

Mori, Ashley

From: [REDACTED]
Sent: Wednesday, October 30, 2019 3:04 PM
To: General Plan
Cc: [REDACTED]
Subject: Comments on General Plan 2040 Draft

To the General Plan planners:

Thank you for your hard work on the General Plan however, the current draft appears to be designed for a tax base of over a million people, nothing like our relatively small population. There are a lot of things in the draft that sound nice but in reality there are no funds with which to accomplish them. An example would be Page 120, #469 which mentions "urban design, aesthetic quality and the protection of amenities in adjacent areas through landscaping, open space and buffer areas." What does that mean? Who is going to do that? Where will the funds come from? Page 119, Goals, states "ensure the safety of residents and visitors." Isn't that the job of the police? Terms are used such as "natural systems planning"; "urban design"; "a sense of place"; "enhancing community character"; "smart growth strategies" and many other terms of which no definition is given. Page 120, 463, what is a "large development?" These examples are just from a small section of the Plan but there are many more. Page 121, 5.1 "Amend zoning code....." 5.2 "...preferred land use development." 5.3 "Amend zoning code....." Why is the GP dealing with zoning? Changing zoning could be construed as a taking. Page 121, 471. "Explore innovative methods to reduce property speculation, such as elevated tax rates, associated with rapid resale, and or district wide zoning." What is the purpose of this item? Is the County now going to engage in free market intervention and controlling real estate sales? Honestly, what we need is an audit of this plan. The General Plan is meant to be a guiding document but this draft has become very specific. This is especially true regarding references to zoning in the Plan. In addition, too many sections state the word "shall" instead of "may." I urge the County Planning Dept General Planners to hire a reputable audit company to do a complete audit of this plan. The plan as it exists now needs to be scaled down, made more practical and indeed become a "guiding" document that can allow for the many changes that will occur between now and 2040. Thank you for your consideration.



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PLANNING DEPARTMENT
COUNTY OF INDIANA