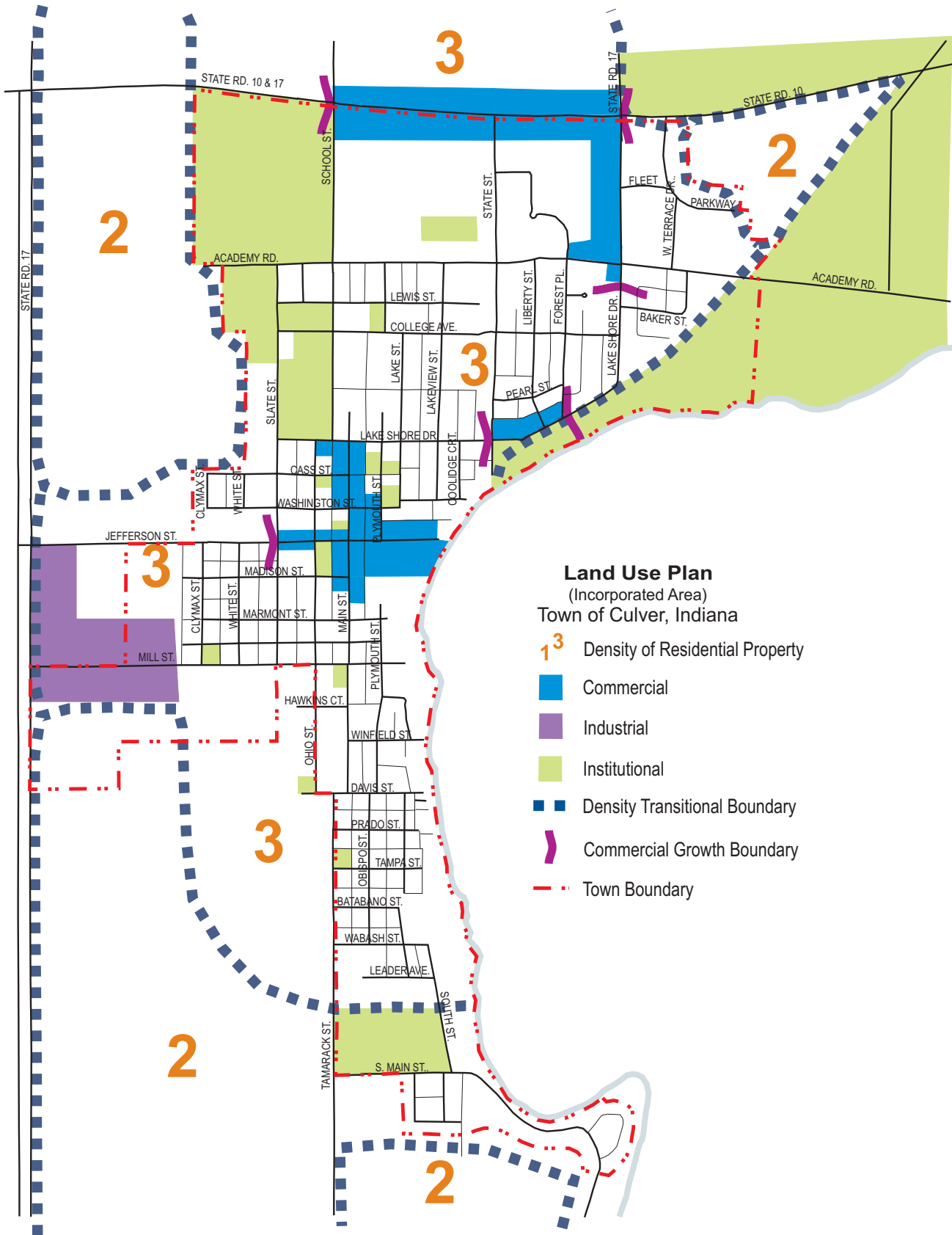
- Reduce the cost of infrastructure,
- Promotes infill development,
- Prevents sprawl,
- Protect small town and rural character,
- Stays within the service capabilities of the town, and
- Strengthens historic downtowns.

On the following page is the Future Land Use Map which depicts the goals and objectives of the future land use plan. The numbers used on the map reflect the desired housing densities in the community. The numbers stand for:

- 1 = Very low density housing areas
(average of 0 to .5 dwelling unit per acre)
- 2 = Low to medium density housing areas
(average of .5 to 2 dwelling units per acre)
- 3 = Medium to high density housing areas
(average of 2 to 6 dwelling units per acre)

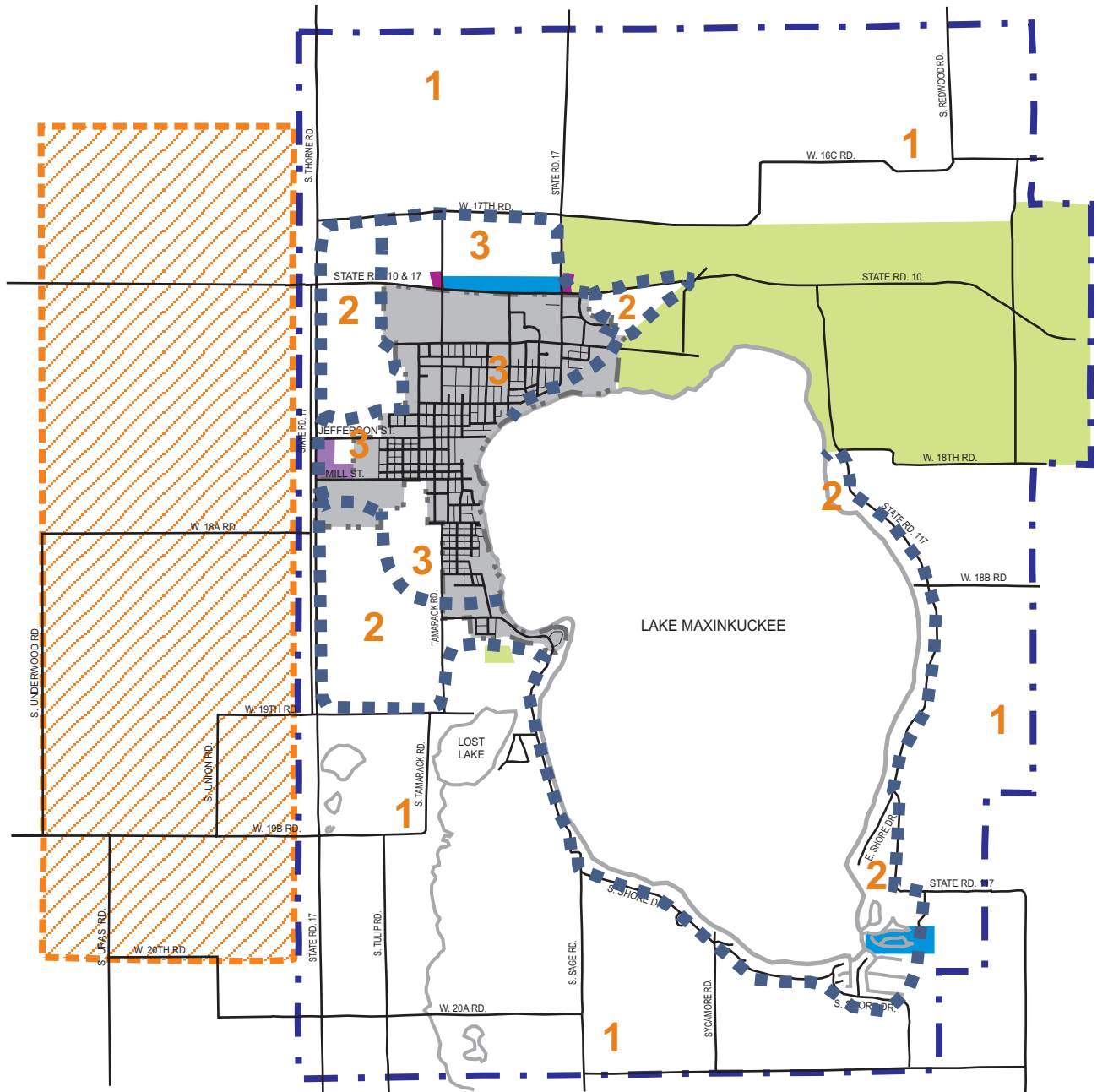
The map notes residential districts (using numbers from 1 to 3), business districts, industrial areas, institutional areas and parks.

Land Use - Future Land Use Map (Incorporated Area)



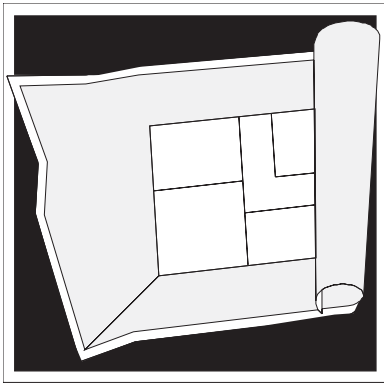
- Land Use Plan**
(Incorporated Area)
Town of Culver, Indiana
- 1³ Density of Residential Property
 - Commercial
 - Industrial
 - Institutional
 - Density Transitional Boundary
 - Commercial Growth Boundary
 - Town Boundary

Land Use - Future Land Use Map (Unincorporated Area)



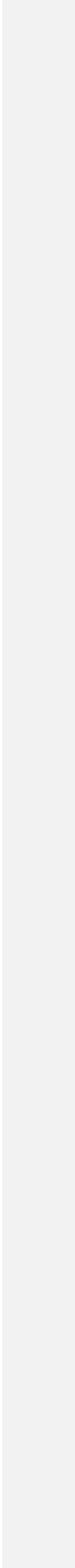
- 1³** Density of Residential Property
- 2** Density Transitional Boundary
- 3** Density of Residential Property
- Commercial
- Industrial
- Institutional
- Commercial Growth Boundary
- Town Boundary
- Planning Area
- Proposed Expansion of Planning Area

Land Use Plan (Unincorporated Area) Town of Culver, Indiana



Chapter 4

Growth Management



Growth Management - Introduction & Goals

Introduction

This section of the comprehensive plan is concerned primarily with tools to direct and manage growth and development. The Culver Comprehensive Plan primarily addresses two strategies for growth management. They are:

- Capital improvement plan, and
- Annexation.

Sound growth management practices will ensure appropriate transitions of land and adequate supply of resources and services as the community grows. One pursuit is to utilize a capital improvement plan to direct growth where it is most appropriate and where it will not have an adverse effect on public services. A second pursuit of this section is to identify properties adjacent to the existing Town of Culver that may be considered for annexation in the future.

On this and following pages the Growth Management goals, objectives, and strategies are listed.

Explanation of what a Capital Improvement Plan (CIP) is and its benefits and a discussion on annexation is also provided.

Goals

- 1) Manage and direct growth and development in Culver such that it maintains the highest "quality of life" for current and future residents.

Growth Management - Objectives & Strategies

Objectives

- 1) Preserve the small town character of Culver.
- 2) Growth shall only occur when it does not exceed infrastructure or service capacity.
- 3) Recognize and support the farming industry in and around Culver.
- 4) Ensure that new development fits in with the character of its surroundings.
- 5) Ensure that new development utilizes high quality building materials.
- 6) Explore clean, light industrial development that fits within the context of the community.
- 7) Ensure that new development is environmentally sensitive.
- 8) Strongly encourage new growth in vacant or under-utilized pockets within and around the existing developed town (encourage infill development first).
- 9) Discourage spot zoning and incompatible adjacent land uses.

Strategies

- 1) Develop and maintain a five-year Capital Improvements Plan for all capital expenditures.
- 2) Direct growth to the southwest, north and west.
- 3) Prepare an annexation study for both Union Township and the lake area.
- 4) Evaluate and determine capacities of existing public facilities, such as schools, parks, sewers, water, and roadways to determine if community can support new development.
- 5) Adopt, maintain and utilize the Culver Comprehensive Plan.
- 6) Adopt, maintain and utilize the Culver Zoning Ordinance.
- 7) Adopt, maintain and utilize the Culver Subdivision Control Ordinance.
- 8) When reviewing development proposals consider the impacts on public facilities and services.

Growth Management - Capital Improvements Plan (CIP)

Capital improvements include any physical improvements identified and needed by a community. The most common projects usually involve construction and maintenance of roads, municipal buildings, acquisition of real property, or acquisition of equipment.

For the purpose of this Comprehensive Plan, the capital improvement projects include, but are not limited to, the maintenance and construction of:

- Streets,
- Sidewalks,
- Sanitary sewer,
- Storm sewer,
- Water lines and
- Public buildings.

A capital improvement budget is legally adopted in the operating budget programmed for the next fiscal year. A Capital Improvement Plan (CIP) is a timetable or schedule identifying all planned capital improvements to be made over a period of time, usually five years. The improvements are prioritized by importance, giving an approximate year that they will be started, and cost estimates for each project and anticipated funding sources.

Typically a Capital Improvement Plan (CIP) is a five-year program. The year the plan is created, a schedule is outlined for all five years into the future. Year one, in the five-year program is the upcoming operating capital budget. The four years following are used as a future timetable for improvements. Any improvements described in the future timetable (CIP) do not necessarily obligate the town to spend funds nor is it legally binding, but it should be used to guide decision making.

After the initial adoption of a Capital Improvement Plan, each year thereafter the plan is validated, making only minor adjustments as needed. Also, an additional year (the fifth year) of projects is added annually to the CIP. This allows for the Capital Improvement Plan (CIP) to always project five years worth of identified projects.

A Capital Improvement Plan is one of the most effective means to manage growth in a community. With a CIP in place, the community can best sculpt or manage where and when growth occurs within the town. For instance, if primary infrastructure is never extended to an area, growth is less likely to occur. On the contrary, where growth is desired, infrastructure can be extended which will likely result in development. The phrase “build it and they will come” is true in regard to infrastructure.

Public owned water and sewer are the most critical for steering growth in a community. These two services are required for nearly all new development. If the town has control of water and sewer then development can be managed within town limits and in locations outside of town requiring the services.

Other benefits to a Capital Improvement Plan include:

- Long range financial planning,
- Possible opportunity to purchase land before prices go up,
- Can ensure long term projects are handled in a coordinated and timely manner,
- Can prevent costly mistakes such as repaving a road and ripping it up a year later to repair or install some type of utility, and
- Simply better management of capital funds.

Growth Management - Annexation

Culver should study and consider annexation of land outside its corporate boundary. In such a study many factors must be considered before taking action. The following criteria and information must be considered:

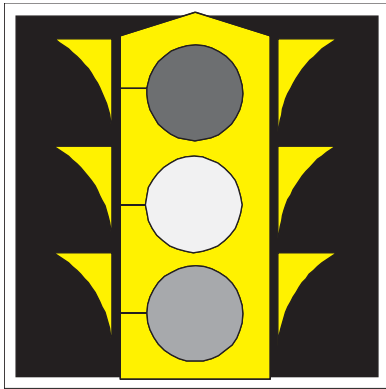
- Total acreage,
- Percent contiguous with town limits,
- Potential for growth and development,
- Availability of utilities, and
- Ability of town to provide services.

Land contiguous to the corporate limit of Culver should be evaluated every other year for annexation potential.

Explore the cost implications of annexing Union Township. Also explore the cost and policy implications of annexing the lake area, weighing both costs and benefits for those affected.

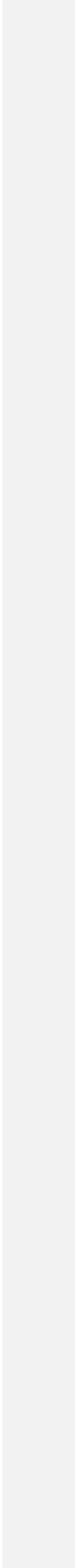
All potential developments outside the current corporate boundary that utilize town services or infrastructure should only be allowed if they are to be annexed. Another option is to contractually have each property owner in the potential development waive their right to remonstrate against annexation.





Chapter 5

Transportation



Transportation - Introduction & Goals

Introduction

In this section the transportation and circulation systems in Culver have been analyzed. From this analysis a transportation and circulation plan has been developed. The elements of transportation and circulation that are in this section include:

- Streets,
- Intersections,
- Sidewalks and
- General network.

The transportation network in town and its surrounding planning jurisdiction was analyzed for its existing and anticipated future ability to provide an efficient and safe means for vehicular transportation. From the analysis a plan to enhance the existing transportation network has been created.

On this and following page the Transportation goals, objectives, and strategies are listed. The pages following describe in more detail the components of the plan as they relate to Transportation.

Goals

- 1) Provide a safe, appropriate and efficient transportation network for all common modes of transportation including pedestrian accessibility.

Transportation - Objectives & Strategies

Objectives

- 1) Provide and maintain both automobile and pedestrian access for all citizens of Culver.
- 2) Enhance and maintain the existing roadways and paths.
- 3) Develop and maintain a funding program to best utilize grants, low interest loans, local resources, bonding capacity, and miscellaneous funding sources.
- 4) Eliminate the potential for dangerous roadways and intersections.
- 6) Regulate private access points along all arterial and collector roads.
- 6) Ensure that adequate right of way is preserved for future expansion or improvements to roads and for proper drainage capacity.
- 7) Strive to provide safe pedestrian crossings.
- 8) Establish a roadway classification system.
- 9) Assure accessibility for police and emergency vehicles to all properties in their jurisdiction.
- 10) Improve routes for commercial and industrial traffic.

Strategies

- 1) Maintain a listing of all dangerous intersections.
- 2) Maintain a listing of all dangerous roadways.
- 3) Maintain a five year road improvement and maintenance schedule as part of the Capital Improvement Plan.
- 4) Improve intersections and roadways exclusively by community priority.
- 5) Always strive to fix the problem properly verses relieving the symptoms.
- 6) Construct new and repair existing sidewalks where necessary throughout the town.
- 7) Create pedestrian connections to all primary and secondary activity centers via sidewalks.
- 8) Determine the necessity for new roads to handle future traffic volumes.
- 9) Consider the impacts to roadways and pedestrian ways and when reviewing new development proposals.
- 10) Require subdivision road systems to link to neighboring subdivisions.
- 11) Require subdivision pedestrian networks to link to neighboring subdivisions.
- 12) Require adjacent commercial properties along arterials to link parking areas in order to (have cross access) minimize access points.
- 13) Require future subdivisions to meet established street and sidewalk standards.
- 14) Provide sidewalk replacement/repair assistance to both residential and commercial properties.

Transportation - Pedestrian Networks

Sidewalks and paths in a community make up the transportation and circulation network for pedestrian traffic. These pedestrian linkages should provide uninterrupted, safe and efficient linkages for walkers, cyclers, and other modes of non-motorized transportation. Further, sidewalks should link all the primary nodes of activity within a community. Some of these nodes include parks and commercial centers.

Existing Conditions: Culver generally has sidewalks throughout the town. However, there are several areas where gaps occur and some instances where sidewalks are in need of repair.

Action Steps: The following action steps pertain to sidewalks and pedestrian networks in Culver.

- 1) A sidewalk should be installed along Lakeshore Drive to connect the Culver Union Township Park to the Park & Shop area. This sidewalk will keep bicyclists and walkers safe by keeping them off Lakeshore Drive. A portion of this sidewalk already exists for about one block north of the curve and along the west side of the road. This segment of sidewalk is recommended to be extended north.
- 2) A sidewalk should be constructed along the north side of Academy Road between The Academies and Lake Shore Drive. This road is commonly traveled by walkers and bicyclists who are often in danger from the vehicular traffic.
- 3) Secure a public easement for a path to be used as a walkway from the downtown to Culver-Union Township Park.
- 4) Set criteria for prioritizing locations for future sidewalks. Some suggested criteria for construction/replacement of sidewalks are:
 - Fill gaps in the existing network.
 - Connect primary activity centers (i.e. parks and local businesses).
 - Provide a safe network for pedestrians.

- 5) Set criteria for prioritizing sidewalks in need of repair. Some suggested criteria for prioritizing sidewalks in need of repair are:
 - Repair sidewalks that are dangerous or unsafe.
 - Repair sidewalks where there is an opportunity to replace a large length, such as a town block. Replacing larger lengths of sidewalks may bring the cost per foot down.
 - Repair sidewalks which are the most heavily travelled.
 - Repair all others.

- 6) Consider earmarking funds in your CIP (discussed in Chapter 4) for new sidewalk construction.

Putting funds in you CIP allows money to be carried from one budget year into the next. Set aside a percentage of funding for construction of new sidewalks per year. Instead of building a \$5,000 portion every year, using a CIP would allow the town to build the entire length of sidewalk, four years later.

This is advantageous for two reasons:

- Interest will be earned over the four year period of time. Leaving you with more than \$20,000 in the sidewalk fund.
 - If you construct more lineal feet of sidewalk, often times the cost per foot of sidewalk goes down, thus saving even more public funds.
- 7) All future sidewalks should, as a minimum, be four feet wide and a thickness that prevents cracking and breaking for an extended period of time.
 - 8) Generally, sidewalks can be constructed on one side of the street and extend the length of the block. Never should a sidewalk be installed partially on both sides of the street, such that the pedestrian must travel from side to side in mid block.
 - 9) When possible, sidewalks should be constructed a minimum of four feet from the pavement edge to allow a small buffer between the vehicle lanes and the sidewalk. This green strip could accommodate street trees.

Transportation - Pedestrian Networks cont.

Action Steps pertaining to New Development: The following action steps are intended to promote and encourage a safe and efficient pedestrian transportation system in Culver.

- 1) All new development (including new developments that are located outside of the corporate boundaries but within the 2-mile planning jurisdiction) shall be required to install sidewalks on a minimum of one side of all streets and meet town standards for design.
- 2) New developments should be required to connect sidewalks within the development to existing town sidewalks within three blocks of the new development.
- 3) All pedestrian networks must connect to the adjacent subdivision's pedestrian networks.
- 4) Establish and maintain a sidewalk repair/replacement program for both commercial and residential properties.

Transportation - Existing Roads & Highway Access Plan

Existing Roads

Transportation and circulation patterns in Culver primarily consist of a traditional grid pattern with pedestrian sidewalks. Development in the future should contribute to the town goal of providing a safe, appropriate and efficient transportation network for all common modes of transportation including pedestrian accessibility.

Existing Conditions: Through years of repaving, the grade of Lake Shore Drive and Main Street has risen substantially. If roads are constantly repaved without milling it can lead to drainage problems, curb damage and risks to pedestrians.

Action Steps: The Town of Culver should consider initiating a milling program. The following action steps discusses funding options for future road repair.

- 1) Consider earmarking funds in your CIP (discussed in Chapter 4) for road milling. Putting funds in your CIP allows money to be carried from one budget year to the next.
- 2) Explore alternative funding methods for road repair. One possibility is the Community Focus Fund Grant through the Indiana Department of Commerce. Contact the Department of Commerce for information regarding application qualifications. The town will have to apply for grants based on “limited benefit” verses “community-wide benefit” in order to qualify.

Highway Access Plan

While there has not been significant development along S.R. 10 and S.R. 17 to date, there is potential for development along that corridor in the future. As development occurs, driveway cuts proliferate. Too many driveway cuts, give drivers multiple places to go in and out of, causing congestion and increasing the possibility of accidents.

Existing Conditions: Currently there are no significant traffic hazards when accessing businesses along S.R. 10 or S.R. 17. There has been some development along S.R. 10 within the planning jurisdiction but to date it has had minimal traffic impacts.

Action Step: The following action step pertains to existing roads in Culver.

- 1) Establish regulations that encourage shared access points and require driveway spacing along S.R. 10 and S.R. 17.

Transportation - Street Hierarchy & Transportation Plan

Street Hierarchy

The transportation plan includes a street hierarchy. A street hierarchy is a system where roads are classified based on their purpose and their travel demand. For instance a state highway (primary arterial) serves a different purpose and had different travel demands than a neighborhood road. The road classifications are as follows:

- Primary Arterial - A street with access control, restricted parking, and that collects and distributes traffic to and from secondary arterials.
- Secondary Arterial - A street that collects and distributes traffic to and from collector and primary arterial streets.
- Collector - A street designed to facilitate the collection of traffic from local streets and to provide circulation within neighborhood areas and convenient ways to reach arterial streets.
- Local - A street designed primarily to provide access to abutting properties and discourage through traffic.

In other words, a collector road would be described as a road that collects vehicles from several neighborhoods (local) but does not have the traffic volumes to be considered a primary or secondary arterial. In some instances a road may be classified higher than its existing use, that is because it is anticipated to have higher traffic volumes in the future.

Establishing a street hierarchy can offer several advantages to a community.

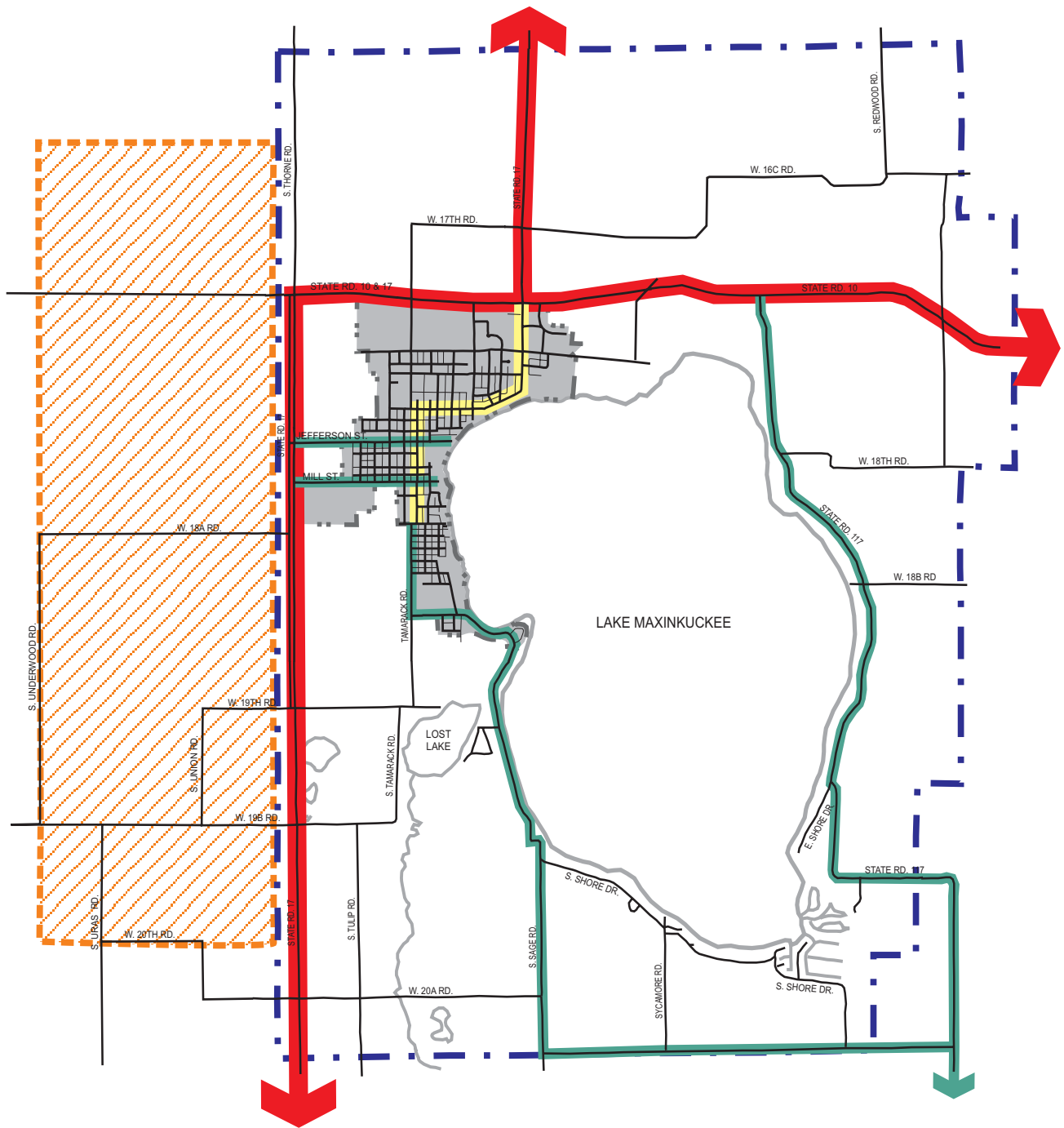
- Safety - faster traffic is kept off of local roads, promoting safer, quieter neighborhoods.
- Efficiency - priorities based on road classification can be assigned by town officials for maintenance operations.
- Land use efficiency - avoids overbuilding of roads which contributes to lower maintenance costs, and less environmental impacts.

Transportation Plan

Development in the future should contribute to the town goal of providing a safe, appropriate and efficient transportation network for all common modes of transportation including pedestrian accessibility.

On the following page is the transportation plan for the town of Culver and its planning jurisdiction.

Transportation - Transportation Plan Map



- Primary Arterial
- Secondary Arterial
- Collector
- Local Road
- Town Boundary
- Planning Area
- Proposed Expansion of Planning Area

Transportation Plan
Town of Culver, Indiana



Chapter 6

Community Facilities & Services

Community Facilities & Services - Introduction & Goals

Introduction

This section of the comprehensive plan is concerned primarily with determining to what extent and when town services and facilities should be expanded.

On this and following page the Community Facilities & Services goals, objectives, and strategies are listed.

Goals

- 1) Provide responsive, quality, effective and efficient community facilities and services for the current and future citizens of Culver.

Community Facilities & Services - Objectives & Strategies

Objectives

- 1) Develop and maintain a program for community services to expand with the growth of the community.
- 2) Develop design and quality standards for which all publicly owned facilities will be constructed.

Strategies

- 1) Ensure that police, fire, and emergency services are appropriate for the existing and future community.
- 2) Assist public resources (e.g. library, chamber of commerce) such that they meet the needs of the community.
- 3) Provide adequate public facilities to conduct town business.
- 4) Ensure all town offices/departments strive to communicate and properly inform the citizens and businesses within the community.
- 5) Ensure road maintenance, snow removal, trash pickup and planning and zoning services are maintained and meet the needs of the community.
- 6) Provide central water, sanitary sewer and storm sewer system throughout the town of Culver.
- 7) Maintain a public meeting place for large gatherings and activities.
- 8) Encourage “core” public facilities to locate in the downtown area whenever possible.
- 9) Encourage the development of programming and facilities for the changing needs of Culver’s youth.

Community Facilities & Services - Miscellaneous

Carnegie Library

Culver is home to a historic Carnegie library that serves as a source of local pride. The library has cultural significance and serves as a downtown anchor. The library is located on Main just north of the corner of Main and Jefferson.

Existing Conditions: Currently, the Culver Library does not have adequate space for the growing needs and wants of its patrons. The Library Board is trying to decide whether to expand the existing building, or to abandon it and build a new library elsewhere.

The library is of significant importance to the vibrance of the downtown. Culver has lost some businesses, as well as employment base in the last ten to fifteen years. These changes has caused the downtown area to lose some if its vitality. The library is not only a destination, it brings others to the downtown area. Therefore a loss of this use from downtown may have an adverse effect on surrounding businesses.

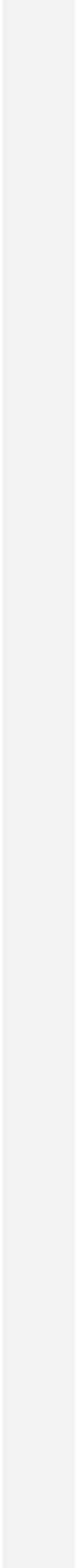
Action Steps: The following action steps pertain to use of the Carnegie library.

- 1) Expand the Carnegie Library north, south or west if possible.
- 2) Build a new library on a vacant lot in the downtown if expanding the Carnegie is not feasible.
- 3) If the Carnegie Library is vacated, a permanent use that contributes to the vitality of the downtown and is committed to maintaining the structure needs to be identified.
- 4) Consider using the building for multiple community functions with programming for all age groups.



Chapter 7

Environmental



Environmental - Introduction & Goals

Introduction

This section of the comprehensive plan is intended to maintain and conserve the natural beauty and characteristics of Culver and its surrounding jurisdiction. It's primary concern is to prevent new development or construction from destroying or damaging precious natural habitat and environmentally sensitive areas. Principal components are the identification of environmentally sensitive areas, and the maintenance and enhancement of the environment.

The Culver Comprehensive Plan addresses several strategies for conserving/protecting various aspects of the environment. The aspects covered include:

- Riparian area protection,
- Drainage review,
- Soil quality and management,
- Water quality,
- Wetland protection, and
- Woodland protection.

On this and the following page the Environmental goals, objectives and strategies are listed. The following goals and objectives do not promote any type of public use of private land. The pages following describe in more detail the components of the plan as they relate to Environmental issues.

Goals

- 1) Promote an ecologically sound community through the protection and enhancement of environmental resources.

Environmental - Objectives & Strategies

Objectives

- 1) Protect the local groundwater supply.
- 2) Protect the quality and quantity of water in Lake Maxinkuckee, Lost Lake and their tributaries.
- 3) Strive to conserve and restore natural areas, such as forest land, wetlands and prairies.
- 4) Protect the natural environment character present in Culver.
- 5) Minimize conflicts between growth and the natural environment.
- 6) Reserve open space for future development of parks and recreation amenities and to provide habitats for plants and animals.
- 7) Protect the storage capacity of the 100-year floodplain.

Strategies

- 1) Develop and maintain a landscape ordinance which requires plantings of vegetation within any new developments and protects existing quality vegetation.
- 2) Maintain strict regulations on construction sites to minimize soil erosion and prevent various pollutions.
- 3) Follow and monitor State and Federal Law requirements.
- 4) Utilize state programs (i.e. Indiana Department of Environmental Management and Department of Natural Resources) to help preserve, maintain and enhance natural areas.
- 5) Buffer any environmentally sensitive areas from new development.
- 6) Restrict the percentage of impervious surface within a development in order to reduce runoff.
- 7) Require new developments to be sensitive to natural features and habitats of vegetation and wildlife.
- 8) Encourage composting and recycling throughout the community.
- 9) Maintain storm water and a soil and erosion control ordinance to protect and enhance the water quality in Lake Maxinkuckee, Lost Lake and their tributaries.
- 10) Establish a drainage review process for all new developments.
- 11) Create artificial wetlands and retention ponds to filter storm water before it enters Lake Maxinkuckee, Lost Lake and their tributaries.
- 12) Limit development and large areas of impervious surfaces within the 100-yr floodplain.
- 13) Coordinate with county planning officials to fully understand the impact development outside of Culver's planning jurisdiction may have on local water quality and quantity.

Environmental Protection - Miscellaneous

Riparian Area Protection

Land located around Lake Maxinkuckee, Lost Lake and along their tributaries have significant ecological and aesthetic value. These areas, often referred to as riparian areas are some of the richest holdings of plants and animals. Healthy riparian areas are able to stabilize the banks of the lake and tributaries; filter sediments and pollutants before they reach the waterways; and reduce flooding and drainage problems. The destruction of these areas, more than any other environmental area in Culver will greatly impact the environment and the "quality of life" as determined by the public.

Such land is vulnerable to new residential development pressures. Additional review of proposed developments around Lake Maxinkuckee, Lost Lake and their tributaries should be used to ensure that new homes do not crowd the banks and that significant natural vegetation is not destroyed.

Drainage Review

The amount of storm water runoff a development produces is an important component of environmental protection. Proper drainage review can prevent unwise developments from increasing flood or drainage hazards to others. It can also lessen the burden on the taxpayer for stormwater and flooding relief projects. Additionally, it can decrease the amount of runoff entering into Lake Maxinkuckee and Lost Lake.

It is recommended that the Town of Culver explore using the county's help in drainage review. For example, the city of Rochester, Indiana has the county surveyor and drainage board review proposed commercial, industrial developments and all subdivisions. A recommendation is then given to the Plan Commission. Plan Commission still makes the final decision of approval or denial but it is able to make a more informed decision regarding the proposed development.

Soil Quality and Management

To determine the appropriate land use and development in particular areas of the town of Culver, it is important to know what the soil conditions are and their appropriateness for the proposed development.

Development on inappropriate soils can result in a variety of problems. Limitations of the soil include:

- Restrictions for building construction,
- Proper functioning of sanitary facilities,
- Physical and chemical properties that are linked, to erodibility, shrink/swell characteristics, and permeability, and
- Capacity for efficient drainage and water management.

These problems can be minimized through adequate planning in the selection of sites for development. Soils should be tested properly and only land uses which are suitable for specific sites should be allowed.

It is the general policy of the town of Culver to only allow septic systems in rural areas. All in-town properties or subdivisions must be on a municipal waste treatment facility.

Environmental Protection - Miscellaneous

Water Quality

The residents of Culver and its planning jurisdiction are presently served by private drinking wells and, as a result, are sensitive to land uses and practices that may contaminate the groundwater supply.

Any commercial, industrial or residential development that carries a risk of groundwater contamination in the town of Culver will be prohibited unless significant measures are used to protect the water quality.

Lake Maxinkuckee and Lost Lake are unique natural resources for the residents of Culver. Maintaining the highest quality of the lake for recreational enjoyment and wildlife habitat is of great importance for the continued health, safety, welfare and economic stability of the community.

Lake Maxinkuckee Watershed

A watershed is the land area that contributes water to a particular stream, river or lake. It's boundary is defined by a ridge in the landscape. Lake Maxinkuckee is fed by three major and nine minor ditches. Several constructed and natural wetlands can also be found in the watershed.

Land uses within this watershed have a significant impact on the quality of the water and wildlife habitats of the lake and tributaries. Although the land immediately surrounding the lake is developed, the watershed consists predominantly of permeable land uses such as farmland and large lot residential development.

Maintaining riparian areas; limiting encroachment of buildings along the banks and in floodplain areas; and reducing large areas of impervious surfaces are effective methods to reduce pollutants and sediments from depleting the quality of water within the Lake Maxinkuckee watershed.

The Lake Maxinkuckee Environmental Council is available to educate and make recommendations to local groups and agencies regarding enhancement of the Lake's environment as well as the watershed that drains the area.

Culver has recently established a soil and erosion control ordinance to reduce runoff from construction sites. This should be strictly adhered to during the development process.

Lost Lake Watershed

Similar to Lake Maxinkuckee's watershed, Lost Lake's watershed also needs to be protected. Historically there has been minimal attention paid to Lost Lake and its environmental contributions. Lost Lake should be recognized and celebrated as an amenity of Culver.

Wetland Protection

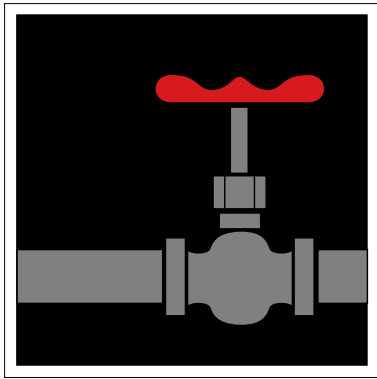
Culver has natural wetland areas, low flow streams and wet soils scattered throughout the planning jurisdiction. The Lake Maxinkuckee Environmental Fund has been instrumental in constructing wetlands to help clean the water before it enters the lake. These areas should not be disturbed. All developments should avoid these areas or get reconstructed per State and Federal Law.

Any new development should be designed in such a way to minimize the impact on wetlands and waterways. As part of a subdivision, these features may be counted as a portion of the greenspace.

Woodland Protection

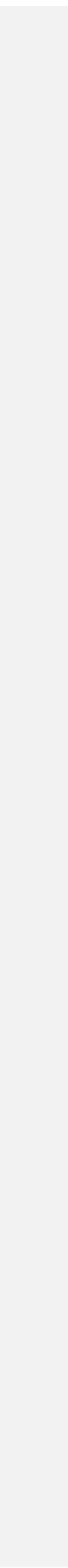
There are presently several small and medium sized woodlots remaining in Culver. Because of the many benefits they provide, these remaining woodlots should not be disturbed. A forest stand can reduce air temperatures in the summer by about 10 degrees Fahrenheit and can reduce wind velocities by 20 to 60 percent. Among other benefits woodlots and hedge rows provide vital wildlife habitat and even clean pollutants from the air; an acre of woods is estimated to absorb ten tons of carbon dioxide per year. On a smaller scale, saving a few trees on a site reduces energy bills for the property owner, reduces the erosion of soil on construction sites, and increases the value of the property.

Because woodlots are important to the rural character of the Town of Culver, and provide a host of other benefits to property owners, any new development should be designed in such a way to minimize the impact on woodlots and tree stands.



Chapter 8

Infrastructure



Infrastructure - Introduction & Goals

Introduction

This chapter is concerned with the expansion of public utilities. Included are strategies for moving forward with these considerations. There are three components of public infrastructure discussed in this chapter. They are:

- Water,
- Sewer, and
- Storm sewer.

There are several other types of public infrastructure in a community. Two other types of public infrastructure are streets and sidewalks. Streets and sidewalks are discussed in Chapter 5, the Transportation Chapter.

Others less common types of public infrastructure are electricity and natural gas service. More commonly, natural gas and electricity are usually owned and operated privately or by a public utility which is the case in Culver.

Storm water drainage is an often overlooked public utility. The proper drainage of water is very important within a community. Storm water drainage systems are often built and maintained by property tax dollars, unlike water and sewer systems which use direct billing based on consumption.

On this and following page the Infrastructure goals, objectives, and strategies are listed. The following pages describe in more detail the components of the plan as they relate to Infrastructure.

Goals

- 1) Ensure adequate and economically viable public utilities to accommodate future growth and economic development.

Infrastructure - Objectives & Strategies

Objectives

- 1) Provide public infrastructure within reasonable capital expenditure with a design and distribution plan which ensures adequate service to the community.
- 2) Provide basic infrastructure such that it supports the goals and objectives of the community.
- 3) Develop and maintain a funding program to best utilize grants, low interest loans, local resources, bonding capacity and miscellaneous funding sources.

Strategies

- 1) Maintain a public infrastructure plan, emphasizing design and distribution strategies, and which supports the future land use goals of the community.
- 2) Create a infrastructure system which will support economic development efforts in Culver.
- 3) Establish a network of water lines and hydrants to improve public safety and to reduce fire insurance rates for residences and businesses.
- 4) Maintain a quality pressurized water system utilizing water towers.
- 5) Be prepared to assist large desirable developments or new businesses which provide tax base and new jobs; and that fit within the goals and objectives of Culver.
- 6) Follow the guidance of the Marshall County Drainage Board and implement any regulations and plans that it has currently, or will in the future, in place to improve drainage in the planning jurisdiction.
- 7) Maintain a 5-year infrastructure program as part of the CIP.

Infrastructure - Sewer & Water Improvements

One of the primary community issues that came through during the public input process was the need to improve infrastructure capacity and distribution. This issue is particularly important due to the significant impact sewer and water capacity has on economic development, housing development, land use, growth and overall “quality of life.”

Existing Conditions: The existing treatment capacity and distribution system has limited the town in several ways. The primary effects and concerns of the current system are discussed in the following paragraphs.

The town does not have the ability to expand the distribution system around the lake where they are having problems with septic failures. Some homeowners along the east side of the lake are working together to form a private sewer system. The west and south shores have also been exploring options but have not come to any kind of conclusion.

In addition, it is difficult to attract new industry or businesses with insufficient water pressure or availability. If the town wants to market to additional industrial users, the proper infrastructure in place will be essential.

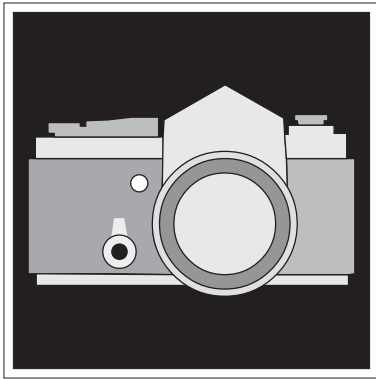
The town does continue to work on sewer and water improvements. They are currently in the process of getting the North End Sewer Project underway. This project consists of extending sewer and water along S.R. 10 and 17. The project was initiated primarily due to statutory obligations required of the Town when the south side of the road was annexed.

This expansion however, will allow sewer and water on the north side of the road. The north side of the road was mentioned several times during the public input process as a prime area for future housing. This expansion is a key component in facilitating new housing in the area.

Action Steps: Priority areas for sewer and water

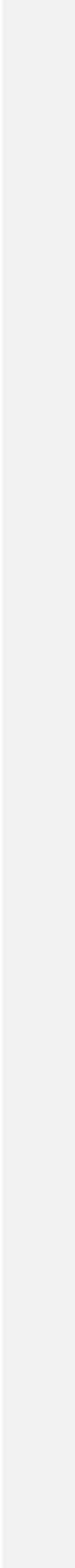
improvements are on the north end of town and around the lake. The following action steps pertain to sewer and water improvements.

- 1) Utilize the CIP to help manage infrastructure improvement funding and prioritize infrastructure improvement projects.
- 2) Remove the town from the jurisdiction of the Indiana Utility Regulatory Agency. This agency makes it difficult and expensive for Culver to initiate rate changes.
- 3) In order to seek funds for sewer and water improvements from the Indiana Department of Commerce (DOC) the following parameters need to be kept in mind:
 - DOC has a benchmark of thirty-five (35) dollars per month for minimum usage of combined sewer and water. Therefore, the current rate must be at least at this benchmark.
 - Need to show a history of rate increases.
 - Need to show that without funding from DOC a rate increase of five (5) dollars would occur.Once removed from the Indiana Utility Regulatory Agency, raise rates per the above parameters if the current minimum usage fee is below the benchmark.
- 4) Look into the Build Indiana Funds program to fund infrastructure expansion.
- 5) Pursue private/public partnerships to help fund specific projects.
- 6) Consider alternative waste treatment systems around the lake area. Systems to consider are constructed wetlands and/or solar aquatic treatment, both of which are friendly to the environment and will easily serve pockets of 10 to 50 homes.



Chapter 9

Aesthetics & Identity



Aesthetics & Identity - Introduction & Goals

Introduction

This chapter of the comprehensive plan is concerned with Aesthetics and Identity in Culver. This component of the comprehensive plan addresses several methods for the community to improve its aesthetics and identity. They include:

- Enhancing community gateways,
- Strengthening and enhancing downtown,
- Strengthening visual linkages, and
- Development standards.

Aesthetics and identity in a community has become more important as a component of a comprehensive plan to many planners. In Culver, this opinion was reflected in the public workshop.

The questions “What do you think of when you think of Culver?” or “What is your impression of the physical character in Culver?” should be asked regularly. The impression of the local residents may be different than folks who do not live in Culver or its immediate surrounds.

During the public workshops the town residents strongly believed the character of the town and its surrounding area was the primary reason they moved to or remain in Culver. It has been determined that aesthetics and identity are a key component of the "quality of life" in Culver and must be maintained.

On this and following page the Aesthetic & Identity goals, objectives, and strategies are listed. The pages following describe in more detail the components of the plan as they relate to Aesthetic & Identity.

Goals

- 1) Develop and maintain a community identity for Culver which will promote a positive and appealing community image.

Aesthetics & Identity - Objectives & Strategies

Objectives

- 1) Promote aesthetic standards utilizing a variety of means throughout the community.
- 2) Build upon local assets and heritage to develop an overall community identity.
- 3) Ensure that new developments utilize high quality materials and fit within the character goals of the community.
- 4) Preserve and enhance historical and culturally significant amenities.

Strategies

- 1) Develop aesthetic guidelines and promote these guidelines throughout the town such that they meet the expectations of the community.
- 2) Utilize consistent and high quality materials for all public facilities and public structures, including but not limited to buildings, signs, fences, park equipment and sidewalks.
- 3) Capitalize on the lake, farming heritage, cultural heritage and small town charm to develop a unique identity.
- 4) Enhance the gateways on all primary roads to facilitate a positive first impression.
- 5) Utilize a combination of theme, slogan, logo, icon, color, texture, and/or materials to reinforce and enhance the desired identity.
- 6) Promote the community's identity internally and externally.
- 7) Utilize landmarks and strong focal elements to develop a lasting positive impression on residents and visitors.
- 8) Utilize the Comprehensive Plan, Zoning Ordinance, and Subdivision Control Ordinance, to the extent legally possible, to sculpt the character of new development.
- 9) Utilize a uniform decorative lighting standard throughout the major linkages in town.

Aesthetics & Identity - Gateways and Downtown

Gateways

Gateways determine the first impressions a visitor has of a community. For this reason the development along S.R. 10 and 17 needs to reflect the identity and character of Culver.

Existing Conditions: In the last year, Culver has done gateway enhancement at the corner of S.R. 10 and 17. This enhancement was based on charrette recommendations and included a wooden fence along all corners of the intersection, a significant welcome sign with fieldstone piers, and tree cutting in the park to enhance the view of the lake. These additions have helped to enhance and beautify the town's northern gateway.

The businesses and signage in this area tend to relate more to the highway than the Town. This area is the first impression a visitor has of Culver and it is important that the development in this area reflects the overall character of the Town.

Action Step: The following action step are intended to further enhance Culver's gateways.

- 1) Strictly enforce sign control and regulation of development along S.R. 10 and 17. Plan Commission should be sensitive to the overall affect proposed businesses would have along S.R. 10 and 17. Development proposals review needs to incorporate aesthetics, scale, character, and traffic concerns. Businesses in this area should relate to the town not the highway. Always keep in mind that anything developed on that corridor gives visitors and passersby alike their first impression of Culver.

Downtown Culver

A downtown is considered the heart of a community. Much like gateways, their health and appearance is closely tied to community pride. Therefore, the health of a downtown is important to the overall health of a community.

Existing Conditions: Downtown Culver has a wide variety of businesses and as a district best represents the small town character. There are a few vacancies but they primarily consist of upper stories. In addition, there are two vacant lots that could serve as a good opportunity for new development and a strengthening of downtown's identity.

Action Steps: The following action steps are intended to help build identity and enhance the aesthetics of Culver's downtown.

- 1) Develop a seasonal farmers market in the downtown. This can be sponsored by a local civic group and are low in cost to maintain. This is an excellent opportunity to bring together the diverse residents of the Culver community.
- 2) Establish a winter festival.
- 3) Enhance the streetscape through, sidewalk repair, decorative lighting and the use of colorful awnings. In addition, narrow Jefferson Street to allow space for street trees and to facilitate traffic calming.
- 4) Encourage infill development on vacant lots and utilization of vacant retail spaces.
- 5) Establish design guidelines. Any new development should reflect the character of the existing downtown.
- 6) Establish the "mall mentality" i.e. non-competing business working together for overall success.

Aesthetics & Identity - Linkages and Development Standards

Visual Linkages

Visual Linkages help to create a sense of continuity throughout a community. They also can serve as beautifying element that helps to portray Culver's identity.

Existing Conditions Banners are utilized throughout the Lake Shore Drive corridor, but additional features will further link the major key areas in Town.

Action Steps: The following action steps are intended to help create visual linkages throughout Culver.

- 1) Develop a "way-finding" (signage) system that guides visitors to key areas throughout the town. Signs should be uniform in design, color and scale.
- 2) Utilize a uniform decorative lighting standard throughout the major linkages in Town.

Development Standards

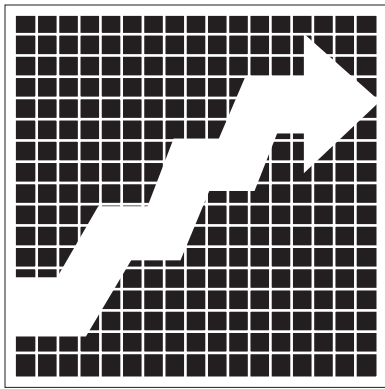
The town's Subdivision Control Standards and Zoning Ordinance have a dramatic impact on the shape of future development. These standards if written correctly and enforced will lead to quality neighborhoods and development that reflects the small town character of Culver. Quality neighborhoods will lead to excellent "quality of life" and a positive community identity.

Existing Conditions: The town of Culver planning commission has developed and maintain a zoning and subdivision control ordinance. They are currently in the process of updating their current zoning ordinance in order to reflect the needs of the community.

Action Steps: The following action steps are intended to strengthen the effectiveness of Culver's standards and reinforce its small town character.

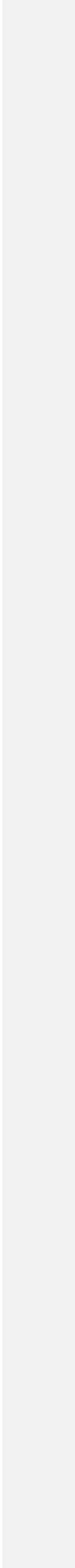
- 1) The Subdivision Control and Zoning Ordinance shall to the full extent of the law control character, identity, landscaping and aesthetics in new development.
- 2) Increase the knowledge of both the public and town officials of existing standards and their impacts.
- 3) Strive to maintain consistency in the interpretation of ordinances.
- 4) Review ordinances on a yearly basis in order to assess if their is any outdated material or items that need to be changed.
- 5) Strive to maintain consistency in enforcement procedures.
- 6) Strictly adhere to the Highway Access Plan discussed in Chapter 5.





Chapter 10

Economic Development



Economic Development - Introduction & Goals

Introduction

This chapter of the comprehensive plan is concerned with Economic Development in Culver. This component of the comprehensive plan addresses several concepts for the community to consider for Economic Development.

This component of the comprehensive plan addresses both traditional and nontraditional Economic Development strategies.

On this and the following page the Economic Development goals, objectives, and strategies are listed. The following pages describe in more detail the components of the plan as they relate to Economic Development.

Goals

- 1) Improve the local economy and upgrade the standard of living for all citizens of Culver.

Economic Development - Objectives & Strategies

Objectives

- 1) Support a mix of commercial and light industry in order to provide employment and adequate services.
- 2) Support business and appropriate light industry which will together strengthen the tax base and enhance the communities viability.
- 3) Promote commercial and light industry which is suitable, feasible, and does not conflict with other community goals and objectives.
- 4) Ensure orderly economic growth and stability.

Strategies

- 1) Coordinate with other public, private and public/private partnership organizations to strive towards complementary economic development goals.
- 2) Utilize public/private partnerships to accomplish economic development projects.
- 3) Establish an economic development committee.
- 4) Be willing to assist desirable developments or new businesses which provide tax base and new jobs; and that fit within the goals and objectives of Culver.

Economic Development - Miscellaneous

Culver has a unique combination of assets and challenges in regards to economic development. The recommendations in this section encourage Culver to seek nontraditional economic development efforts.

Culver's assets include Lake Maxinkuckee, The Academies, low cost of living and a high quality of life. Businesses like to locate in communities that are both good places to live and work.

Culver also has many challenges. While it has good proximity to Chicago, Indianapolis and South Bend it is not located directly on a major highway or interstate. In addition, it lacks available housing for workers and executives. Other challenges include lack of support businesses and infrastructure constraints.

Existing Conditions: During the public input process, several concerns were raised over the loss of Tenneco. This will not only result in a loss of jobs but a loss in tax revenue. Residents felt that, in light of this new development, economic development should be considered a primary concern for the town. They also suggested forming an economic development committee.

Action Steps: The following action steps are intended to help add jobs and to strengthen the economy.

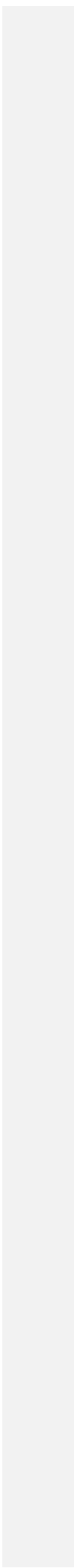
- 1) Culver should consider establishing an Economic Development Committee. The Town of Culver should partner with the Chamber of Commerce when implementing this action step. This committee could serve several purposes:
 - A vehicle to develop an economic development strategy,
 - A contact point for prospective business or residents, and
 - A forum to gain more knowledge about economic development and community marketing.
- 2) Work to expand local businesses into regional and national markets utilizing catalogues and internet technology.
- 3) Develop a theme for economic development. Focus on a specific industry.

- 4) Focus on finding a user for the Tenneco building and the D.W. Wallpaper building that fits with Culver's goals as a community.
- 5) Expand tourism to a year-round business through things such as festivals or sporting events scheduled in the fall or winter months.
- 6) Find businesses in other communities that you believe will work in Culver. Approach those businesses to see if they would open a second operation in Culver. An excellent approach would include an offer to provide a facility/building space for one year on a trial basis.
- 7) Encourage home businesses or back offices that will not detract from Culver's small town charm.
- 8) Provide appropriate infrastructure for internet services technology.
- 9) Focus on infrastructure improvements. It is difficult to attract large business without top-notch water distribution (and pressure), waste treatment capacity, and excellent fire suppression equipment. In addition, infrastructure improvements will also allow for an increase in available housing.
- 10) Provide quality affordable housing. Culver could serve as a bedroom community to surrounding communities. New year-round residents would contribute to the economic health of Culver.



Chapter 11

Parks & Recreation



Parks & Recreation - Introduction & Goals

Introduction

This chapter of the comprehensive plan is concerned with Parks and Recreation in Culver. The Culver Comprehensive Plan primarily addresses the creation and maintenance of a Department of Natural Resources (DNR) Master Plan.

Parks contribute to an increased quality of life. A high quality of life not only includes a strong economy, but also a clean environment, a good education system, access to outdoor resources, and family recreation opportunities. Parks are a relatively inexpensive way to improve an area's quality of life by helping to provide all of these benefits. An improved quality of life makes a community a more desirable place to live, attracting new residents, businesses and tourists, and thereby improving the local economy as well.

Culver has one town park, located on Lakeshore drive directly on Lake Maxincuckee that provides several recreational amenities. The schools also provide active recreational opportunities. It is important to keep in mind however that as the community changes and grows so will future park needs.

On this and following page the Parks & Recreation goals, objectives, and strategies are listed.

Goals

- 1) Develop and maintain a parks and recreation facilities to meet the current and future needs of Culver.

Parks & Recreation - Objectives & Strategies

Objectives

- 1) Strive to maintain parks and recreational amenities to a quality that meets or exceeds the expectations of the community.
- 2) Seek funding sources that can subsidize the cost of park improvements.
- 3) Communicate and coordinate with other park boards to learn from their experiences and to understand park developments in the region.

Strategies

- 1) Create and maintain a park plan that creates a vision for Culver's park and recreation and meets Department of Natural Resources standards such to qualify for state and federal funding.
- 2) Utilize the talents of local residents by involving them in the maintenance and decision making.
- 3) Develop appropriate pedestrian linkages throughout the developed areas and existing and new parks to meet recreation and transportation needs.
- 4) Look to a variety of state and federal sources to find funding for park improvements. These sources should include, but are not limited to the following; the Department of Natural Resources, Indiana Department of Transportation, and Indiana Department of Environmental Management for funding sources.
- 5) Provide recreational and programming opportunities for residents of all ages.



