

Roanoke, Indiana Comprehensive Plan



INTRODUCTION	7
The Local Comprehensive Plan in Indiana.....	7
About this Plan.....	7
Executive Summary	8
Purpose of the plan.....	8
Scope of the plan	9
Planning Process	10
Plan Summary	2
General Background	4
location	4
History	4
Demographic Indicators	5
Economic Indicators	9
Key Anchor Institutions	13
Comprehensive Planning Committee (CPC)	13
Members of the CPC.....	13
Outline of the Committee’s Work	14
Analysis by Subject Matter	15
Land Use	15
Government and Fiscal Capacity	28
Public Facilities and Services	32
Placemaking	35
Economic Development	43
Housing	47
Transportation.....	51
Agriculture	55
Natural Resources	56
Parks and Recreation	60
Broadband Access	62
Historic and Archaeological Resources.....	67
Hazard Mitigation.....	70
Appendices.....	71
Supplemental Demographic, Economic, and Housing Information	71
Public engagement	77

Acknowledgements

STEERING COMMITTEE	BOARD OF ZONING APPEALS
Joan Abbott	Greg Morris
Nick Scheer	
Richard Schamerloh	
Richard Fischer	
Greg Morris	
	CLERK-TREASURER
	Sarah Milton
	TOWN EMPLOYEES
	Aaron Popplewell, Utility Operations Manager
	James Wood, Town Marshall
TOWN COUNCIL	
Dave Meitzler	
Pat Scher	CONSULTANT
Mandy Sands	Region 3-A Development and Regional Planning Commission
Nick Scheer	
Joan Abbott	
PLAN COMMISSION	
Ed Farris, President	
Denise Kreider	
David Miller	
Terry Miller	
Steve Park	
Jay Poe	
John Reust	
Jeff Souder	
Jim Sprowl, Vice-President	
Terry Stoffel	

INTRODUCTION

THE LOCAL COMPREHENSIVE PLAN IN INDIANA

A comprehensive plan is a foundational policy document for local governments. It establishes a framework to guide public and private decisions about future growth, development, preservation, and change, in order to meet social, economic, and environmental goals, within a municipality or county over a designated planning horizon.^{1,2}

The State of Indiana allows communities to adopt a comprehensive plan “for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.”³

Indiana Code 36-7-4-502 states that a comprehensive plan must include the following elements:

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

A comprehensive plan may also include surveys, studies, maps, charts, reports, programs, and additional plans of assorted types.⁴

The Plan Commission is responsible for preparing the comprehensive plan.³ Before approval of a comprehensive plan, at least one public hearing must be properly noticed and held and a schedule must be published in accordance with Indiana Code 5-3-1, stating the time and place of each hearing and providing the location of the comprehensive plan for public review. The comprehensive plan must be available for public review for at least ten (10) days prior to the hearing.⁵

The Plan Commission may approve a comprehensive plan after a public hearing or hearings have been held. After approval, the Plan Commission certifies it to each participating legislative body.⁶ After certification, a comprehensive plan becomes official after it has been approved by a resolution of the jurisdiction’s legislative body.⁷ A comprehensive plan can be amended after approval.⁸ Prior to adopting a zoning ordinance and exercising zoning powers, a jurisdiction must have an approved comprehensive plan.⁹

ABOUT THIS PLAN

In March 2021, the town of Roanoke, Indiana contracted with Region 3-A Development and Regional Planning Commission to craft a new comprehensive plan. A steering committee was formed, and meetings were scheduled to discuss the needs and goals of the community. The meetings with the steering committee took place on

¹ Morley, 2014, p.1

² Bristol Bay Community Planning Project, 2005, p. 7

³ Ind. Code § 36-7-4-501

⁴ Ind. Code § 36-7-4-503

⁵ Ind. Code § 36-7-4-507

⁶ Ind. Code § 36-7-4-508

⁷ Ind. Code § 36-7-4-509

⁸ Ind. Code § 36-7-4-511

⁹ Ind. Code § 36-7-4-601

October 20, 2021, November 17, 2021, January 13, 2022, and May 24, 2022. Once steering committee meetings were complete recommendations for the plan were developed and used in a survey for residents. The survey was open for the month of July 2022. Once the survey was complete Region 3-A completed a draft of the comprehensive plan. A public hearing was conducted on February 7, 2023 to solicit additional feedback from citizens on the plan draft. (Public hearings, adoption dates, etc. to be included once they happen)

EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

All development decisions are planned to some degree, but differences exist as to who does the planning, who sets the goals, and who benefits or is harmed as a result of development. Comprehensive plans are prepared by a plan commission with input from citizens and decision makers. Often, a community will contract with a consultant to aid in the production of a plan. The goals expressed in a plan are those of the community, thus the gathering and analysis of public input is a critical part of the planning process.

Consideration of who is benefited or harmed by development is integral to the planning process. Indiana Code and the Town of Roanoke, Indiana Zoning Code (Zoning Code) require review of externalities, or impacts, prior to consideration of zoning proposals such as rezonings, development standards variances, and special exception uses.^{10, 11, 12} Externalities, or impacts, are “[t]he effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.”¹³ Impacts can be positive, negative, or a combination of the two. A positive impact is demonstrated when a derelict, uninhabitable home is rehabilitated, and neighboring property values increase as a result. Thoughtful placement of public parks may increase neighboring property values and provide nearby residents with an amenity that improves their quality of life. An internet service provider’s decision to expand broadband coverage to a community may improve residents’ and business’ ability to access the internet, thus positively impacting residential, commercial, and industrial development.

A negative impact can be observed when a property owner releases pollutants into a waterway and kills wildlife, thus reducing downstream property owners’ enjoyment of their properties, and fouls a source of drinking water for a downstream community. Emergency response may be compromised on private roads not constructed to a jurisdiction’s standards. Construction of a roadway may cut off a connection between a neighborhood and an adjacent public park, thus negatively impacting quality of life of neighborhood residents and use of the public park.

Often, however, development decisions have both positive and negative impacts. For example, the decision to approve the rezoning and subdivision, or platting, of a parcel previously used for agriculture to allow residential development of the parcel will likely impact some positively and others negatively. The landowner may benefit from the increase in market value of the property that results from the approvals. The developer may benefit from the sale of individual lots and construction of homes. A neighboring farmer, however, may be harmed by the

¹⁰ Ind. Code § 36-7-4-603

¹¹ Ind. Code § 36-7-4-918.5

¹² Roanoke, Indiana Code of Ordinances, Chapter 155 § 501

¹³ Davidson & Dolnick, 2004, p. 227

increase in traffic that results from increased population density. Construction activity on the parcel may damage a tile drain and cause an adjacent field and nearby basements to flood.

Comprehensive plans are developed by communities, rather than individuals, to ensure that the needs of the whole community are considered, not just the benefits to individuals. Community planning is rooted in the concept of the public interest and when communities plan, they establish and implement a public policy for the community and guidelines for decision on development. Plans help a community achieve a character of its own – one that residents of the community recognize and support.¹⁴

The Roanoke, Indiana Comprehensive Plan 2022 (Plan) is intended to be used as a guiding document for town officials, decision makers, developers, and residents. It assesses current conditions, anticipates future changes, and provides goals, objectives, and strategies to the community to help manage those changes in a deliberate manner.

The Town of Roanoke initiated the process of developing this Plan because it lacked a timely and appropriate document to guide the future of the community. The Town's previous Comprehensive Plan was adopted in 2005, and was comprised of an introduction, environment analyses, goal and policy sections pertaining to housing, parks and recreation, transportation, community facilities, economic development, and appendices. This Plan updates and adds to its predecessor.

This plan is a living document with a planning horizon of 5-10 years. Goals, objectives, and strategies should be reviewed periodically to ensure timeliness and appropriateness and can be amended if community conditions, or aspirations change.

SCOPE OF THE PLAN

The purpose of this comprehensive plan is to ensure that all the needs of the whole community are considered and to establish and implement public policies for the community and guidelines for decisions on development. This plan will help the community achieve character of its own, one that the residents of the community will recognize and support. This plan will help the community guide investment and ensure that the local government can provide efficiently and coordinate all development.

This comprehensive plan will help to protect property value by preserving and enhancing community and improving the local quality of life. This plan will not only make the community healthier but will help make it safer. This will be done by helping the community to provide safer streets and sidewalks and help to protect the environmental quality of life.

This comprehensive plan is a guide for future decision making and is not enforceable. The plan should not be mistaken as zoning regulations or as a substitute for other regulatory ordinances. Instead, it should be used by current and future leaders in Roanoke to give credibility and guidance in day-to-day decision making.

This Plan is comprehensive in scope, but not all-inclusive in scale, and is intended to provide predictability and efficiency, while maintaining flexibility. It covers topics critical to the public health, safety, morals, convenience, order, and general welfare of the community and fosters efficiency and economy in development.

The Plan includes the following sections:

¹⁴ Turner & Bergman, 2019, p. 105

- An executive summary that discusses the purpose, scope, and process employed to develop the Plan, along with a summary and outline of key goals, strategies, and desired outcomes.
- A general background that provides a brief overview of the demographic, labor market, and economic data in addition to information about key anchor institutions in the community.
- A discussion of the Comprehensive Planning Committee, including a list of its members, an outline of its work, and a description of its role in the process.
- An analysis of the existing conditions, vision and key goals, implementation strategies, and public input used to address the following:
 - o Land use;
 - o Government and fiscal capacity;
 - o Public facilities and services;
 - o Placemaking;
 - o Community wellness;
 - o Culture;
 - o Education;
 - o Economic Development;
 - o Housing;
 - o Transportation;
 - o Agriculture;
 - o Natural resources;
 - o Parks and recreation;
 - o Broadband access;
 - o Historical and archaeological resources;
 - o Hazard mitigation.
- Appendices containing references, supplemental demographic, labor market, and economic data, and additional supporting information.

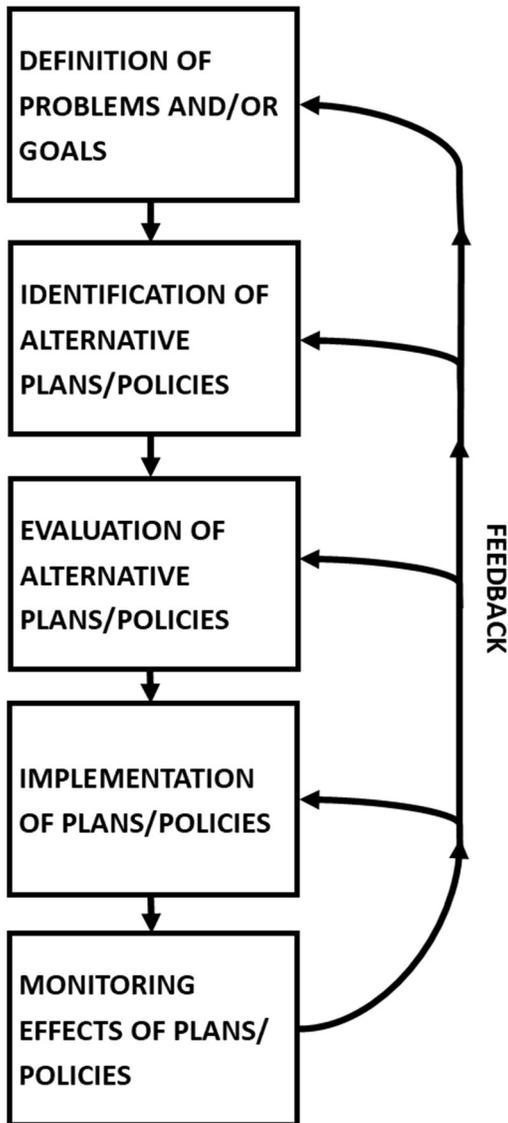
All State of Indiana minimum requirements have been met or exceeded within this Plan

PLANNING PROCESS

The planning process consisted of evaluating and analyzing existing conditions. These included the strengths and weaknesses, character of the community, demographics, natural features, and various other aspects. The Comprehensive Planning Committee (CPC) worked together to establish goals and objectives for the future and identify alternatives for meeting the goals and objectives. After the goals and alternatives were planned, the CPC selected their preferred alternative and then make recommendations and identified specific actions to implement the plan. Once the plan has been implemented, they will evaluate the success of the plan and then finally adopt the plan. The CPC understands that this planning process is part of an ongoing process. That these plans must be evaluated, changed, and updated as the community evolves.

The CPC utilized effective planning principles while creating this plan. General policies that were utilized ensured that the plan would address physical elements of the community that were integrated with social, economic, and environmental conditions. They ensured that the plan was realistic and practical. This offered the community the ability to dream and recognize what is possible within the community. While ensuring that the plan can be implemented over a relatively long time period, they also ensured that this plan was simple and clear to understand. To ensure that this plan is easily accessible to the community, plans will be kept at each jurisdiction, and they will ensure that this plan always actively and accurately reflects the community's goals and objectives.

The Roanoke, Indiana Comprehensive Plan effort combined technical analysis with community input. The planning process typically involves five steps. All steps are subject to feedback at any point during the process, providing for flexibility if the environment changes.



Adapted from Taylor, 1998

1. Definition of problem and/or goals:

The town of Roanoke recognized that its current Plan was dated and no longer efficiently serving the community's needs.

2. Identification of alternative plan/policies:

The town's options were to continue using the current Plan, rescind the current Plan without adopting a new plan or update, or take steps to prepare a new Plan.

3. Evaluation of alternative plans/policies:

Continued use of the current Plan would hinder the community from being able to effectively pivot into the future. Rescinding the current Plan without adopting a new plan or update would jeopardize the town's ability to exercise zoning powers. Preparation of a new Plan would allow the town to continue exercising zoning powers and provide a guide for the next 20-to-30-years.

4. Implementation of plans/policies:

After Plan Commission approval and certification and adoption of a resolution by the Town Council, the Plan becomes official.

5. Monitoring effects of plans/policies:

The Town will need to regularly assess the appropriateness and effectiveness of the Plan's goals, strategies, and desired outcomes to ensure that they continue to serve the needs of the community.

Feedback:

Receptiveness to feedback throughout the planning process is critical to ensuring that the selected alternative is preferable to others and that the specific goals, strategies, and desired outcomes are reflective of the whole community.

More specific to the contents of this Plan, the planning process consisted of a review of the town's planning and zoning documents, including the Town's previous Comprehensive Plan, Zoning Code, Subdivision Code, evaluation of existing conditions, analysis of demographic, economic, and housing indicators, collection and analysis of community input, and creation of a Plan that addresses the town's vision and presents goals, objectives, and strategies designed to accomplish desired outcomes.

The Comprehensive Planning Committee (CPC) met on four occasions to identify community goals, strengths, and weaknesses. The CPC, with Region 3-A, identified strategies to address those goals, strengths, and weaknesses and presented alternatives designed to accomplish the desired outcomes. The CPC selected its preferred alternatives and identified recommendations designed to implement the alternatives. After the Plan is presented at a public hearing or hearings and receives requisite approval and certification and adoption of a resolution, it will be monitored to ensure relevance and effectiveness.

All State of Indiana minimum requirements have been met or exceeded throughout the planning process.

PLAN SUMMARY

This comprehensive plan reflects the current and anticipated needs of Roanoke. It is the town's intent to continue to revisit and revise the comprehensive plan, every five years, to keep the content relevant and to engage the public in dialog about the future of the town. In this way, the comprehensive plan will remain an up-to-date guide for the future growth and development of Roanoke.

The CPC met four separate times to discuss the Town of Roanoke. Through these meetings, goals, strengths, and weakness were discussed and prioritized to develop themes to guide policy development. Those themes are presented below.

COMMUNITY CHARACTER

Roanoke radiates with a feeling of hometown friendliness as they build a healthy, safe, and pleasant place to live and work for residents and visitors. Residents are proud of the community with its blend of tradition and progress, with everything from revitalizing the old to expanding and growing for the future.

The town of Roanoke, Indiana, has a proud history that is representative of the Midwest. Once the hunting and fishing grounds of the Miami Indians, Roanoke became a prosperous commercial center in the mid-19th century. The construction of the Wabash & Erie Canal included a lock at Roanoke, which led to the establishment of warehouses, mills, stables, and hotels. The village became known as one of the best trading and shipping points on the canal.

The arrival of the railroad brought a close to the canal's heyday, but Roanoke continued to prosper. Its Main Street became a commercial and retail center, serving a growing population and the surrounding countryside. It featured stores whose owners established a reputation for fine goods and fair prices. Some, like Augustus Wasmuth and E.E. Richards, fostered economic growth through business and banking. Others helped make the community self-sustaining through the hardware store, pharmacy, restaurants, and automobiles. Roanoke flourished and, with its excellent school, became known as a good place to raise a family. "Merchandise in Roanoke Always Gives Satisfaction" was the slogan of the 1920s.

While continuing to be known for its quality of life, the town experienced a decline in retail activity in the post-World War II era as changes in transportation, marketing, and merchandising occurred throughout America. Eventually there were many empty storefronts on Main Street in stark contrast to earlier times. In the 1990s, a revitalization of the historic downtown occurred.

Today Roanoke radiates with the feeling of hometown friendliness and a neighborly concern for providing a safe and pleasant place to live. Residents are proud of the community's blend of tradition and progress. Roanoke is one of the fastest growing areas of Huntington County, in part because of its close proximity to both Huntington and Fort Wayne. Its attractiveness can be found in its small-town atmosphere, rural setting and public services. With a sizable park in the center of town that includes baseball diamonds, tennis courts, and a picnic pavilion overlooking a playground, Roanoke is the ideal setting for community and family activities.

ECONOMIC CHARACTER

The committee reaffirmed the importance of economic opportunity for all of Roanoke. Roanoke has many downtown businesses helping the town thrive, and 60 active businesses within the Chamber of Commerce. They stated that finding buildings for new businesses to come into downtown is exceedingly difficult as there is not adequate space for commercial properties, therefore they need more possibilities around the town for new businesses.

HOUSING

Housing is an issue that Roanoke must face to expand and grow in the future. Residents believe that slow and steady growth is the right path forward when it comes to housing. Residents would like to see diverse options pursued, but they do not want to lose the small town feel of Roanoke.

SCHOOLS

Huntington County is comprised of one school district, Huntington County Community School Corporation. The district has 6 elementary schools, 2 middle schools and 1 high school. Roanoke is approximately a 15-minute drive away from the high school.

STRENGTHS AND OPPORTUNITIES

Roanoke is centrally located between the cities of Fort Wayne and Huntington. This is a favorable and advantageous location for the town, allowing frequent travel and accessibility to many people, businesses, and activities. Roanoke is located off of US-24 this gives access to a frequently used and busy highway for the town to capitalize off of.

Roanoke has access to quality healthcare facilities. Quality healthcare is a positive to the health of residents. Quality healthcare is important to maintain as a town grows.

Roanoke is in a favorable position geographically to grow due to Roanoke's location between Fort Wayne and Huntington while having affordable housing making Roanoke an attractive location to move to and live in while nearby and capable of capitalizing off both cities.

US-24 gives access to Roanoke providing a major area for through traffic. US-24 is a busy thoroughfare which Roanoke can use to their advantage. Some of these advantages include benefitting businesses, marketing of the

town, accessibility of the town, travelers or commuters going through Roanoke, and visibility and knowledge of the town.

FUTURE GOALS

The Town wants to increase economic opportunities for its residents who rely on local employment. The Town of Roanoke is situated along a major thoroughfare between Fort Wayne and Huntington which allows for access to services as well as employment opportunities in both cities, which are both approximately 10 miles from Roanoke. Expanding the quality of life for residents would lead to additional private investment that would allow for the Town to grow offerings as a small-town destination for residents from the region. This could be accomplished with the following goals:

- Encourage maintenance and preservation of existing businesses and commercial properties including the downtown area.
- Improve community aesthetics to attract new businesses.
- Actively promote commercial investment in the Town.
- Partner with County and other Town agencies to retain, expand, and develop new businesses in the area.

GENERAL BACKGROUND

LOCATION

The town of Roanoke is located in Sections 14, 15, 22, and 23 of Jackson Township in Huntington County, Indiana. Its approximate total area is 1.208 square miles (773 acres). The Little River runs east of the Town's corporate limits, but the McPherran Ditch and Cow Creek are tributaries to the river that are located inside the Town limits.

HISTORY

The history of a town tells the story of a town's development, culture, and feel. Knowing about the history of a town can help the town display its heritage, pride, and history to help sponsor and grow the local community and culture. A summary of the history of Roanoke is discussed below.

Creation of the Town of Roanoke

Learning about and understanding Roanoke's history is important in understanding the development, culture, and feeling of Roanoke. Roanoke was established in 1850 along the Wabash and Erie Canal. Roanoke was one day away from Fort Wayne when traveling by canal. Roanoke is 12 miles southwest of Fort Wayne and 9 miles northeast of the City of Huntington. In 1873, John H. Barr created and provided a petition to the county commissioners for the incorporation of the town of Roanoke. The establishment of a municipal government was also included in the petition. The commissioners ordered an election January 8, 1874. The town of Roanoke was incorporated.

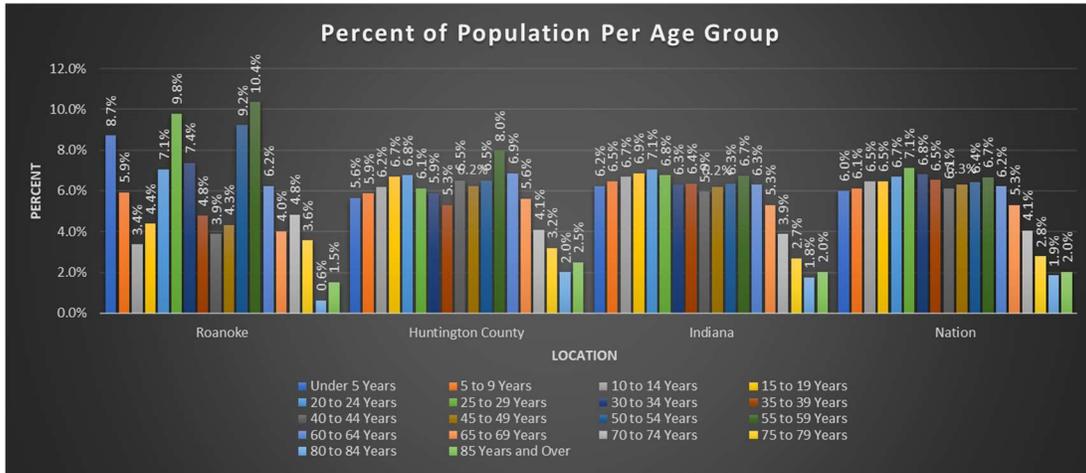
Historical Facts of Roanoke

Roanoke has a history that gives it character and has helped define the town's feel. Kilsquah was the last full blooded Miami Indian Princess who lived in the area around Roanoke. Memorial water fountain in Roanoke is a water fountain created to honor the citizens of Roanoke that fought and were involved in World War One. The Roanoke Area Heritage Center was established on July 4, 1994. The Roanoke Heritage Center is located at 102

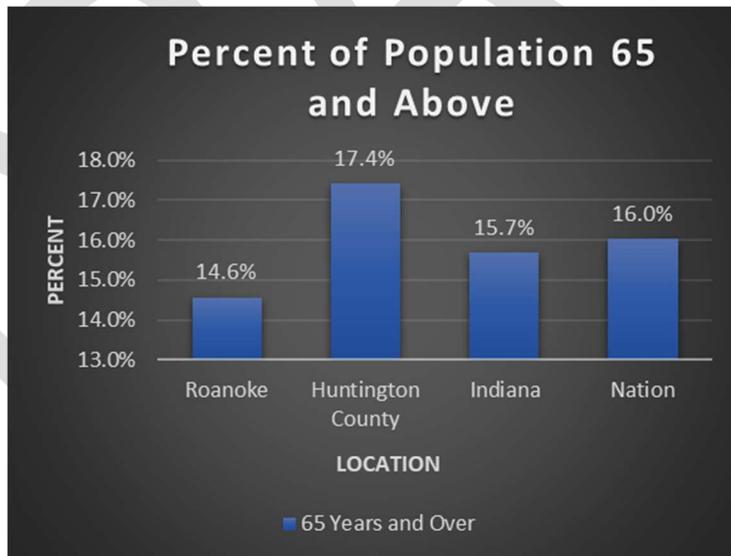
West First Street. Roanoke experienced a downturn in retail after World War Two. Stores on Main Street became emptier than they have been in the past. Revitalization of the historic downtown began in the 1990's.

DEMOGRAPHIC INDICATORS

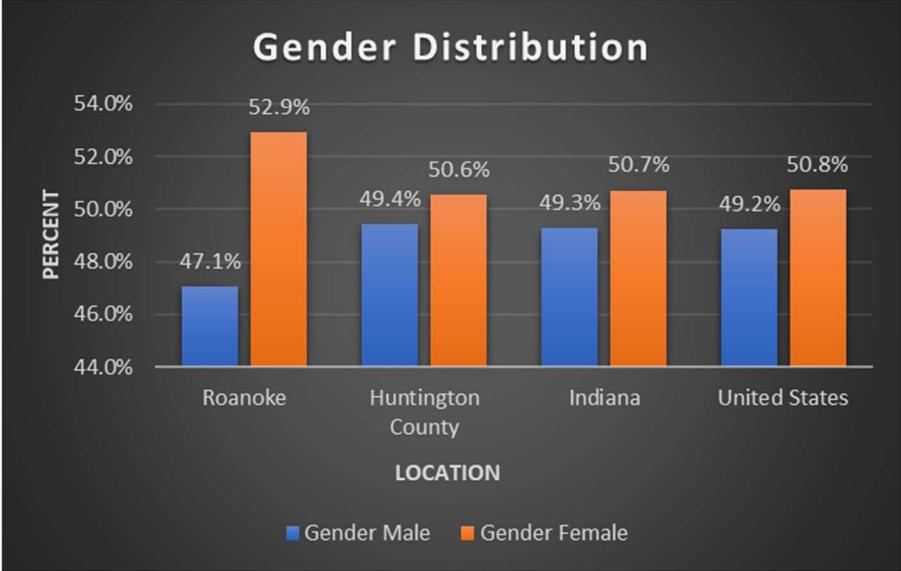
GRAPH 1



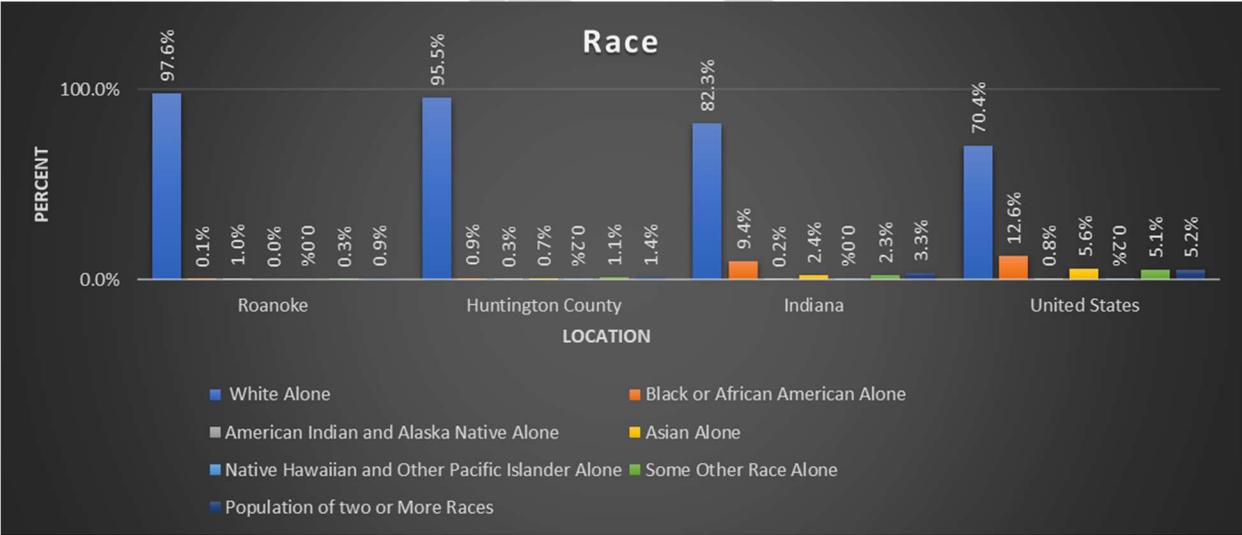
GRAPH 2



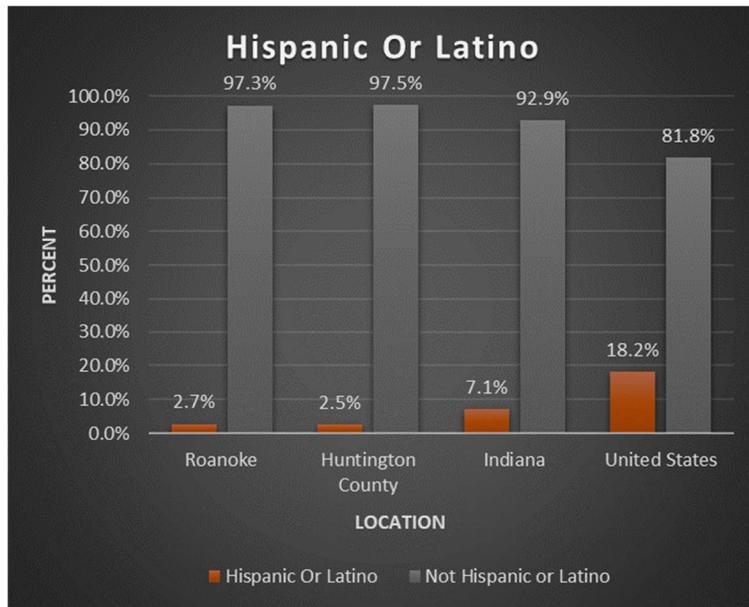
GRAPH 3



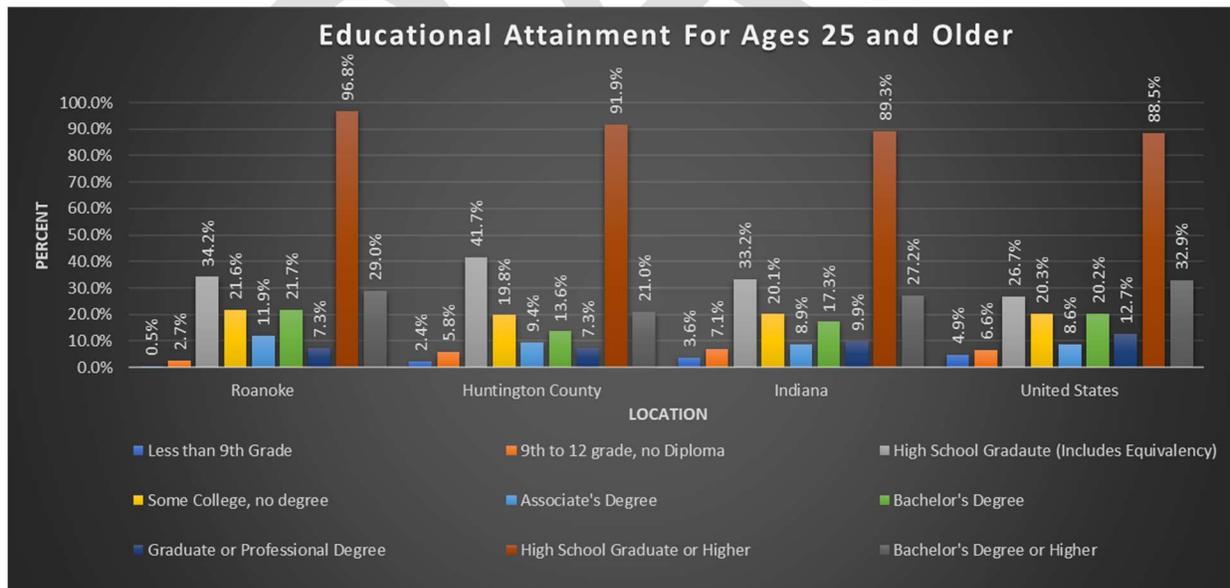
GRAPH 4



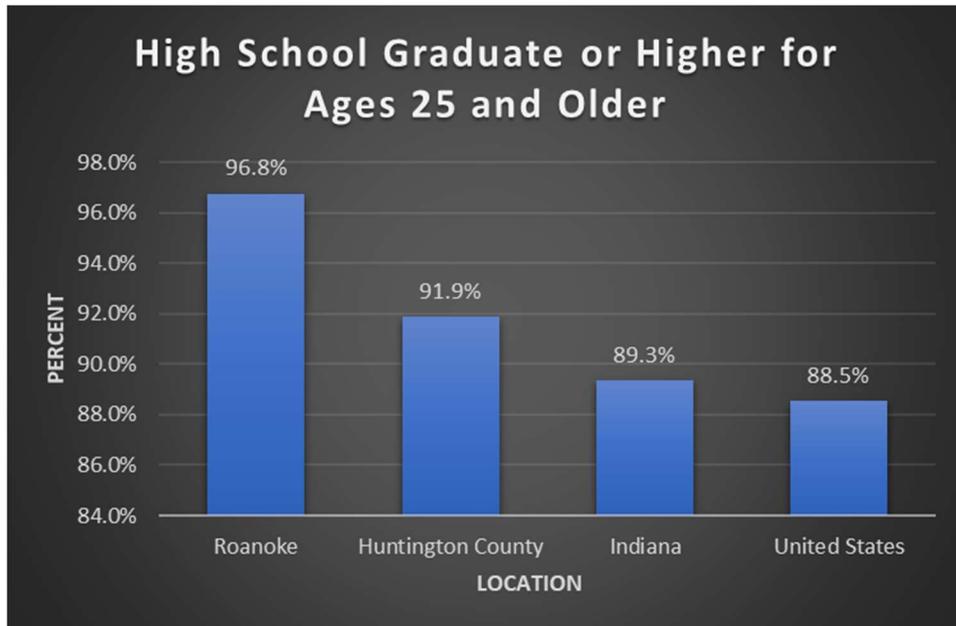
GRAPH 5



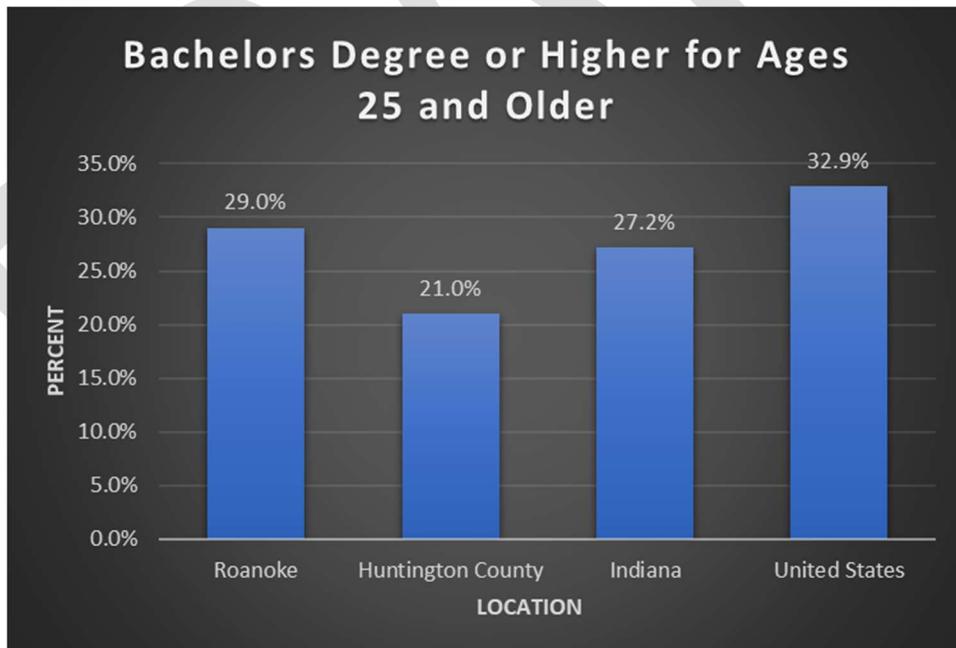
GRAPH 6



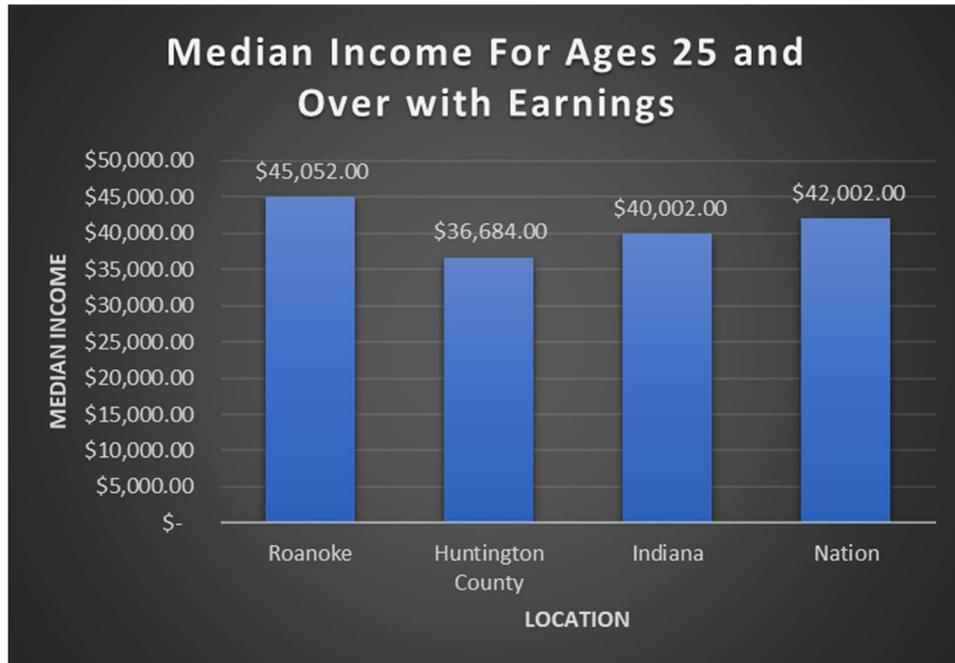
GRAPH 7



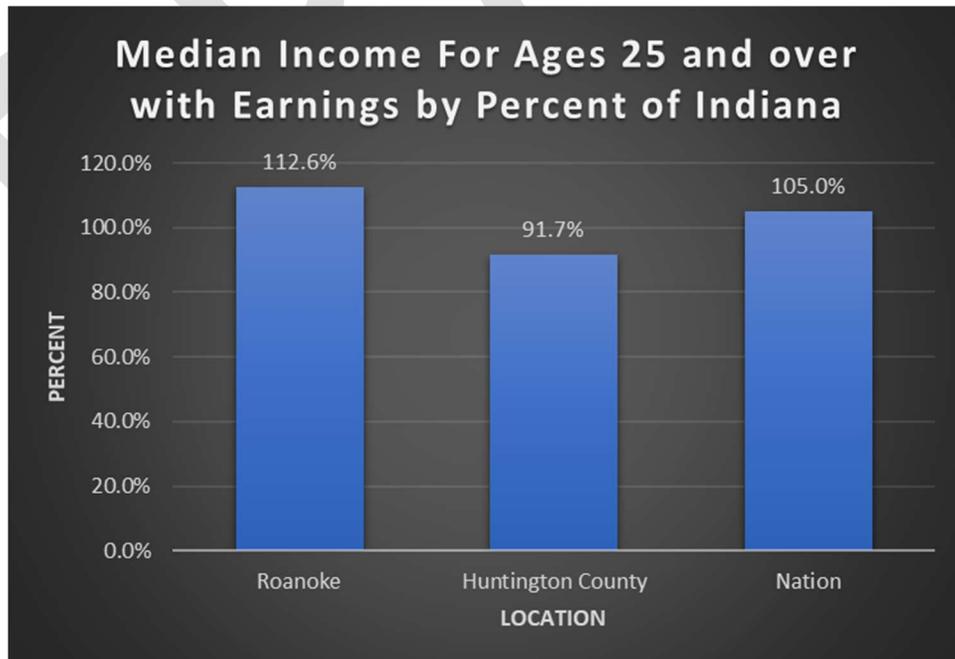
GRAPH 8



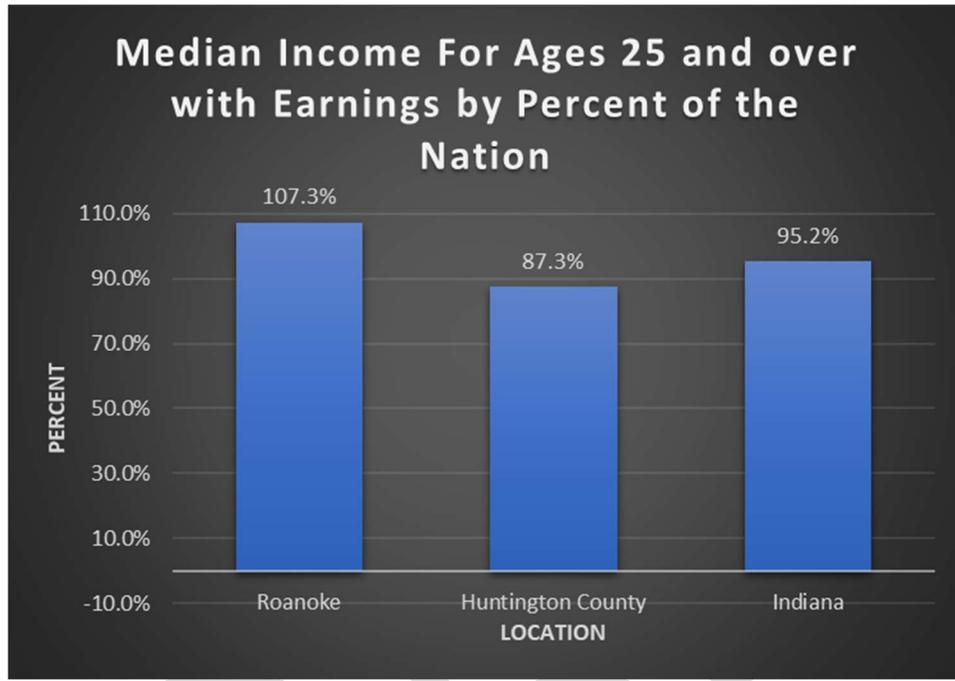
GRAPH 9



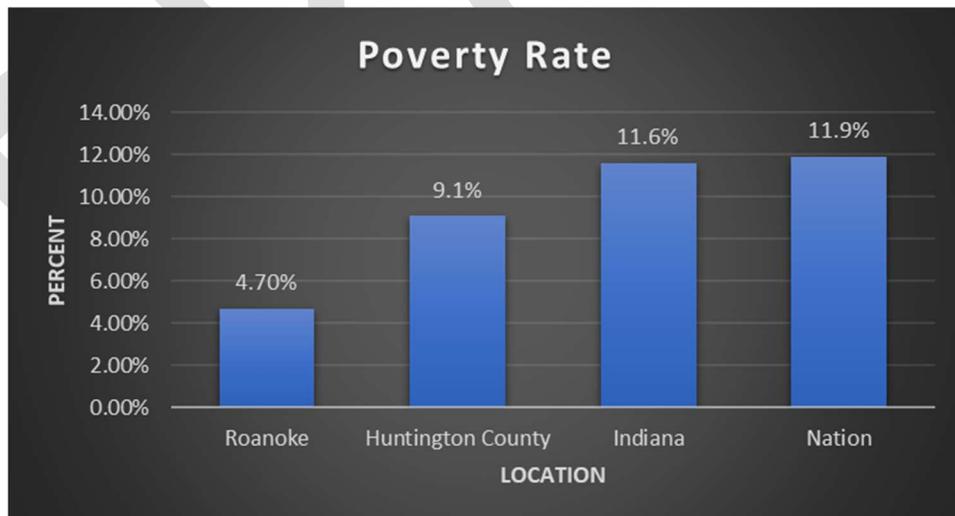
GRAPH 10



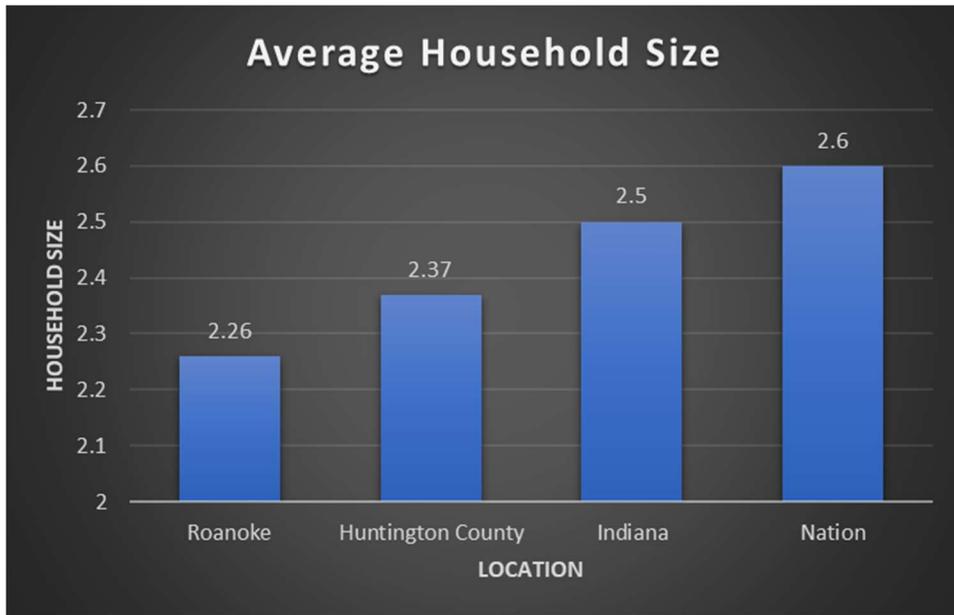
GRAPH 11



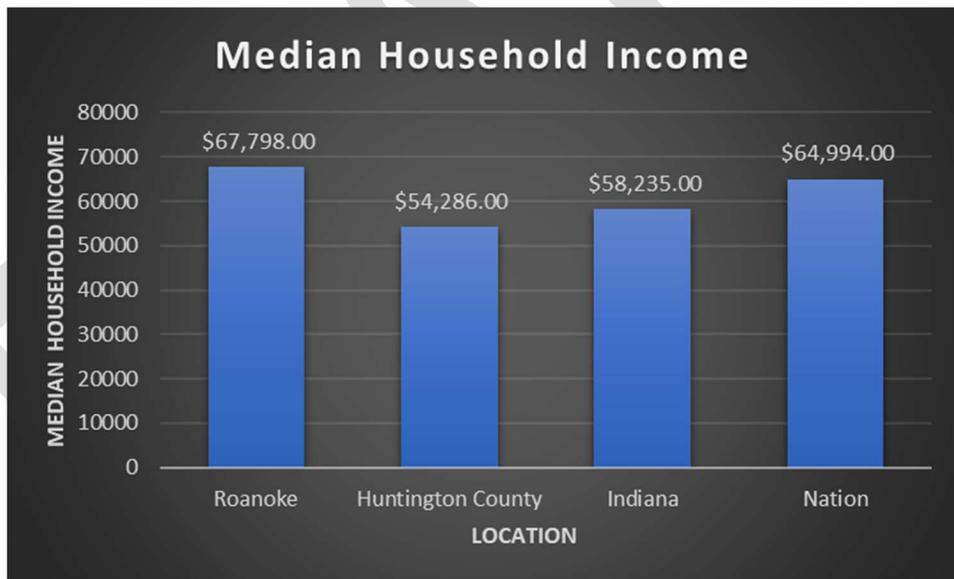
GRAPH 12



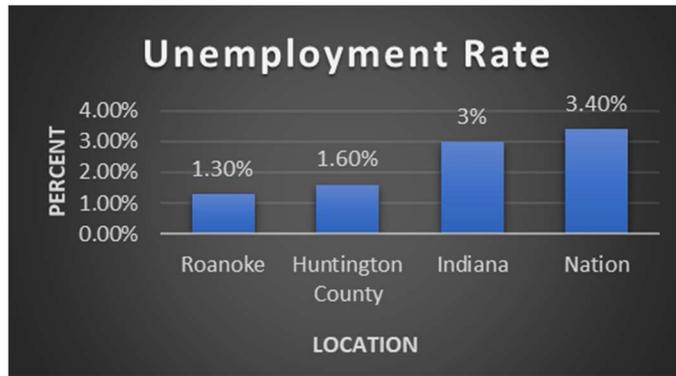
GRAPH 13



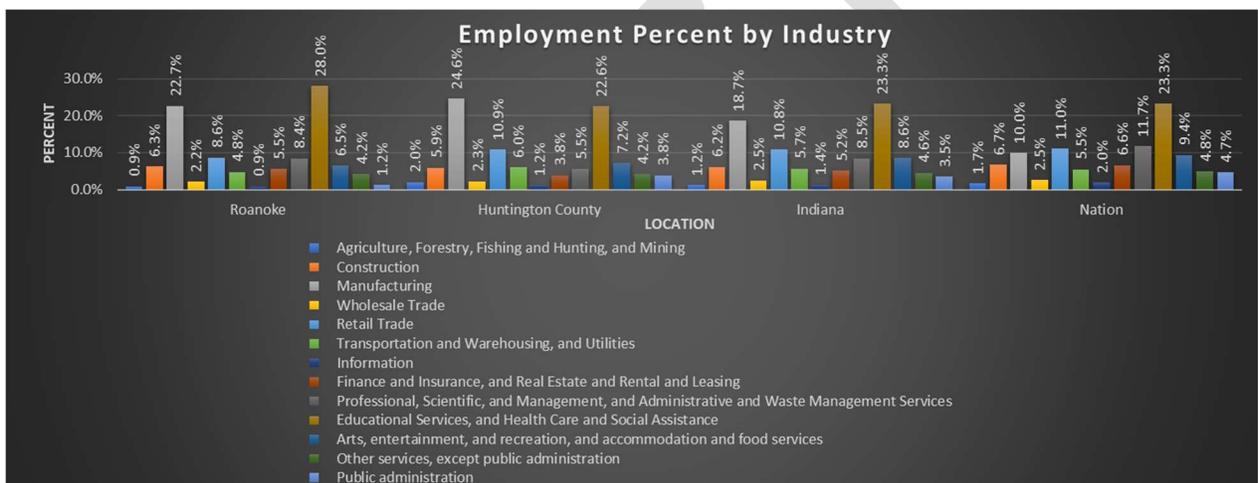
GRAPH 14



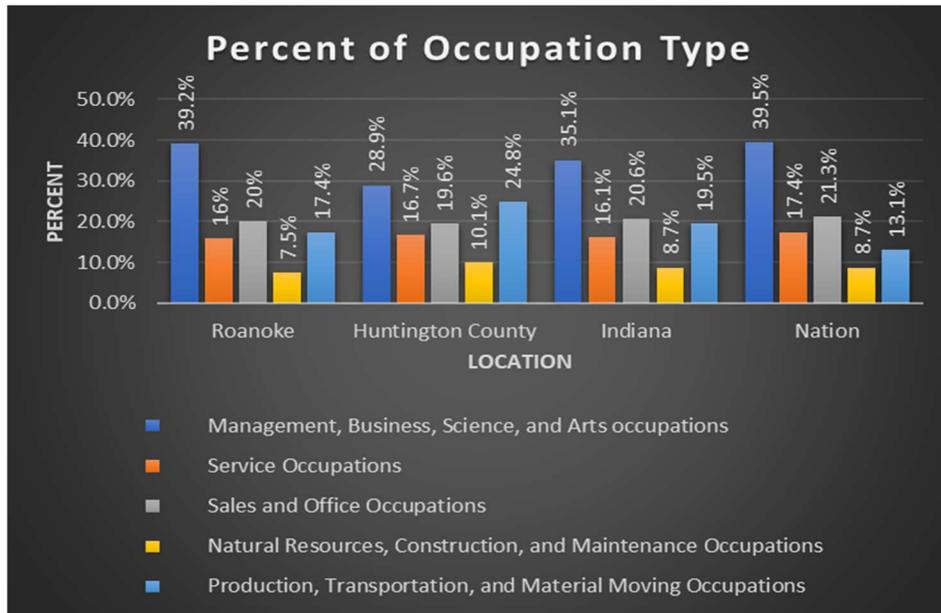
GRAPH 15



GRAPH 16



GRAPH 17



KEY ANCHOR INSTITUTIONS

The key anchor institutions in Roanoke are the small retail and restaurant businesses located in the downtown area. These are the businesses that draw people to the Town and are a key part of the fabric of the community. Many residents of Roanoke work outside of Town with Huntington and Fort Wayne being 10 miles away. Larger employers that are a short drive from Roanoke include General Motors, Bendix, Vera Bradley, Lutheran Hospital, and Novae Corporation.

COMPREHENSIVE PLANNING COMMITTEE (CPC)

MEMBERS OF THE CPC

A Comprehensive Planning Committee (CPC) was created to guide the planning process in conjunction with the consultant.

Comprehensive Planning Committee Members

The Town of Roanoke was asked to identify residents and non-resident stakeholders for inclusion in the CPC. Table 1 lists CPC members and their affiliations

Table 1 Comprehensive Planning Committee

Name	Affiliation
Joan Abbott	Roanoke Town Council
Rick Fischer	Deco Illusions, Roanoke Chamber of Commerce, Roanoke Beautification Foundation, Renaissance in Roanoke, Rolling in Roanoke

Greg Morris	Roanoke Board of Zoning Appeals, Roanoke Beautification Foundation, Roanoke Village Homeowners Association
Rich Schamerloh	Roanoke Chamber of Commerce, Roanoke Farmers Market, Owner- Eyecare Associates of Roanoke
Nick Sheer	Roanoke Town Council, Roanoke Bluffs Homeowners Association

OUTLINE OF THE COMMITTEE’S WORK

The CPC met a total of four times. Members worked with the consultant throughout the planning process, provided insight into the town’s existing conditions, recommended goals, objectives, and strategies, and provided advice and aid to facilitate community engagement.

Consensus on goals, objectives, and strategies was reached by communicating them to the public and providing ample opportunity for the public to provide input. Opportunities for the public to provide input included online surveys and public hearings.

Once proposed goals, objectives, and strategies were identified, the public was given the opportunity to provide feedback in the form of a survey available digitally online. A postcard with a QR code and the web address for the survey was developed and mailed to residents. Residents were able to use their smartphones to scan the QR code or type in the web address in their browser to take the survey. The survey asked respondents to rate goals, objectives, and strategies to assess approval or disapproval. Respondents were also given the opportunity to provide additional comments on goals, objectives, and strategies. There were 92 people that submitted responses to the survey.

ANALYSIS BY SUBJECT MATTER

The following section contains 12 chapters that address subject matter pertinent to a comprehensive plan. Each chapter contains discussion of the existing conditions, goals, objectives, and strategies.

LAND USE

Land use describes how land is occupied or used. An updated analysis of land use is warranted as the extent of development and nature of uses have changed since adoption of the Town's previous Comprehensive Plan in 2005.

The land use element of a comprehensive plan is the foundation for zoning and subdivision regulations, capital improvement programs, and other growth management strategies. It is the hub where many of the other elements discussed in a plan meet.

Analysis of current land uses can reveal areas where similar activities are concentrated and assist with identification of areas where potential conflicts or challenges might occur. This analysis can also indicate areas where future development or redevelopment may be warranted.

This chapter covers the Zoning Code and Subdivision Code, current land uses, annexation, and the town's extraterritorial jurisdiction (ETJ). It provides goals, objectives, and strategies to guide future development and land use, ensure that the Zoning Code and Subdivision Code meet the Town's needs, and plan for future Town growth via annexation and extension of the ETJ.

Existing Conditions

Zoning Code

Zoning is a regulatory tool used by communities to regulate land use in accordance with a comprehensive plan. Zoning ordinances, subdivision control ordinances, and future land use maps are commonly used by communities to implement land use goals.

A zoning code, also commonly known as a zoning ordinance, contains regulations designed to implement parts of a comprehensive plan. It includes, but is not limited to, permitted activities, setbacks, signs, parking, landscaping, environmental restrictions, density, and site plans. It provides for allowable land uses in specified zoning districts and contains a zoning map that identifies areas by district.¹⁵ A zoning district is a specifically delineated area where uniform development standards govern the use, placement, spacing, and size of land and buildings.¹⁶

The Zoning Code was adopted on August October 15, 1984, and was most recently amended on September 7, 2021. The purpose and intent of the Zoning Code is to promote the health, safety, convenience, and welfare of its citizens and plan for future development to the following ends:

- That highway systems be carefully planned.
- That new communities grow only with adequate public way, utility, health, educational, and recreational facilities.
- That the needs of agriculture, forestry, industry, and business be recognized in future growth.
- That residential areas provide healthful surroundings for family life.

¹⁵ Kumar, 2017, p. 5

¹⁶ Davidson & Dolnick, 2004, p. 458

- That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds.^{17, 18}

To accomplish these ends, the Zoning Code sets out the way improvements, any structure or man-made feature that becomes part of, placed upon, or is affixed to the land, are to be evaluated against the Town's development, use standards, and zoning regulations. The Huntington County Department of Community Development (DCD) issues improvement location permits to applicants for projects that meet these standards and regulations. For proposed projects that do not meet the standards and regulations set forth in the Zoning Code, applicants are able to petition for a special exception or variance.

A special exception is a type of land use not permitted by right in a zoning district but may be allowed if approved by the Board of Zoning Appeals (BZA). Additional information about special exceptions can be found on the DCD Special Exception Application.¹⁹ A variance is a specific zoning approval that allows for deviation from the standards and regulations of the Zoning Code or Subdivision Code. Although there are multiple types of variances, the most common are development standards variances that apply to standards such as minimum setbacks, lot coverage, and lot size requirements. Additional information about development standards variances can be found on the DCD Variance from Development Standards Application.²⁰ Information about Variance from Subdivision Code and Variance of Use can be found on the DCD Applications & permits webpage.²¹

The BZA is a body of 5 appointed members that, in addition to acting on certain petitions for special exceptions and variances, hears appeals to zoning decisions or decisions to grant or deny the issuance of improvement location permits. The Town's BZA currently has 4 members. The Executive Director of the DCD serves as the Hearing Officer. This individual has the authority to review and act on development standards variance applications considered not controversial. Once a special exception or variance is approved, the petitioner can acquire an improvement location permit and move forward with the project.^{22, 23}

The Huntington County Advisory Plan Commission (County Plan Commission) is a nine-member body, with the possible addition of up to two voting members appointed by the Huntington County Board of Commissioners, that serves as the Town's Municipal Advisory Plan Commission (Municipal Plan Commission). These additional voting members must reside outside the Town's corporate boundary but within the ETJ, and they must not be of the same political party. Currently, there is one additional voting member serving on the Municipal Plan Commission.²⁴

The Municipal Plan Commission oversees planning and zoning functions within the Town's zoning jurisdiction. These include development and maintenance of the Plan, Zoning Code, Zoning Map, and Subdivision Code, and review of applications to rezone an area and applications to subdivide property. Additional information about the duties assigned to advisory plan commissions are outlined in the Zoning Code, Subdivision Code, and Indiana Code 36-7-4.²⁵

¹⁷ Roanoke, Ind. Code § 155(101)

¹⁸ Ind. Code § 36-7-4-201

¹⁹ https://www.huntington.in.us/egov/documents/1387484281_799407.pdf

²⁰ https://www.huntington.in.us/egov/documents/1387483888_978057.pdf

²¹ <https://www.huntington.in.us/county/topic/index.php?topicid=152&structureid=18>

²² Roanoke, Ind. Code § 155

²³ Huntington County Department of Community Development

²⁴ Huntington County Department of Community Development

²⁵ Roanoke, Ind. Code § 32.65

If a property owner wants to engage in a use that is not listed as a permitted or special exception use in a zoning district, they may file a petition to rezone the area where the use will occur. Rezoning can be applied to all or part of a parcel. Additional information about rezonings can be found on the DCD Rezoning Application.²⁶ The town council decides whether to approve a petition to rezone after receiving a recommendation from the Municipal Plan Commission.

Zoning Districts

The Zoning Code establishes zoning districts to identify areas within the Town’s zoning jurisdiction where certain use and development standards apply. The Town’s zoning districts are listed in § 600 of the Zoning Code. Descriptions of district intent, uses, and development standards are found in §§ 901-936 and § 994.

Based on input from the public and CPC, available zoning districts adequately suit the needs of the Town currently and are anticipated to continue to do so over the planning horizon. The following table identifies zoning districts and provides district intent. Not all zoning districts listed are currently found within the Town’s zoning jurisdiction.

Table 2 Zoning Districts

District	District Intent
Agricultural (A)	The Agricultural District is intended to protect and maintain the agricultural lands utilized for farming and livestock purposes... [and] to preserve agricultural lands and to discourage reclassification of zoning to non-agricultural use without a clear showing of proven need in the public interest and a clear showing of conformity with the comprehensive plan.
Suburban Residential (SR)	The Suburban Residential District is intended to be a low-density, rural residential district... [and] to allow single family dwelling units and uses servicing the needs of the residential rural community.
Residential Low Density (R-2)	The Residential Low-Density District is intended to be a low-density residential district... [and] to allow single family dwelling units and uses servicing the needs of the residential community.
Residential Medium Density (R-4)	The Residential Medium Density District is intended to be a moderately dense residential district... [and] to allow single family and two-family dwelling units and uses servicing the needs of a moderately dense residential area.
Residential High Density (R-8)	The Residential High-Density District is intended to be a highly dense residential district... [and] to allow single family, two-family, and multi-family dwelling units and uses servicing the needs of a highly dense residential area.
Residential Apartment (R-20)	The Residential Apartment District is intended to be a high-density, multi-family residential district... [and] to allow multi-family dwelling units and uses servicing the needs of a highly dense residential area.
Residential Mobile Home Park (RMH)	The Residential Mobile Home Park District is intended to be a high-density residential district suitable for the location of mobile homes and manufactured homes... [and] to allow mobile homes and manufactured homes and uses servicing the needs of a high-density residential area.
Local Business (LB)	The Local Business District is intended to be a low-intensity commercial district providing establishments, which will serve the needs of surrounding residents... [and] to allow residential dwelling units and professional,

²⁶ https://www.huntington.in.us/egov/documents/1387484515_864166.pdf

	business, and retail establishments which will serve the needs of the surrounding area.
General Business (GB)	The General Business District is intended for intensive commercial uses that require a conspicuous and accessible location... [and] to allow a variety of commercial uses and certain light manufacturing uses that are compatible with commercial uses.
Accommodation Business (AB)	The Accommodation Business District is intended for intensive, highly automotive oriented uses that require a conspicuous and accessible location along a thoroughfare... [and] to allow a variety of commercial and automotive service-related uses.
Central Business (CB)	The Central Business District is intended for commercial uses that are in a central core area of a city or town... [and] to allow a variety of commercial uses in a concentrated area central to the residential areas of the city or town.
Light Manufacturing (M-1)	The Light Manufacturing District is intended for low-intensity manufacturing uses... [and] to allow manufacturing uses which are benign in their operating procedures and compatible with certain commercial uses.
Heavy Manufacturing (M-2)	The Heavy Manufacturing District is intended for intensive, heavy manufacturing uses... [and] to allow intensive manufacturing uses that may involve methods of operation, which require visual and distance separation from residential, commercial, and recreational uses.
Extractive Manufacturing (M-3)	The Extractive Manufacturing District is intended for the mining, storage, and processing of mineral resources... [and] to allow the extraction and processing of mineral resources in areas not experiencing development pressure.
Airport (AZ)	The Airport District is intended for airport facilities and compatible land uses... [and] to allow for the continued use and expansion of airport facilities.
Open Space (OS)	The Open Space District is intended for outdoor recreational and leisure activities... [and] to limit development within this district to uses which are recreational or leisure in nature.
Flood Hazard Area Overlay (FHA)	<p>The Flood Hazard Overlay District is intended to:</p> <ol style="list-style-type: none"> 1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights or velocities. 2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction. 3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters. 4. Control filling, grading, dredging, and other development which may increase erosion or flood damage. 5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands. 6. Make federal flood insurance available for structures and their contents in Huntington County by fulfilling the requirements of the National Flood Insurance Program.

Exclusive Use Overlay (EUD)	The Exclusive Use Overlay District is intended to be a district established for uses that do not readily permit classification in the agricultural, residential, commercial, or industrial districts. The development standards of other districts do not address the specific and unusual characteristics of certain uses. However, such uses may contribute to the livability or economic health of the County or are of such character that their specific control is necessary.
Professional Office (POD)	The Professional Office District is intended to accommodate low intensity uses such as professional offices and business offices within a planned environment. This district is not commercial in character; however, certain limited commercial uses are permissible by special exception in demonstrated support of permitted uses in the specific POD. As the POD is designed to be compatible with residential uses, it is partially intended as a buffer or transitional area between residential and more intense business developments.
Exclusive Use Overlay (EUD) Adult Businesses	<p>The Exclusive Use Overlay District Adult Businesses is intended to:</p> <ol style="list-style-type: none"> 1. Regulate sexually oriented business establishments to protect and promote the health, safety, and general welfare of the citizens of Huntington County and visitors thereto, and to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses. 2. Achieve a balance of the right of individuals to express themselves freely in accordance with the guidelines of the Constitution of the United States and applicable U.S. Supreme Court rulings. 3. Deter property uses and activities conducted thereon which, directly or indirectly, cause or would cause adverse effects on the stability of the immediate neighborhood surrounding the sexually oriented business. <p>The Exclusive Use Overlay District Adult Businesses is not intended to:</p> <ol style="list-style-type: none"> 4. Impose a limitation or restriction on the content of any communicative materials, including sexually oriented materials. 5. Restrict or deny lawful access by adults to sexually oriented materials nor to deny access by the distributors and exhibitors of sexually oriented materials to their intended market.
Airport Height Restrictions Overlay (AHR)	The Airport Height Restrictions Overlay District is intended to prevent use and development conflicts in certain zones which include all the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces shown on that certain Huntington Municipal Airport Height Restriction Overlay District Zoning Map... An area located in more than one of these zones is only in the zone with the more restrictive height limitation.

Source: Town of Roanoke, Indiana Zoning Code

Subdivision Code

A subdivision control ordinance, also commonly known as a subdivision code, describes standards that communities use to ensure orderly growth and policies for the division of properties, plats, and tracts.²⁷ A

²⁷ Kumar, 2017, p. 4

subdivision is any addition to, moving, or creating of property lines on an existing recorded parcel.²⁸ A plat documents the subdivision of land and includes a legal description, survey, and other information showing lots in a specific, named subdivision. Plats typically include dimensions, easements, utilities, and other characteristics of the lot or lots described in the plat.²⁹

An easement grants the right to use part or all of a property owned by another for specific purposes or to gain access to another property without conferring ownership.³⁰ While there are many types of easements, those most commonly found on plats include utility easements, drainage easements, and rights-of-way. Utility companies often have utility easements to install and maintain facilities like natural gas or electrical lines. Drainage easements allow public access to maintain areas where stormwater typically flows above ground as runoff or channelized in a drainage ditch or underground via a publicly maintained tile drain. On a plat, a right-of-way is typically associated with a roadway and grants the public the right to travel over another's property. In this case, it grants the public not only the right to travel over the property owner's land but also the right to build and maintain a roadway on the property. Typically, rights-of-way extend beyond the roadway itself into adjoining areas to provide the public with space to maintain the road and manage stormwater runoff. This is done so that, for example, the roadway can be repaved or cleared of snow, or a drainage ditch can be placed near the edge of pavement for managing stormwater runoff from the roadway.

Depending on the provisions outlined in the subdivision code, a petition to subdivide may need to be reviewed by a plat committee or plan commission prior to final approval by the legislative body.

The Subdivision Code was adopted on November 20, 2012 (Ordinance 2012-09), updated on July 7, 2015 (Ordinance 2015-12), and most recently amended on September 15, 2021 (Ordinance 2021-16). The purpose of the Subdivision Code is to:

1. Protect and provide for public health, safety, and general welfare.
2. Guide development in accordance with the Comprehensive Plan.
3. Provide for the safety, comfort and soundness of the built environment and related open spaces.
4. Establish reasonable standards and procedures for subdivision and re-subdivision of land, to further orderly layout and use of land.
5. Protect the compatibility, character, economic stability, and orderliness of all development through the application of reasonable design standards.
6. Ensure adequate facilities and infrastructure will be provided for with development.
7. Conserve and protect natural resources.
8. Promote the coordination of existing and proposed roads, utilities, and community facilities.
9. Ensure the provision of drainage facilities, safeguarding of the water table, and protection from flooding or causing an increased risk of flooding.
10. Avoid scattered, illogical, and uncontrolled subdivisions of land that would result in the imposition of an excessive expenditure of public funds for the distribution or supply of infrastructure and/or services.³¹

To these ends, the Subdivision Code outlines the differences between minor and major subdivisions [§ 8.1], standards for minor and major subdivision plats [§ 8.2], processes for submission [§ 11-13] and review [§ 9-10] of

²⁸ Roanoke, Ind. Code § 154(4)

²⁹ Kumar, 2017, p. 4

³⁰ Davidson & Dolnick, 2004, p. 155

³¹ Roanoke, Ind. Code § 154(2)(A)

applications to subdivide, identifies which subdivisions may be heard by the Subdivision Plat Committee [minor § 9(A)(2)] and which must be heard by the Plan Commission.³²

Plat Committee is a subcommittee of the County Plan Commission established under its rules of procedure for review of some subdivisions that require action by the Municipal Plan Commission to ensure conformance with the Subdivision Code. The Plat Committee has authority to make final decisions on minor subdivisions, lot line adjustments, secondary plats, and may prepare reports for the Municipal Plan Commission prior to public hearings for major subdivisions or other requests relating to the subdivision of land.³³ The Plat Committee may defer decisions to the Municipal Plan Commission.^{34, 35} Plat Committee consists of 5 members and includes representatives from the County Plan Commission, Health Department, Surveyor's Office, Highway Department, and DCD.³⁶

Plat Committee meetings are open to the public, but notice to interested parties (i.e., letters to the owners of properties adjoining the subject property that would be affected by the subdivision) and legal notice publication (i.e., legal advertisements found in newspapers) are not required.³⁷ The Municipal Plan Commission holds public hearings for review and consideration of major subdivisions. Notice to interested parties and legal notice publication are made in accordance with local ordinance and state statute prior to public hearings.³⁸

Minor subdivisions require a survey and major subdivisions require a plat. Although similar, plats contain more information than surveys. Requirements of both are found in Sections 11 and 12 of the Subdivision Code, with more detailed descriptions found in Title 865 of the Indiana Administrative Code.

Corporate Boundary and Extraterritorial Jurisdiction

The Town's zoning jurisdiction includes the area within its corporate boundary and its ETJ. An ETJ is an area up to 2 miles from a municipal boundary within which a municipality is allowed to exercise zoning jurisdiction.³⁹ The Town's approximate total area is 1.208 square miles (773 acres). The map below depicts the Town's corporate boundary and ETJ.

³² Roanoke, Ind. Code §§ 154(8-13)

³³ Roanoke, Ind. Code § 154(7)(F)

³⁴ Roanoke, Ind. Code § 154(9)(A)(9)

³⁵ Roanoke, Ind. Code § 154(10)(A)(13)

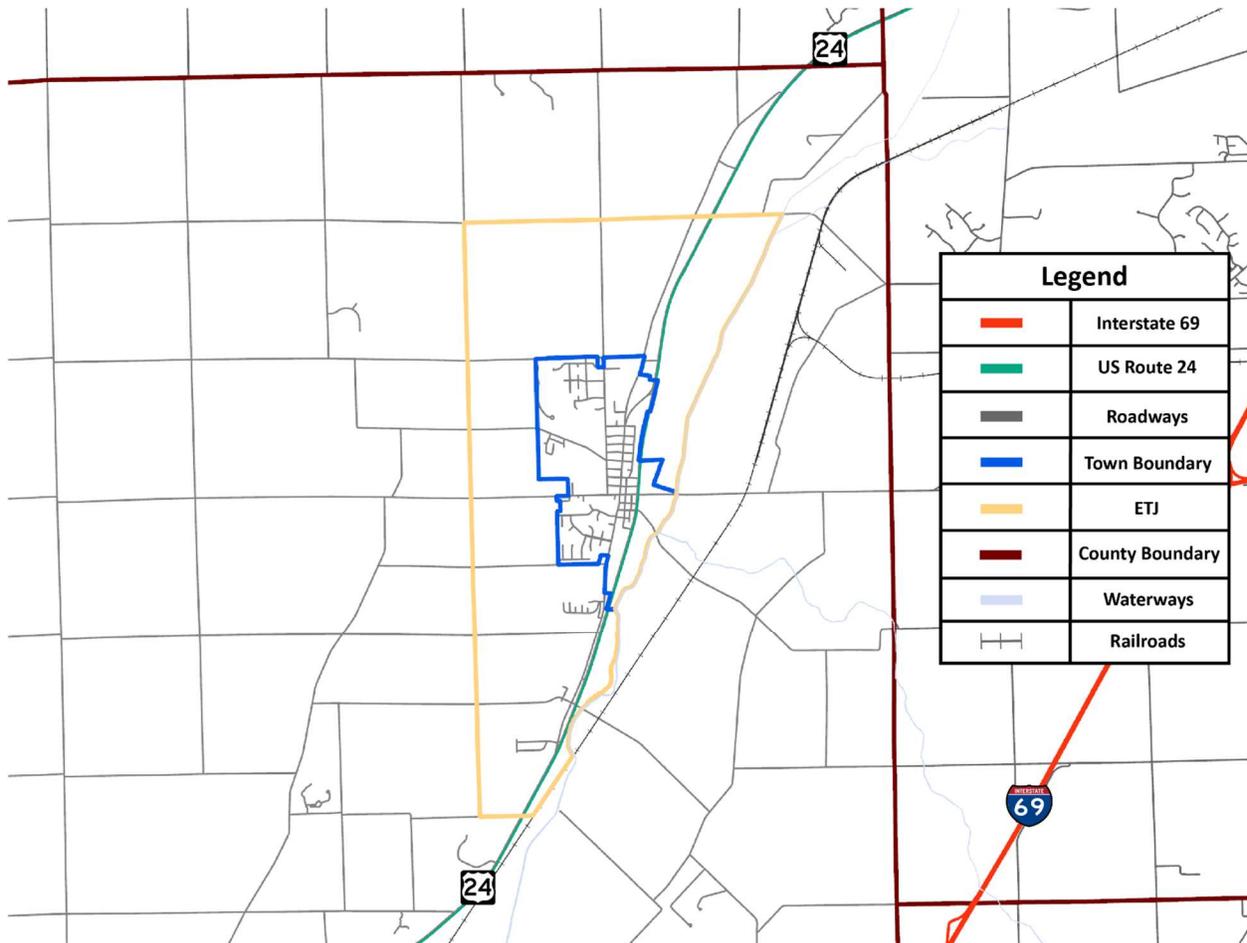
³⁶ Roanoke, Ind. Code § 154(7)(G)

³⁷ Roanoke, Ind. Code § 154(9)(3)

³⁸ Roanoke Ind. Code §§ 154(10)(A)(3-4)

³⁹ *Indiana Planning*, 2017, p. 10

Roanoke and ETJ



Sources: Huntington County GIS; U.S. Census Bureau Geography Program; IndianaMAP; U.S. Department of Transportation Bureau of Transportation Statistics

Land Use

Property class codes are used by county assessors to identify the predominant current use of a parcel. Contiguous parcels, those with contact on at least all or most of one side, associated with the main use designation are assigned the same property class code.⁴⁰ The property class code used to identify a parcel impacts the rate at which the parcel is taxed and is a standard method for identifying land use.

Table 4 below lists property class codes, a description of the property class, and the way property class is identified on Map 3 found below.

⁴⁰ 2021 Real, 2020a, p. 18

Code	Property Class Description	Map
100	Agricultural taxable land and improvements used primarily for agricultural purposes	Agriculture
200	The legal description is being valued for severed mineral rights at a flat value of sixty dollars (\$60) per acre	Mineral
300	Industrial taxable land and improvements used primarily for manufacturing, processing, or refining foods and materials	Industrial
400	Commercial taxable land and improvements used for general commercial and recreational purposes	Commercial
500	Residential taxable land and improvements used primarily for residential purposes	Residential
600	Exempt property	Exempt
800	Taxable land and improvements owned by a public utility company	Utility

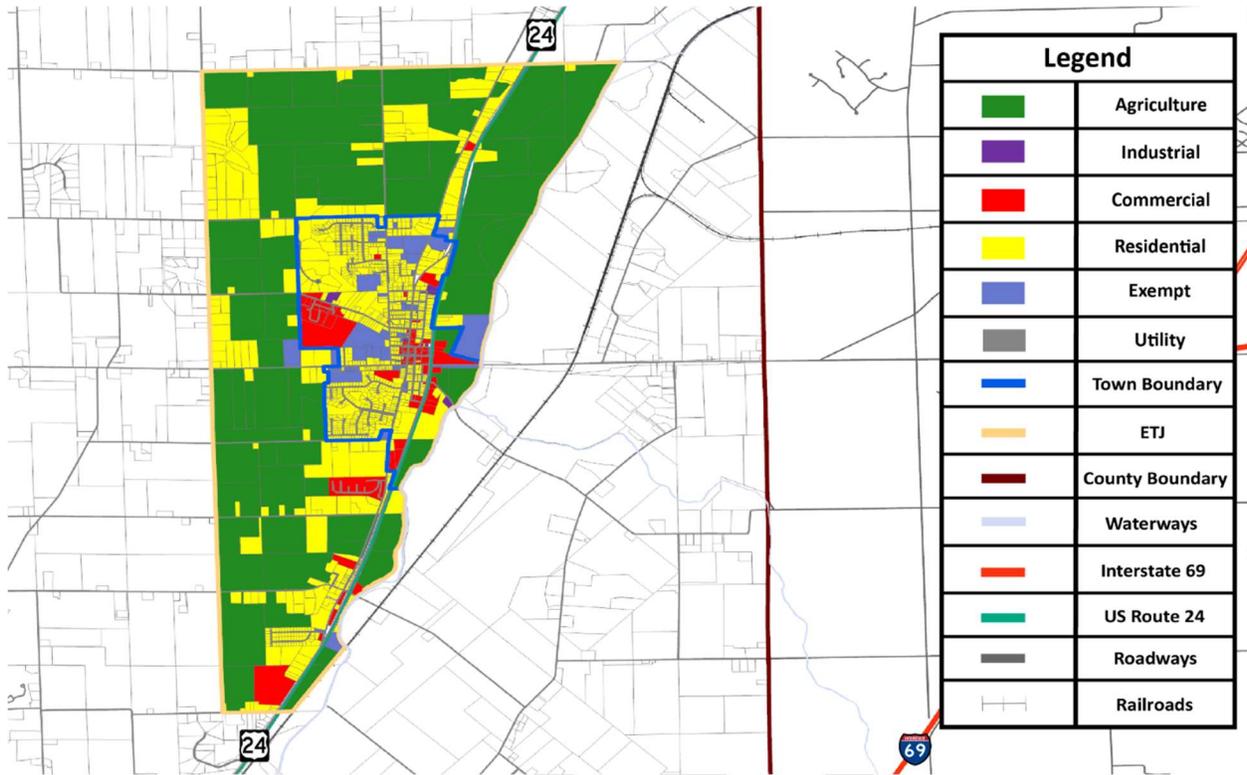
Source: Department of Local Government Finance, 2021 Real Property Assessment Manual

The predominant land use by percent of parcels in Roanoke’s zoning jurisdiction is residential, followed by commercial, exempt, agriculture, industrial, utility, and mineral. By percentage of acreage, the largest land use is agriculture, followed by residential, exempt, commercial, industrial, utility, and mineral. There are zero properties currently coded as mineral within the Town or ETJ. Exempt properties are those owned by a government unit, non-profit organization, or other type of organization granted an exemption. The table below displays the percentage of parcels and acreage by class within Roanoke and ETJ.

Code	Map	Parcels %	Acreage %
100	Agriculture	4.7%	56.0%
200	Mineral	0.0%	0.0%
300	Industrial	0.7%	0.2%
400	Commercial	8.3%	5.0%
500	Residential	81.1%	34.8%
600	Exempt	5.2%	3.9%
800	Utility	0.0%	0.0%

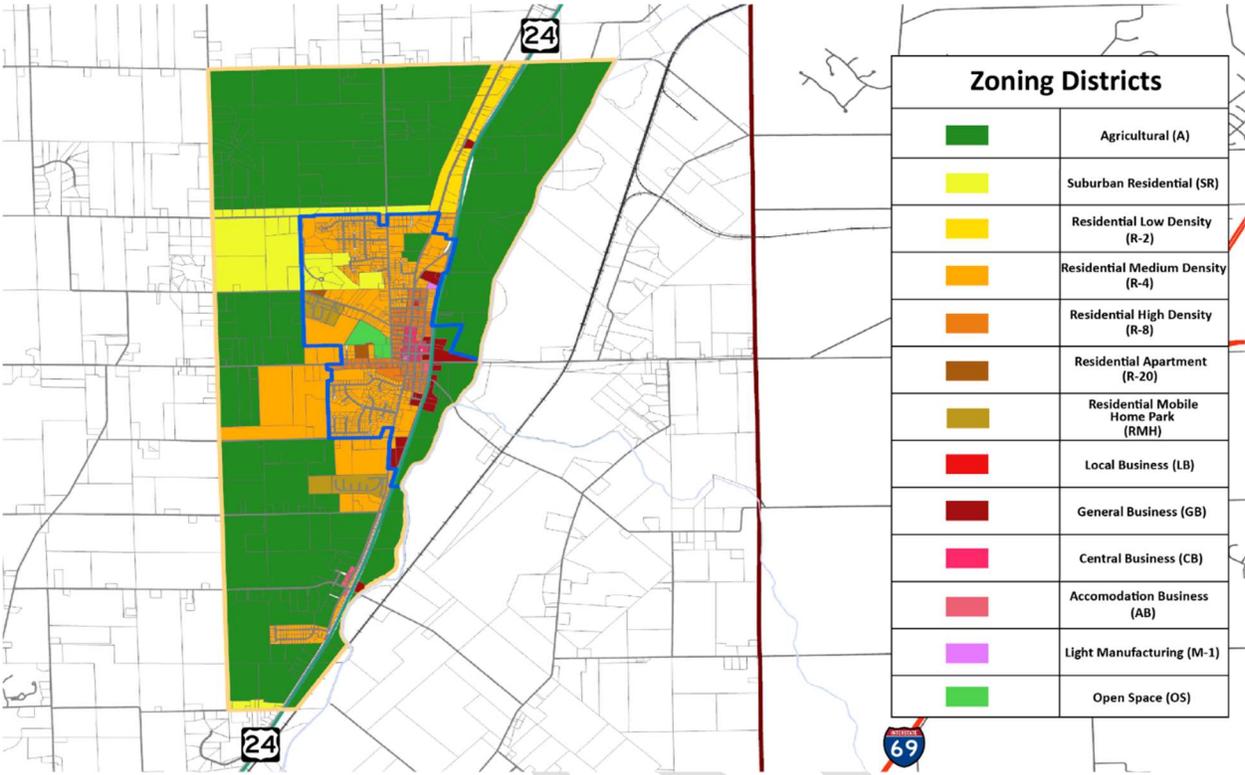
Source: Huntington County Assessor

Existing Land Use



Sources: Huntington County GIS; Huntington County Assessor; U.S. Census Bureau Geography Program; IndianaMAP; U.S. Department of Transportation Bureau of Transportation Statistics

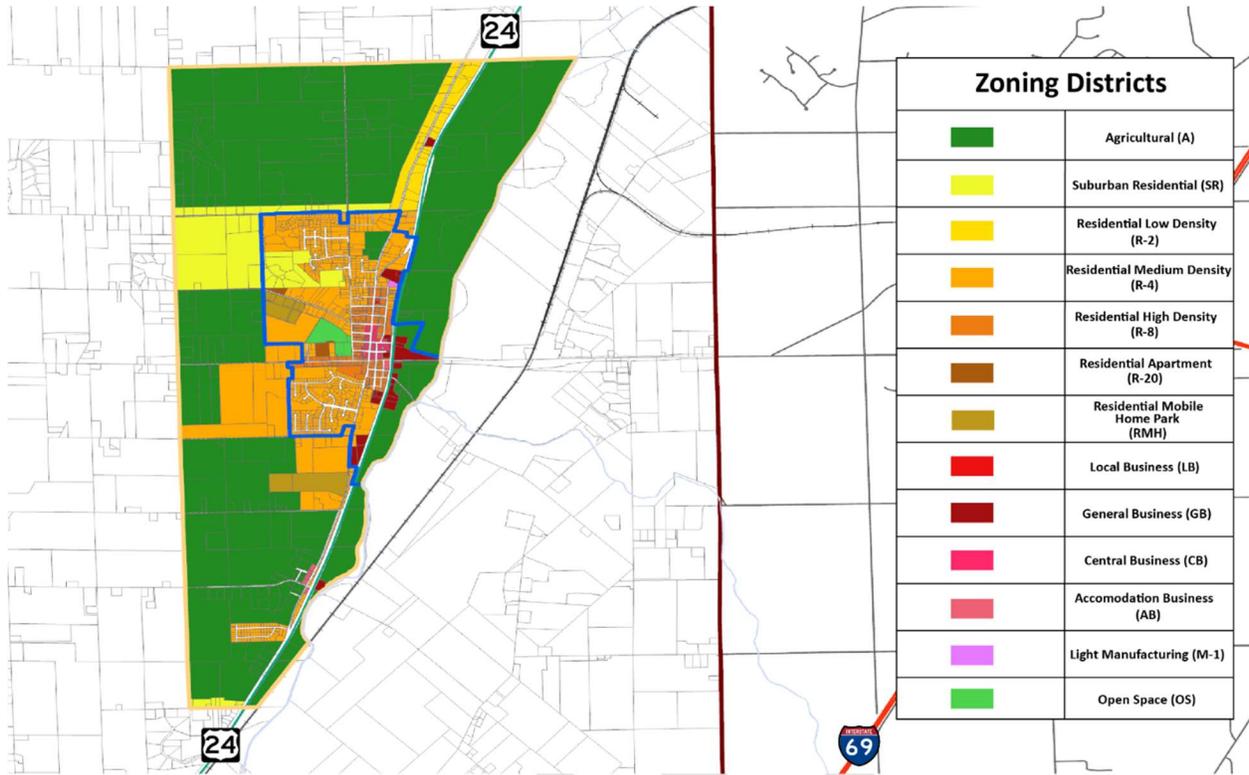
Existing Zoning Map



Sources: Huntington County GIS; U.S. Census Bureau Geography Program; IndianaMAP; U.S. Department of Transportation Bureau of Transportation Statistics

DRAFT

Future Land Use



Sources: Huntington County GIS; U.S. Census Bureau Geography Program; IndianaMAP; U.S. Department of Transportation Bureau of Transportation Statistics

DRAFT

LAND USE GOALS, OBJECTIVES, AND STRATEGIES

The town's land use goals, objectives, and strategies should encourage orderly and responsible land use to promote residents' health, safety, and welfare. They should promote growth and development opportunities that leads to enhanced quality of place, economic vitality, diverse housing options, safe and convenient transportation, expanded recreational opportunities, and environmental integrity.

ZONING DISTRICTS

The zoning districts currently found in the Zoning Code suit the needs of the community, but land use should be monitored to ensure that the districts continue to serve the Town, its residents, and stakeholders.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that the Zoning Code serves the needs of the community.	Ensure that available zoning districts serve the needs of the community.	In collaboration with the Huntington County DCD, periodically review the zoning districts to ensure they continue to serve the Town, its residents, and stakeholders.

ANNEXATION

The CPC provided comment that the Town does not have adequate room to grow. The Town should consider pursuing voluntary annexations to grow its area. The difficulty of pursuing involuntary annexations along with potential resistance from residents makes the use of involuntary annexation an unlikely option for growing the Town's area.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that the Town has adequate room to grow.	Encourage growth of the Town's area through voluntary annexation.	In collaboration with Town Counsel, local property owners, developers, and other stakeholders, identify areas that may be amenable to voluntary annexation.

EXTRATERRITORIAL JURISDICTION

The CPC provided comment that the town does not have adequate room to grow.

Indiana Code 36-7-4-205 discusses ETJ and outlines the process of expansion.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that the Town has adequate room to grow.	Encourage growth of the Town's ETJ to provide for authority over land use in appropriate areas.	In collaboration with Huntington County DCD, Town Council, local property owners, and other

		stakeholders, identify areas where ETJ may be expanded.
--	--	---

Architectural Standards

The CPC provided comments on new commercial development meeting certain architectural criteria. The CPC does not want new development to disrupt current businesses and their operations.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that new commercial construction meets established architectural standards.	Identify standards for new development that ensure any new commercial structures align with the fabric of the community.	Establish architectural standards and form a committee appointed by the Town Council that will review plans and specifications to ensure the standards are met with new commercial construction.

GOVERNMENT AND FISCAL CAPACITY

The leadership and fiscal capacity of a local government affects its ability to protect the public health, safety, and welfare of its residents. Transparency, responsiveness, fiscal responsibility, and engagement with residents and other stakeholders are hallmarks of good government.

Existing Conditions

Government

Roanoke is a municipal government classified as a town under Indiana Code 36-4-1-1 and the organization of its legislative and executive bodies are directed by Indiana Code 36-5-2. Town Council elections are governed by Indiana Code 3-10-7. Roanoke has five council members elected to four-year terms who serve as the Town’s legislative and fiscal body. Town Council members are elected at-large and are not subject to term limits. A Town Council president is elected annually during the body’s first meeting of the year. The Town Council oversees all Town operations including managing Town property, road construction and maintenance, utility management, operating and funding public services and programs, approving ordinances and expenditures, and appointing and electing boards and commissions.

The Town’s Clerk-Treasurer is also elected at-large to serve four-year terms and is not term limited. He or she maintains the books and collects water and wastewater bills for the Town, compiles and maintains Town Council records and meeting minutes, issues notices, licenses, and permits as required, receives and provides receipt for monies belonging to the Town as well as all special funds belonging to contractors for street, sidewalk, and sewer improvements or to bondholders for payment of bonds or coupons, compiles and provides reports on the Town’s financial condition as requested, and performs other duties as required and in accordance with the Code or state law.

The Town contracts with an attorney to act as Town Counsel, oversee legal matters, and review ordinances, resolutions, and contracts. It also contracts with a professional engineer to act as Town Engineer.

The Town administers water and wastewater utilities, a Park Board, Redevelopment Commission (RDC), and Police Department. These entities are addressed in other chapters of the Plan.

Including the five Town Council members and the Clerk-Treasurer, the Town employed 18 people in 2021. Out of the 18 employees 7 are considered full-time. Average compensation per full-time employee was \$49,156.⁴¹

Roanoke maintains a town website to help connect with the public. Webpages on the website provide information concerning the following: utilities, churches, recreational activities, events, information about the town council, history of the town, and other topics useful to existing and potential residents along with visitors. The town also operates and maintains a Facebook page.

Fiscal Capacity

The Town is required to annually submit financial and tax data to the Department of Local Government Finance (DLGF) and State Board of Accounts (SBOA). These data are published online at the Indiana Gateway for Government Units. The Town’s financial and tax conditions, tax rates, and outstanding debt are discussed below.

Table 5 summarizes the Town’s financial and tax conditions. Total budget appropriation (2021) is the total amount of funding the Town plans for 2021, as certified by DLGF. Total actual disbursements (2020) are expenditures made by the Town in 2020. Total actual revenue (2020) is the income received by the Town in 2020. Revenue is composed of taxes, fees, grants, and other sources. Capital assets (2020) is the value of the Town’s lands, buildings, equipment, and other holdings in 2020. Total outstanding debt obligations represent the Town’s outstanding principal and interest payments on all forms of outstanding debt. Certified tax rate (2021) is how much a property taxpayer will pay per one hundred dollars (\$100) of net assessed value of their real property (land) and improvements (house, outbuildings, etc.). Certified tax levy (2021) is the amount, specific in dollars, that the Town may raise in 2021. The levy is the cap on the amount of property tax dollars a local government is allowed by law to collect. Additional local taxes, not listed in the table below, combine with the property tax rate to equal the certified tax rate.

Table Roanoke Budget, Expenditures, and Taxes

Budget and Expenditures	Amount
Total Budget Appropriation (2022)	\$1,812,032
Total Actual Disbursements (2021)	\$1,669,126
Total Actual Revenue (2021)	\$3,129,105
Total Outstanding Debt Obligations (12-31-21)	\$1,555,000
Taxes	Amount
Certified Tax Rate (2021)	2.8109
Certified Tax Levy (2021)	\$686,234
Certified Property Tax Rate (2021)	0.3994
Certified Property Tax Levy (2021)	\$252,680
Certified Adjusted Net Assessed Value (2021)	\$63,264,816

Source: Indiana Gateway for Government Units

⁴¹ Indiana Gateway for Government Units, 2020 Certified Report of Public Employment and Compensation

The chart below displays the certified tax rates for the years 2012-2021 for Huntington County, Huntington (city), Andrews, Markle, Roanoke, and Warren. Roanoke's certified tax rates have been comparable to Markle and Warren during this period, higher than the County, and lower than Huntington (city) and Andrews.

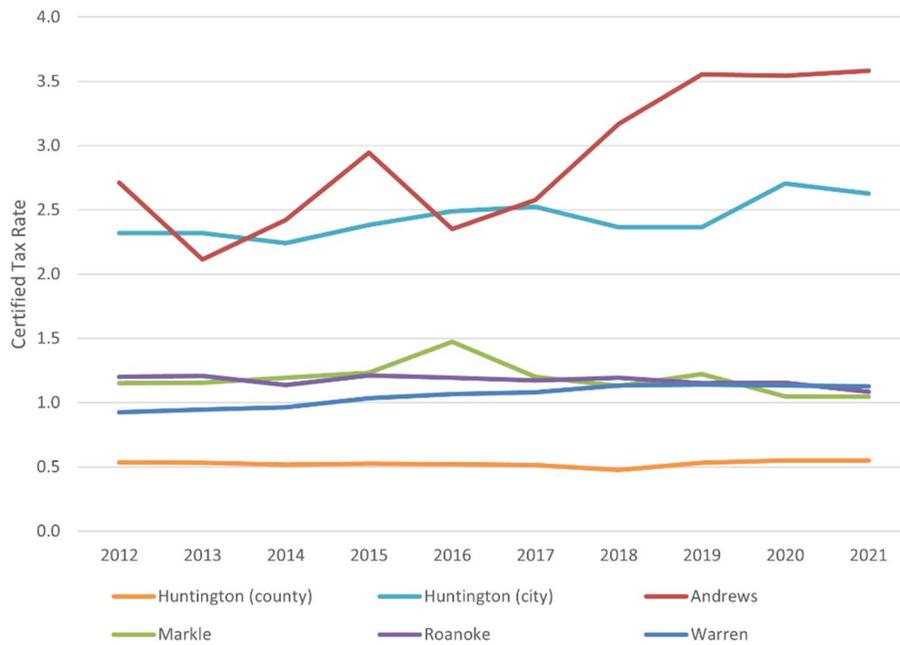


Table 6 below compares Roanoke's debt to similarly sized towns within northeast Indiana. The Town's total outstanding debt per capita compares favorably to the others listed. The average debt per capita, based on 2020 Census population, of the towns in Table 6 is \$1,514.93 and the average debt per capita of all Indiana towns and cities listed in the Gateway Debt Comparison Report is \$3,003.

Table 6 Debt Comparison

Town	Outstanding Principal	Outstanding Lease Payments	Total Current Obligations	2020 Population	Total Debt Per Capita
Roanoke	\$1,555,000.00	\$0	\$1,555,000.00	1,762	\$882.52
Warren	\$3,055,000.00	\$0	\$3,055,000.00	1,182	\$2,584.60
Monroeville	\$2,769,000.00	\$0	\$2,769,000.00	1,302	\$2,126.73
Woodburn	\$8,330,000.00	\$44,987.13	\$8,374,987.13	1,390	\$6,025.17
Albion	\$531,793.94	\$107,000.00	\$638,793.94	2,222	\$287.49
Avilla	\$3,427,000.00	\$0	\$3,427,000.00	2,438	\$1,405.66
Churubusco	\$831,095.45	\$0	\$831,095.45	1,870	\$444.44
Hamilton	\$991,000.00	\$0	\$991,000.00	1,529	\$648.14
Rome City	\$30,000.00	\$0	\$30,000.00	1,322	\$22.69
South Whitley	\$3,820,000.00	\$11,887.32	\$3,831,887.32	1,818	\$2,107.75

Source: Indiana Gateway for Government Units, Debt Comparison Report

GOVERNMENT AND FISCAL CAPACITY GOALS, OBJECTIVES, AND STRATEGIES

The Town’s government and fiscal capacity goals, objectives, and strategies should serve the community by improving residents’ civic awareness and participation, provide residents the option to pay utility bills online, and promoting good government through transparency, communication, and fiscal responsibility.

CIVIC AWARENESS AND PARTICIPATION

The Town’s website and Facebook are low-cost options for communicating with the public. The Town should consider strategies to more effectively utilize its digital footprint to provide residents with up-to-date information and opportunities to participate in local government.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve civic awareness and participation.	Utilize modern technology to increase civic awareness and participation.	In collaboration with Reusser Design, the Chamber of Commerce, and other stakeholders, improve the Town’s digital footprint by enhancing the website and social media presence.

TRANSPARENCY AND COMMUNICATION

Although not required by state statute, the Town should provide online access to public meeting notices, agendas, and minutes for all entities that are required to produce and preserve such materials. The Town should make all Town Council meeting notices, agendas, and minutes available online. The website does not appear to contain materials related to the Plan Commission, BZA, RDC, or Park Board.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve transparency and communications with the public.	Establish an online clearinghouse for all public meeting notices, agendas, and minutes.	In collaboration with Reusser Design and other stakeholders, provide access to Town Council, Plan Commission, BZA, RDC, and Park Board public meeting notices, agendas, and minutes via the Town website.

FISCAL RESPONSIBILITY

The Town is in good financial condition. It should continuously monitor financial and tax conditions to ensure that a favorable condition is maintained. This favorable condition will allow the Town to have multiple options should the Town Council want to pursue any capital projects.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
-------------	------------------	-----------------

Ensure fiscal responsibility.	Maintain the Town’s favorable financial condition.	In collaboration with SBOA, DLGF, and other stakeholders, continue to monitor the Town’s financial condition.
--------------------------------------	---	--

PUBLIC FACILITIES AND SERVICES

Local governments and agencies are required to provide certain public services for the protection of health, safety, and welfare of the community. The types and levels of facilities and services provided depend not only on those authorized by the State but also on those desired by residents and local officials. Examples of facilities and services that a town could provide include public safety, roadways, health and social services, culture and recreation, public improvements, planning and zoning, general administrative services, broadband, water, sewer, solid waste, electric, gas, aviation, and urban redevelopment and housing.

Existing Conditions

Public Safety

The Town provides police protection through the Roanoke Police Department. There are eight officers on the force, including the Marshal, one full-time Deputy Marshal, and six part-time deputies.

The Roanoke Volunteer Fire Department (Roanoke VFD) provides fire protection services for the Town and Jackson Township. The Town and Township will have a contract in 2023 that stipulates cost sharing. Services include fire response, auto extrication, medical assistance, and water rescue. Roanoke VFD currently has 18 volunteers on staff. Starting in 2023, the Fire Chief will provide a report to the Council that includes an inventory of all supplies and machinery, a list of activities, and any recommendations for improving performance.

Parkview Huntington Hospital provides emergency medical services (EMS) for the residents of Roanoke.

Public Utilities

Electricity

The Town does not directly provide electricity to residents. Electricity is available through the REMC or AEP.

Wastewater

The Town has a wastewater treatment facility and a lagoon. Treated sanitary water is discharged into the Little River. Infiltration and inflow (I&I) pose problems for wastewater treatment due to the age and condition of some pipes and other facilities throughout the town. The Town also has contamination in their lagoon. The contamination is heavy metals dumped by a former business in town. IDEM is aware of the issue, and they would like the Town to address the contamination.

Water

The Roanoke Municipal Water Works provides drinking water for the Town. Water to be treated is pumped from four wells and treated at the Town’s water treatment plant. Water rates and charges are discussed in Roanoke

Code § 52.05, and wastewater connection fees, rates, and charges are found in §§ 53.06. Deposit fees are required prior to connection to both water and wastewater services.

Solid Waste

The Town contracts with Republic Services to provides trash service. Trash is picked-up curbside.

Natural Gas

Natural gas is provided by NIPSCO. NIPSCO, based in Merrillville, is a subsidiary of NiSource. NIPSCO is the largest natural gas provider in Indiana and provides service to 821,000 customers in Indiana.

Telecommunications

Frontier provides cable television, landline telephone, and fixed broadband (home internet) to Roanoke and the surrounding area. Hughesnet is another option for fixed broadband in the community.

AT&T, Verizon, and T-Mobile report data and voice coverage in Roanoke and the surrounding area.

PUBLIC FACILITIES AND SERVICES GOALS, OBJECTIVES, AND STRATEGIES

The Town’s public facilities and services goals, objectives, and strategies should provide facilities and services that promote strategic growth and development. High-quality facilities and services should be maintained to meet the health, safety, and welfare needs of all residents.

WATER TREATMENT AND DISTRIBUTION FACILITIES

The Town’s water report indicates that residents have access to clean and safe drinking water. The Town should continue to monitor their water and identify needed improvements to the system

GOAL	OBJECTIVE	STRATEGY
Ensure safe and reliable drinking water for the community.	Maintain the reliability and quality of the Town’s drinking water through monitoring and facility improvements.	In collaboration with IDEM and other stakeholders, continue to make improvements to water treatment and distribution facilities.

STORMWATER

The stormwater system discharges directly to the McPherran Ditch and Cow Creek which go into the Little River. Chemical run off, solid waste, and other pollutants can enter the system via surface runoff from impervious surfaces, such as roadways, driveways, and sidewalks. To protect the water quality of this important natural resource, the town should consider an outreach campaign to promote awareness of the importance of limiting pollutants from entering the system. Outreach could include distributing information via the Town’s website, Facebook page, local businesses, and organizations. The Town may want to consider a storm-drain street-art initiative such as that used by Clean Drains Fort Wayne, a collaborative effort between Friends of the Rivers and

Fort Wayne City Utilities.⁴² Such an initiative could have the two-fold effect of increasing awareness of the importance of keeping pollutants out of storm drains and contributing to quality of place through public art.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Protect local waterway water quality.	Inform the community of the importance of keeping pollutants out of the stormwater system.	Establish an outreach campaign to increase awareness of the importance of diverting pollutants from the stormwater system. Consider implementation of a storm-drain street-art initiative.

WASTEWATER

The wastewater system has contamination in the lagoon. This has been an ongoing issue for many years. There are also concerns with I&I as the result of deteriorating infrastructure.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Address wastewater lagoon contamination.	Reduce contamination in the wastewater lagoon to acceptable levels of tolerance.	In collaboration with IDEM and an engineering firm, identify methods to reduce contamination. Investigate funding sources, such as OCRA or IDEM, to assist with this effort.

Community Center

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Provide the residents of Roanoke with a community center that meets their needs.	Construct a new community center or rehabilitate an existing structure that can be used by residents to host events.	Identify possible locations in town for the community center, and then in partnership with an architectural firm, develop a study that provides a preliminary design as well as cost estimates.

⁴² Clean Drains Fort Wayne, 2021

PLACEMAKING

Strengthening the connection between people and the places they share, placemaking refers to an ongoing, collaborative process that fosters a greater sense of place within a community. It capitalizes on the strengths of an area to create worthwhile places where people of all ages and abilities want to live, work, play, and learn.⁴³

More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support resident wellbeing.⁴⁴ Although there are multiple approaches to placemaking, it involves improving a community over time through many separate small projects or activities.⁴⁵

Related to placemaking is quality of place. Quality of place includes all those features of the physical environment and qualities of life that make a location a desirable, competitive, and economically vibrant place to live. It also includes the quality of architecture and of transportation, housing, neighborhoods, and all the cultural amenities and recreation venues and programs of interest to present and future residents. Natural and outdoor recreational assets, public and private education, and health care are also considered to be elements of quality of place.⁴⁶

The Placemaking chapter is divided into 3 subchapters: Community Wellness, Culture, and Education.

COMMUNITY WELLNESS

Community wellness is affected by many socioeconomic factors and by the environment in which residents live and work. Critical determinants of healthy living environments include access to the following (topics addressed in other chapters are indicated in parentheses):

- Healthy foods;
- Health services;
- Parks and recreational facilities (Parks and Recreation);
- High-quality and affordable housing (Housing);
- Economic opportunities (Economic Development);
- Walkable neighborhoods (Transportation);
- Environmental quality (Natural Resources).⁴⁷

This subchapter will discuss existing conditions and provide goals, objectives, and strategies related to certain aspects of community wellness. The goals, objectives, and strategies presented are intended to improve community wellness.

⁴³ Indiana Housing and Community Development Authority, 2021b

⁴⁴ *What is Placemaking*, 2021

⁴⁵ Steuteville, 2014

⁴⁶ *Quality of Place*, 2020

⁴⁷ *Community Health*, 2012

EXISTING CONDITIONS

ACCESS TO HEALTHY FOODS

A healthy diet is essential for good health and nutrition. It protects people against many chronic diseases, such as heart disease, type 2 diabetes, and certain cancers, boosts immunity, and supports healthy pregnancies.⁴⁸ Access to healthy foods makes it easier to have a healthy diet. Local governments are responsible for providing fresh, healthy foods to their residents.

The US Department of Agriculture (USDA) Economic Research Service (ERS) maintains the Food Access Research Atlas to identify places with low access to food stores. ERS classifies supermarkets, supercenters, and large grocery stores as food stores.⁴⁹ Because it does not include food retailers such as drug stores, convenience stores, dollar stores, farmer's markets, and restaurants, the Food Access Research Atlas is not a perfect measure of food access. Despite the exclusion of these and other potential food retailers, it is relatively reliable.⁵⁰

The Food Access Research Atlas does not provide measures for towns, only for counties and census tracts. Census tracts are geographies defined by the U.S. Census Bureau as small, permanent subdivisions of a county created to provide a stable set of geographic units for the presentation of data. They have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people, and follow visible and identifiable features.⁵¹ Roanoke is included in two different census tracts. Neither of these census tracts are identified as having low access to food stores. All residents of Roanoke have sufficient access to food stores.

The residents of Roanoke have access to traditional grocery stores in the City of Huntington and the southwest side of Fort Wayne. These stores are between 9 and 11 miles from downtown Roanoke. Residents also have options in Roanoke with Dollar General and John's Meat Market. They do not have all the offerings of a traditional grocery store, but they provide substantial fresh food options. Roanoke also has a farmers' market. The farmers' market is available on Friday nights from June to September. Last, there are approximately a dozen restaurants in Roanoke that provide fresh and healthy food.

Community gardens can also increase residents' access to fresh and healthy foods. There are no community gardens in Roanoke or the immediate surrounding area. Helping Hands Community Garden in Huntington, a project of Purdue Huntington County Extension, is an example of a nearby community garden.

ACCESS TO HEALTH SERVICES

Access to quality and affordable health services impacts community wellness. The availability of health services has a role in preserving good health and preventing chronic and communicable diseases.⁵²

Several healthcare providers offer services to Roanoke residents. Roanoke is approximately 10 miles away from Lutheran Hospital in Fort Wayne. The Lutheran campus also has numerous other medical-related care options available. IU Health has a facility planned for development at the intersection of Interstate 69 and Lower Huntington Road (Exit 299). This facility will offer similar services to Lutheran Hospital. There is a Parkview Physicians Group – Family Medicine office in Roanoke. Eyecare Associates has an optometrist office in Roanoke.

⁴⁸ *Benefits of Healthy*, 2021

⁴⁹ *Documentation*, 2021

⁵⁰ Carson & Boege, 2020, p. 8

⁵¹ US Census Bureau Geography Program, 2021

⁵² *Community Health*, 2012

Patterson Family Dentistry provides general dental services. They have three offices, one in Roanoke. All these give Roanoke a significant strength regarding accessibility to healthcare.

COMMUNITY WELLNESS GOALS, OBJECTIVES, AND STRATEGIES

The Town’s community wellness goals, objectives, and strategies should enhance residents’ wellness and the community’s quality-of-place.

ACCESS TO HEALTHY FOODS

Increasing access to fresh, healthy foods can enhance community wellness. To increase access to fresh, healthy foods, the town should work with Purdue Huntington County Extension and other stakeholders to investigate establishment of a community garden and collaborate with local farmers to encourage participation in the Roanoke Farmer’s Market. The Town may want to consider encouraging local farmers to think about adopting the CSA model.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Support community wellness.	Improve access to fresh, healthy foods.	Collaborate with Purdue Huntington County Extension and other local stakeholders to investigate possible establishment of a community garden.
		Encourage local farmers to participate in the Roanoke Farmer’s Market.

ACCESS TO HEALTH SERVICES

Improving access to health services can enhance community wellness. The Town should continue to support local health service providers and solicit resident input concerning the quality and availability of local health services.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Support community wellness.	Maintain access to high-quality, affordable health services.	Continue to support local health service providers and solicit resident input concerning the quality and availability of local health services.

Pandemic Response

The COVID-19 pandemic has shown us that a community like Roanoke can be impacted at a fast rate. Developing a plan to implement a unified response to the COVID-19 pandemic, and any future pandemics, involves determining the level of response that residents want implemented in their community. Establishing and implementing a

method for mass communication can be costly and certain methods may reach some residents but not others. For these reasons, multiple, cost-effective methods should be considered. Planning for a testing space will require collaboration with the Huntington County Department of Health, Indiana Department of Health, and local organizations with the space available to accommodate such operations.

GOAL	OBJECTIVE	STRATEGY
Support community wellness.	Ensure community preparedness in addressing pandemics.	Engage community members to determine the appropriate level of response to a pandemic.
		Investigate potential methods for implementing mass communication to relay information about the pandemic and community response.
		Collaborate with Huntington County Health Department, Indiana Department of Health, and local organizations to identify potential locations to conduct testing.

CULTURE

Cultural capital is one of the 7 components of the community capitals framework. The community capitals framework is a way of understanding how various resources come together to affect quality of life in a community. Communities can invest in and utilize cultural capital to promote the long-term wellbeing of the community. Culture consists of the material and nonmaterial aspects of a way of life, which are shared and transmitted among members of a community. It includes the values and symbols reflected in clothing, music, industry, art, language, beliefs, and customs, along with gatherings, events, festivals, and other activities.⁵³ Culture influences community wellness by fostering a collective sense of identity through shared experiences.

This subchapter discusses the Town’s culture and provides goals, objectives, and strategies for leveraging culture in pursuit of enhancing quality-of-place.

Roanoke promotes family-oriented community events each year including Taste of Roanoke, the Roanoke Fall Festival, Roanoke Farmers' Market, and Christmas in the Village.

Existing Conditions

Small Town Feel

⁵³ Wilcox et al., 2021, p. 16-17

Roanoke's residents treasure its small-town feel. CPC members stated that they would like to see growth in the community, but they do not want to lose the small-town feel of the community. The small-town feel can be defined as family friendly and safe.

Spaces and Places

Roanoke Public Library

The Roanoke Public Library was originally constructed in 1900 and renovated in 2012-2013. The library is around 3000 square feet and is in a portion of the Historic Coil Factory Building. In the early part of 1910, the need for a library became apparent. Several prominent women from the community of Roanoke decided to take the initial steps towards forming the first library. They began by composing a committee from various women's organizations in Roanoke. An invitation was issued to all women of the town who were interested in this project and as a result thirty-one names were secured for charter membership. Florence DeLong, Chairman Pro-Tem, appointed a committee of five to draft a constitution and by-laws and on February 5, 1910 the idea of a library for the town of Roanoke became a reality.

In the beginning, the method used to obtain books was a "gift day." The first such day was held in March 1910 and netted forty-two books. The only other means of support was the Library Club's annual dues of one dollar per member and gifts from generous Roanoke merchants. Lecture courses, suppers and bake sales were also used to raise money.

In the late 80's and early 90's the library became computerized. The first computer was purchased with assistance from the Friend of the Roanoke Public Library. Grants were written by Denis Wilson and Joan Hile to secure three additional computers and a fax machine. One of the grants allowed the library to convert the Roanoke newspapers to CDs for preservation. Also, it is now possible to put the card catalog on a computer.

Because of the dedication of the librarians and trustees, past and present; countless individuals and businesses; the commitment of the community to its people, young and old, is reflected in the Roanoke Public Library.

CHURCHES

Religion is an important cultural expression to many Roanoke residents. Churches provide a place for residents to congregate and express common beliefs and often provide a wide range of social, educational, and childcare services. The Town has 14 churches:

- Sunrise Church, 12220 Lower Huntington Road;
- The Church of the United Brethren in Christ, 302 Lake Street;
- Union Church, 3688 East 400 North;
- Pleasant Chapel UMC, 880 East 1100 North;
- Emmanuel Community Church, 12222 US 24 West;
- Seminary United Methodist, 285 North Seminary Street;
- Zion United Methodist, 6276 North Old Fort Wayne Road;
- Saint Joseph's Catholic, 641 North Main Street;
- Roanoke Brethren, 415 South Main Street;
- Cornerstone Alliance, 5833 West 9000 North;
- Faith Lutheran LCMS, 3416 East 900 North;
- Roanoke Baptist, 1167 Seminary Street;

- Christ’s United Methodist, 148 West Third Street;
- The Church of Jesus Christ of Latter-Day Saints, 1190 500 North.

PUBLIC ART

Public art can take a wide range of forms, sizes, and scales. It is often site-specific in that it interprets and depicts the history of the place and community where it is located. Public art can include murals, sculpture, memorials, architectural or landscape architectural work, and community art.

Public art has been found to provide a positive impact on communities by supporting economic growth and sustainability, attachment and cultural identity, artists as contributors, social cohesion and cultural understanding, and public health and belonging.⁵⁴

There are three murals in town. One is at Reusser Design at 150 South Main Street. This mural was part of the Huntington County Mural Project, a public art initiative led by the Huntington County Visitor and Convention Bureau and was completed in May 2022. The second mural is in Zent Commons. This mural was originally painted in 1999 and renovated in 2022. The third mural is on the backside of the Waterfield Plaza building on High Street between 1st and 2nd Streets. This mural was painted in 2021.

Organizations

Roanoke Beautification Foundation

The Roanoke Beautification Foundation is the Main Street organization in the Town. They strive to maintain the charm and beauty of small-town American. Their fundraising efforts support public communal areas including streets, sidewalks, and parks. The goal is to beautify and design a unique image consistent with Roanoke’s character that existed at the turn of the 19th century. The organization aims to lessen the burdens of the town of Roanoke by engaging in capital improvements, maintenance, and repairs.

Roanoke Arts Council

The mission of the Roanoke Arts Council is to enrich the cultural lives of the people in the greater Roanoke area by nurturing and supporting excellence in the arts; promoting, presenting, and encouraging educational activities; and increasing the communities’ awareness and appreciation for the arts.

EVENTS

Rolling into Roanoke Car Show

Northeast Indiana’s premier one-day car fundraiser event since 2014 draws 5,000+ spectators and 500+ show cars from Indiana and surrounding states. It is a 501(c)(3) organization whose mission supports the community of Roanoke including Roanoke Beautification Foundation, first responders, and park projects. A passionate vision for automotive preservation and education also celebrates Roanoke’s transportation-rich heritage. Rolling Into Roanoke’s fun, unique vibe, and changing show themes create enthusiasm and fan loyalty that spotlight the Town like no other local event.

⁵⁴ Americans for the Arts, 2021

Renaissance in Roanoke

There are multiple events throughout the year with each event being art focused. Each event takes place in downtown Roanoke.

Roanoke Fall Festival

The festival takes place every year in September. There are carnival rides, tractor pulls, demolition derby, cornhole tournament, baking competitions, and various other events.

Roanoke Farmers Market

The farmer's market was re-established in 2001. It takes place from June to September each year. It is open on Friday's from 5:00 PM to 8:00 PM during these months.

CULTURE GOALS, OBJECTIVES, AND STRATEGIES

The Town's culture goals, objectives, and strategies should support the community's culture and enhance residents' connection to each other and the Town.

GOAL	OBJECTIVE	STRATEGY
Support and enhance the Town's culture.	Maintain Roanoke's small-town feel.	Continue to support the places, spaces, organizations, and events that give Roanoke its unique identity.

GOAL	OBJECTIVE	STRATEGY
Support the beautification of entry points to the town.	Enhance the entry points to the town by improving signage, architecture, and art.	Collaboration with the Town Council, business owners, and non-profits to identify and implement improvements to entry points.

EDUCATION

Good schools are critical for retaining current residents and are the most influential factor when people decide to move to a new place.⁵⁵ Quality educational opportunities are essential to quality of place.

⁵⁵ Karins, 2021

Existing Conditions

In 1845, a building for a schoolhouse was erected two miles north of Roanoke by the Wesley Chapel. Another school was built on the hill on Main Street, near Sixth. The old frame building was moved to the corner of High and First Streets to make room for Roanoke’s first masonry school building. This building was used until the fall of 1925. The brick building burned in a mysterious fire on May 14, 1926. A new school was opened on September 8, 1925, built on farmland donated by Marvin Richards. The brick and concrete structure on Vine Street, 183 feet long by 147 feet wide, could accommodate up to 300 students. The auditorium was 68 feet by 70 feet with a 34-foot ceiling and with movable seating that could seat 1,000 people. The current school, Roanoke Elementary School, is at 423 W. Vine Street. Construction of this new building was completed in 2020. Roanoke elementary school has received the prestigious “four-star rating” from the state of Indiana 3 years in a row. Upon completion of elementary school students attend Crestview Middle School for their middle school years and then attend Huntington North High School for their high school years.

Early Childhood Education

Cornerstone Preschool, in the Cornerstone Alliance Church at 5833 East 900 North, has operated for nearly a decade. They provided classes for children between the ages of 3 and 5 on Tuesdays, Wednesdays, and Thursdays. A Bible-based curriculum is used to teach letters, numbers, colors, shapes, phonics, and social and physical skills.

Childcare

While day care centers may or may not provide traditional education instruction and materials to children who attend, they do prepare children for being outside of the home and amongst their peers as they would when attending school. In addition, the availability of quality and affordable childcare is undoubtedly a quality of place issue.

There are three childcare providers in Roanoke registered with Indiana Family and Social Services Administration (FSSA): Bright Beginnings, Faith Lutheran Church, and The Angel Orchard.

EDUCATION GOALS, OBJECTIVES, AND STRATEGIES

Access to quality and affordable education and childcare providers that are reasonably close to home and work is essential to maintaining quality of place. The Town’s education goals, objectives, and strategies should support the institutions and individuals that provide education and childcare to the community’s children.

GOAL	OBJECTIVE	STRATEGY
Ensure local access to quality and affordable education and childcare services.	Support the individuals and organizations that provide local access to quality and affordable education and childcare services.	In collaboration with local education and childcare providers and other stakeholders, ensure that providers have adequate funding, resources, and staff.

ECONOMIC DEVELOPMENT

Economic development refers to sustained actions of decision makers that foster community and economic vitality. It considers a wide spectrum of assets a community has to offer along with the actions of individuals and the policies determined by private, not-for-profit, and public institutions.⁵⁶

The foundation of a strong and resilient local economy is a vibrant community where people want to live, play, and work. People and businesses are attracted to and retained by places with a variety of cultural and recreational amenities, quality education, housing options, and reliable infrastructure. Businesses specifically are attracted to places that have an adequate supply of potential employees, both currently and in the future, with the skills and training that meet their needs. Deficiencies in any of these areas can constrain attempts to attract and retain families and employers.

Economic development strategies are not “one size fits all.” Strategies sometimes employed by larger metropolitan areas, such as attempts to attract large employers from outside the community, may or may not work for a town such as Roanoke. Some researchers argue that smaller communities should not focus on attracting large employers from afar but instead focus their limited resources toward making their communities as attractive as possible to current and potential future residents.^{57, 58, 59, 60, 61} This does not mean that the Town should abandon traditional economic development strategies, such as tax abatements, tax increment financing, and other incentives such as those offered by the Indiana Economic Development Corporation, as they remain important tools available to communities. It means that the Town may also want to consider other methods, such as quality of place improvements, to pursue its economic development goals. In addition, the Town cannot expect businesses and people to know about its assets without actively marketing them.

Existing Conditions

Redevelopment Commission

The Redevelopment Commission (RDC) is governed by a five (5) member board.⁶² The board includes the Town Council along with a citizen member appointed by the Town Council. A representative of Huntington County Community Schools serves as a nonvoting member. The RDC reviews and considers incentives and other measures in support of economic development. It is also responsible for the TIF (Tax Increment Financing) district, discussed below.

Chamber of Commerce

The Roanoke Chamber of Commerce plays an active role in fostering local business growth and helping in the planning of the community's growth. An all-volunteer organization, the Chamber welcomes input and help from the entire community.

⁵⁶ Wilcox & Ogle, 2021

⁵⁷ Hicks, 2019

⁵⁸ Hicks, 2020a

⁵⁹ Hicks, 2020b

⁶⁰ Hicks, 2021

⁶¹ Karins, 2021

⁶² Roanoke, Ind. Code § 32.75

The mission of the Roanoke Chamber of Commerce is to take a leadership position within the business sector of the local community to invigorate positive economic growth. To accomplish our mission, we will serve the town of Roanoke by actively promoting and supporting individual businesses, create networking opportunities for businesses, and plan, develop, and participate in community activities that will encourage economic development and improve the quality of life in Roanoke.

Huntington County United Economic Development Corporation

Huntington County United Economic Development Corporation (HCUED) is a private, not-for-profit organization created in 1997 to provide businesses with the services and support necessary for start-up, expansion, relocations, incentives, and workforce development. Its mission is to maintain a unified economic development effort throughout Huntington County to promote new job creation and capital investments.

HCUED is neither a taxing entity nor a governmental unit but is a private non-profit business with a 17-member board of directors overseeing the legal obligations of the business. The agency functions as a vendor or consultant via fee for service contracts with the various entities of government in Huntington County. The agency also represents private sector clients as a governmental relations consultant.

HCUED is recognized by the Indiana Economic Development Corporation (IEDC) and Office of Community and Rural Affairs (OCRA) as the official local economic development organization (LEDO) for Huntington County. HCUED is also a member of the Northeast Indiana Regional Partnership's LEDO Council.

Indiana Economic Development Corporation

An important partner to work with is the Indiana Economic Development Corporation (IDEC). The IDEC has 19 different incentive programs and initiatives that can be used to help attract and appeal to new businesses, while expanding current businesses.

Tax Abatements

A tax abatement is an agreement between a unit of governments and an individual or entity in which the government promises to forgo tax revenues to which they are otherwise entitled and the individual or entity promises to take specific action that contributes to economic development or benefits the government or citizens.

It typically involves the phase-in of property taxes over time and is intended to encourage development in areas that would not otherwise be developed. Tax abatement is a tool widely used by municipal governments to attract new businesses. This tool also encourages investment in new equipment or facilities in existing businesses thus improving the company and stabilizing the community's economy. The community develops and defines the procedures for abatement application and policies on the amount and length of abatement that will be approved. They also decide on the procedures to ensure compliance with the terms of the statement of benefits.

Tax Increment Financing District

Tax increment financing (TIF) reallocates future tax revenues to current public improvements without an additional tax. The revenue generated allows a community to make public infrastructure improvements, such as roads, parks, building rehabilitation, environmental cleanup, and sidewalks. The completion of a public improvement project often results in an increase in property values and new private investment (new or rehabilitated buildings).

The Town established a TIF district, known as the Roanoke Economic Development Area. It is administered by the RDC. The table below displays data for the Roanoke EDA as of 2022.

Roanoke EDA, 2022

Total Number of Properties	97
Gross Assessed Value	\$11,173,700
Net Assessed Value	\$9,344,650
Base Value	\$6,983,750
Incremental Value	\$2,360,900
Total Revenues	\$58,182
Total Expenses	\$3,236
Source: Indiana Gateway for Government Units, TIF District Viewer	

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES

The community's economic development goals, objectives, and strategies should strengthen and diversify the local economy and enhance the standard of living for Town residents.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Help existing and aspiring business owners locate suitable properties in town.	Expedite the development process by working with individuals and organizations to acquire and control property for future opportunities.	In collaboration with the Huntington County DCD, HCUED, Roanoke Chamber of Commerce, and other stakeholders, create and maintain an inventory of prospective properties and means of acquisition.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve the local economy through supporting existing businesses and fostering the development of new businesses and industries.	Support existing and future businesses by understanding the needs and forces impacting the economy.	Conduct a business survey annually to identify the issues, opportunities, and strategies for improving the business environment.
		Work with businesses to identify education and skill gaps and identify options for filling those gaps.

		Identify and promote businesses and agencies that can develop apprenticeships, mentoring, and internships programs.
		Collaborate with businesses to determine the quality of place attributes their workers value.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Increase business development in the TIF district.	Secure establishment of at least 2 more businesses in the TIF district in the next 5 years.	Work with HCUED, the Chamber of Commerce, and other stakeholders to identify businesses that may be a good fit in the TIF district.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve marketing of the Town.	Improve marketing of the Town.	Work with the Northeast Indiana Regional Partnership, HCUED, the Chamber of Commerce, and other stakeholders to identify cost-effective methods of marketing the Town.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Create great new places	Build vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave.	Update strategic and policy documents to accommodate new growth through compact and contiguous development.
		Reform policies to make it easier for developers to build compact, walkable places.

HOUSING

Housing type, size, cost, availability, age, and location significantly influence the quality of life in communities. Housing affects a community by attracting or deterring potential future residents and keeping in place or pushing away current residents. It also impacts individual attempts to leave the parental home and have children.⁶³ Providing quality, affordable, and diverse housing options is a vital component to attracting new residents and retaining current residents.

Existing Conditions

Survey data from the Census Bureau indicates that the number of housing units increased in Indiana and Huntington County from 2016 to 2020 while housing units decreased within the corporate limits of Roanoke.

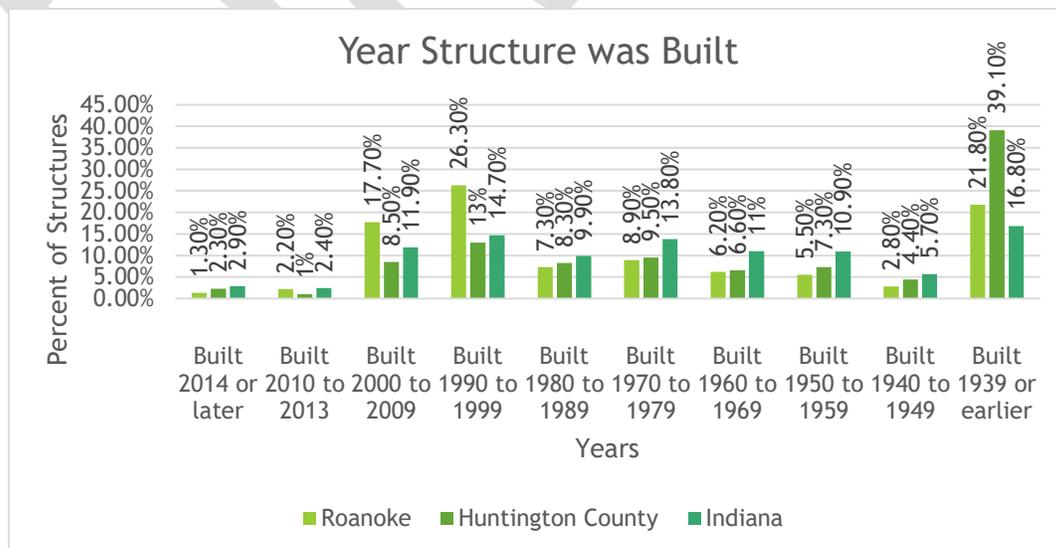
Table 2 Housing Units

Geography	2016	2021	% Change
Indiana	2,830,669	2,903,720	2.6%
Huntington County	15,883	16,110	1.4%
Roanoke	786	763	-2.9%

Sources: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates (DP04). U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (DP04)

The age of housing units in Roanoke was similar to the state and Huntington County prior to 1990. Since 1990 Roanoke has seen the number of housing units built out pace both the state and County. The housing units built in the 1990's and 2000's account for 44% of the total housing units in Roanoke.

Chart 15 Year Housing Structure Built, 2020



⁶³ Mulder, 2006

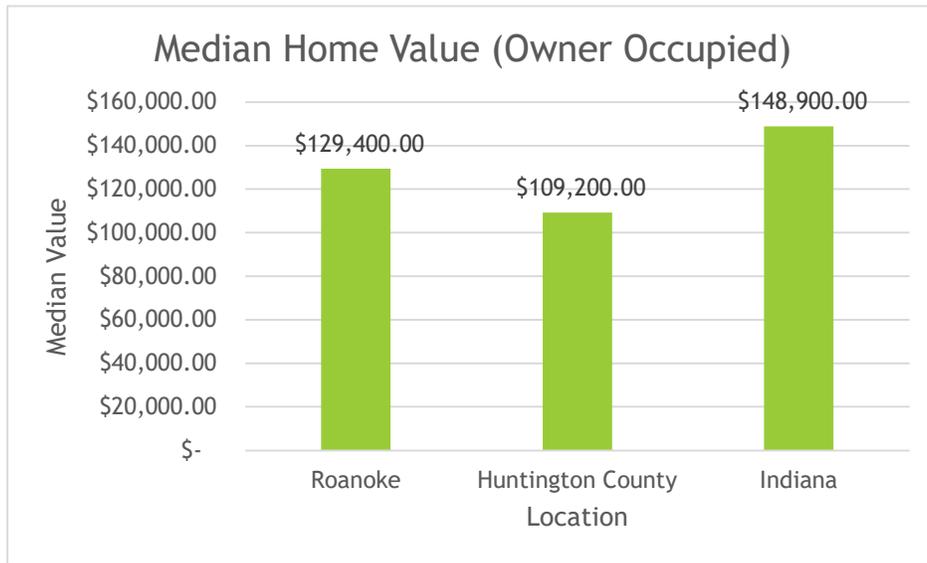
Roanoke had a slightly higher percentage of vacant housing units and renter-occupied units than Huntington County, but less than Indiana in 2020. See Table 26 in the Supplemental Demographic and Economic Indicators section of the Appendix for additional information.

Chart 16 Housing Occupancy, 2020

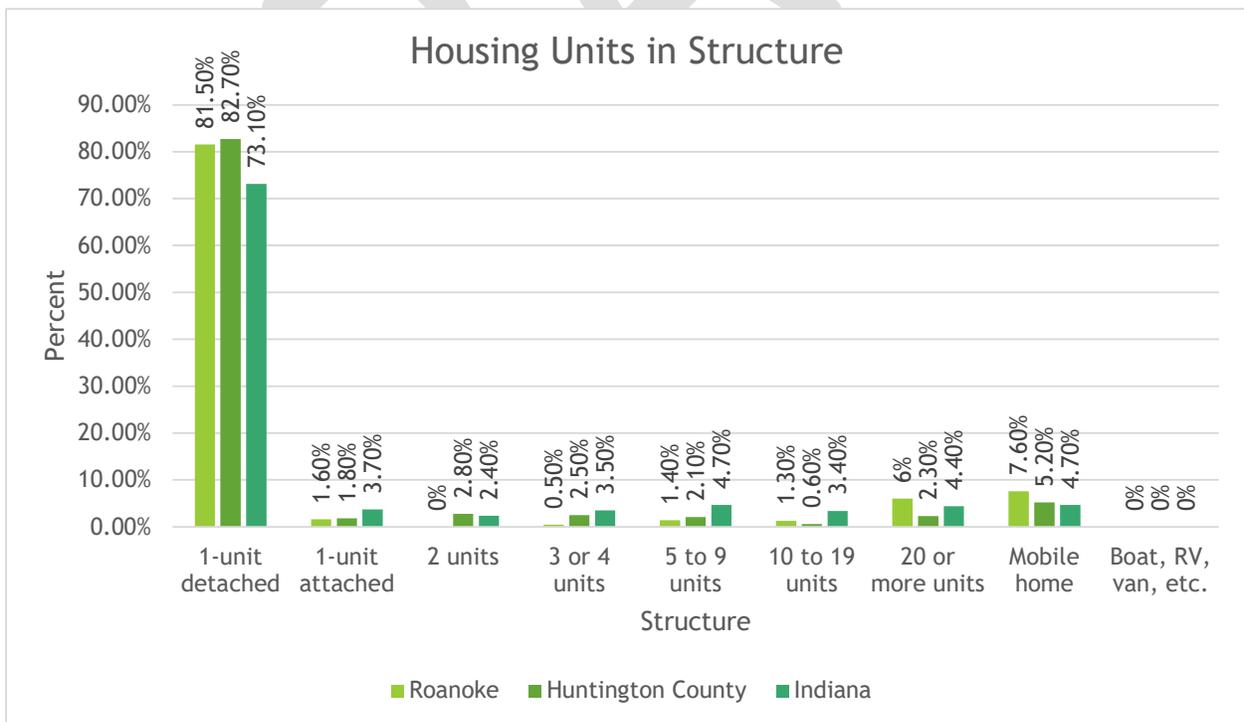


Roanoke's median home value is higher than Huntington County, but less than the state. See Table 27 in the Supplemental Demographic and Economic Indicators section of the Appendix for additional information.

Chart 17 Median Home Value (Owner-Occupied)



Nearly 83% of all housing units in Roanoke in 2020 were single units, or a typical single-family dwelling. The second most common unit type was mobile homes at 7.6%. Only 9.2% of housing units in Roanoke in 2020 were two-family or multi-family, compared to 10.3% in Huntington County and 18.4% in Indiana.



Subsidized Housing

Jackson Square Apartments, located off of West Vine Street, is a 35-unit multifamily apartment complex operated by New Generation Management. It is part of the Section 42 low-income housing tax credit program. This program allows investors to contribute capital toward a housing project in exchange for tax credits. Units within the apartment complex are allocated based on income level. Tenants must not exceed these levels to be eligible for housing in the complex. The rent tenants pay is capped at 30% of their monthly income.

HOUSING GOALS, OBJECTIVES, AND STRATEGIES

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Encourage residential development.	Establish a residential housing development program.	Establish a residential TIF by the RDC in partnership with the Huntington County DCD.

The Town's housing goals, objectives, and strategies should provide many housing choices for existing and future residents. Policies should support a variety of housing options for residents at all income levels.

ENCOURAGE RESIDENTIAL DEVELOPMENT

The CPC provided input expressing interest in continuing support of residential development. The Town should support residential development to provide existing and future residents with housing options at income levels. Residential growth should be focused on areas that are buffered from intensive land use. Ideally, future residential areas would be close to existing utility infrastructure to minimize the cost of expanding services to these locations.

Sometimes, however, this may not be feasible due to constraints such as existing utility capacity, man-made and natural boundaries that reduce connectivity, and the lack of available land. Existing utility capacity does limit residential development within current service areas.

ESTABLISH A RESIDENTIAL HOUSING DEVELOPMENT PROGRAM

The Town should consider the establishment of a Residential Housing Development Program (Residential TIF district). The procedures involved with establishing a Residential TIF district are outlined in sections 53 through 56 of IC 36-7-14. Establishment of a Residential TIF district is initiated by the RDC and involves many of the same procedures required during creation of a TIF district. The RDC should work closely with property owners, neighbors, neighborhood associations, affected taxing districts, especially school corporations, the State, the Huntington County DCD, and other affected parties and stakeholders, such as residents and developers, prior to initiating the process.

ENCOURAGE HIGHER DENSITY HOUSING

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Provide more diverse housing options.	Encourage different types of housing in the community.	Partner with the Huntington DCD and developers to identify incentives that encourage diverse housing options.

In order to provide more diverse housing options, the Town should consider working with the Huntington County DCD and developers to determine what factors would incentivize developers to construct two-family and multifamily units. While this activity is encouraged, new housing developments should not take away from the small-town feel that Roanoke currently has.

REDUCE MINIMUM LOT SIZE AND MINIMUM FLOOR AREA

The Town should consider reducing the minimum lot size in residential zoning districts and minimum floor area for dwelling units in those districts to encourage diverse housing options.

TRANSPORTATION

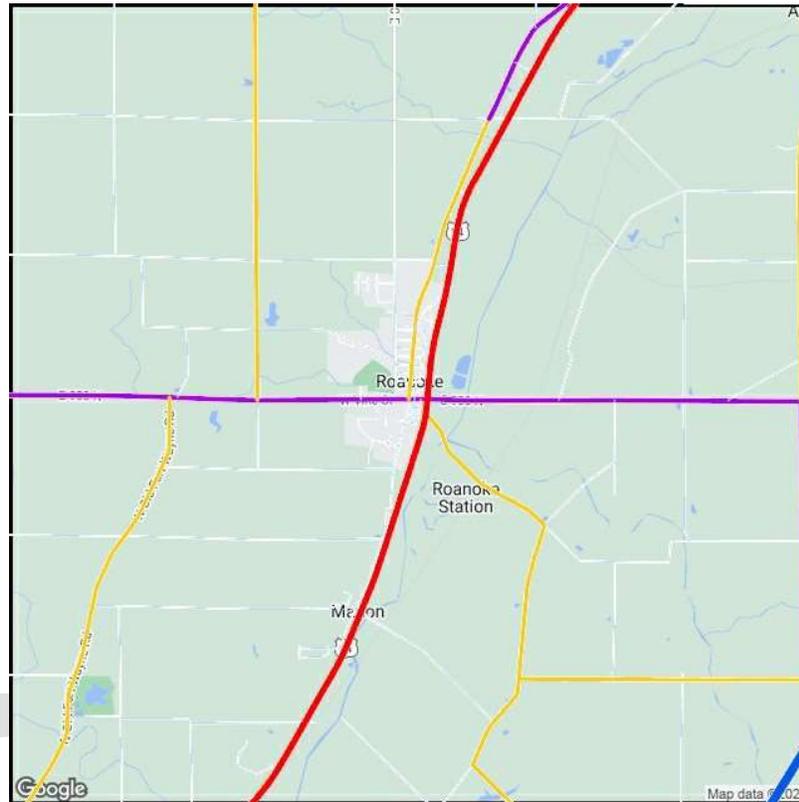
Transportation systems facilitate the safe and efficient flow of people and products by enabling motorized and non-motorized movement throughout the Town, ETJ, and surrounding areas. Design, construction, and maintenance of the system determine connectivity and affect interactions between motorized and non-motorized users.

U.S. Route 24 (US 24) is one of the original United States highways of 1926. It originally ran from Pontiac, Michigan, in the east to Kansas City, Missouri, in the west. Today, the highway's eastern terminus is in Independence Township, Michigan at an intersection with I-75, and its western terminus is near Minturn, Colorado at an intersection with I-70. The highway transitions from north-south to east-west signage at the Ohio-Michigan state line. U.S. Route 24 (US 24) in Indiana runs east from the Illinois state line to Huntington. At Huntington, US 24 turns northeast and runs to Fort Wayne; it then runs concurrently with Interstate 69 (I-69) and I-469 to bypass the city before entering Ohio at the state line east of Fort Wayne. The segment of US 24 between Logansport and Toledo, Ohio is part of the Hoosier Heartland Industrial Corridor project of the Intermodal Surface Transportation Efficiency Act.

This section is a four-lane rural divided highway. US 24 and U.S. Route 35 (US 35) have a concurrency around Logansport and have an interchange with State Road 25 (SR 25) and an intersection with State Road 29 (SR 29). East of Logansport, US 35 heads southeast towards Kokomo. US 24 heads east towards Peru passing through an interchange with U.S. Route 31 (US 31). On the north side of Peru US 24 has an intersection with State Road 19. From Peru US 24 heads east towards Wabash passing through an intersection with State Road 115. In Wabash US 24 has intersections with State Road 15 and State Road 13. US 24 then heads towards Huntington passing through

an intersection with State Road 524 and a short concurrency with State Road 105. On the west side of Huntington US 24 begins a concurrency with State Road 9 (SR 9). US 24 and SR 9 pass through an intersection with U.S. Route 224 (US 224)/State Road 5. North of Huntington, SR 9 heads north and US 24 heads northeast towards Fort Wayne. On the way to Fort Wayne US 24 passes through an intersection with State Road 114. Then, on the west side of Fort Wayne, US 24 enters onto northbound Interstate 69.

The map below displays the functional classification of roadways in and around Roanoke.



Source: Indiana Department of Transportation

- Functional Class
- █ Other Principal Arterial
 - █ Major Collector
 - █ Minor Collector
 - █ Local

Interstates are a class of Arterial roadway. Designed and constructed with high speeds and long-distance, statewide travel in mind, Interstates offer high levels of mobility.⁶⁴ I-69 Exit 296 is located approximately 4 miles east of Roanoke’s corporate boundary while I-69 exit 302 is located approximately 9 miles northeast of Roanoke’s corporate boundary. The Town’s proximity to I-69 is a significant asset.

Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. In the rural environment, Collectors generally serve intra-regional or intra-county, rather

⁶⁴ U.S. Department of Transportation Federal Highway Administration, 2017

than statewide, travel and constitute those routes on which travel distances are typically shorter than on Arterial routes. Consequently, more moderate speeds may be posted. Collectors are broken down into two classes: Major Collectors and Minor Collectors. Major Collectors primarily serve travel within a region and offer more mobility. Minor Collectors primarily serve travel within a county and offer more access.⁶⁵

Local Roads comprise the balance of roadways in and around Roanoke. They offer the highest level of accessibility for travelers but also have the lowest mobility due to the frequent points of access to abutting land. They are often designed to discourage through traffic and travel speeds are limited to ensure user safety.

COMMUTER SERVICES

There is one public transportation service available in Roanoke. Operated by the Huntington County Council on Aging, Huntington Area Transportation (HAT) is a countywide service that provides reservations, scheduling, and operation of door-to-door service. Drivers are trained in safety and passenger assistance. Wheelchair accessible vehicles are available. Scheduling service requires a reservation made at least 24 hours in advance.⁶⁶

OTHER MOTORIZED

GOLF CARTS

Residents are permitted to operate golf carts within Roanoke subject to regulations set forth in § 72 of the Town's ordinances. Operators are required to have a valid driver's license, register the golf cart with the Police Department, demonstrate financial responsibility as outlined in Indiana Code § 9-25-4-4, operate only during specified hours unless the golf cart is equipped with two headlamps, two tail lamps, front and rear turn lamps, and rear brake lamps, all of which must be visible from a distance of at least 500 feet, equip the golf cart with slow moving vehicle reflective sign, and comply with all traffic laws, ordinances, rules and regulations adopted by the State and the Town. Golf carts may not be operated on any street where the speed limit is greater than 30 miles per hour, on any state highway except to cross at an intersection, or on any sidewalk, public trail, or public greenway not designated for use by a motor vehicle. In addition, they may not be used to tow a trailer or vehicle and the number of occupants is limited. Violations of these regulations are subject to penalties set forth in § 72.99.

NON-MOTORIZED

PEDESTRIAN

Pedestrian infrastructure, such as sidewalks and trails, exist but conditions vary greatly. Most sidewalks in the downtown area are well maintained, but there are other areas, specifically the residential areas surrounding downtown, where the quality of sidewalks varies significantly. Some residential streets have well maintained sidewalks while others are in poor condition or do not exist. Town ordinances currently provide mechanisms for requiring construction and repair of sidewalks.⁶⁷

TRANSPORTATION GOALS, OBJECTIVES, AND STRATEGIES

⁶⁵ U.S. Department of Transportation Federal Highway Administration, 2017

⁶⁶ Huntington County Council on Aging, 2021

⁶⁷ Roanoke, Ind. Code § 93.02

The Town's transportation goals, objectives, and strategies should provide for improved infrastructure, safety, and connectivity for operators of motorized vehicles, non-motorized vehicles, and pedestrians.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve pedestrian safety and walkability.	Improve pedestrian safety and walkability by constructing new and repairing existing sidewalks.	Enforce existing ordinances concerning sidewalks and identify state and/or federal funding to construct new and repair existing sidewalks.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve walkability and connectivity.	Improve walkability and connectivity by constructing additional pedestrian trails.	In collaboration with residents and other stakeholders, identify locations for new pedestrian trails and funding for construction and maintenance from state, federal, and/or private sources.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Support improved commuter services.	Support additional options for residents to access rides for those who do not have access to an automobile.	Investigate the possibility of allowing rideshare providers, such as Uber or Lyft, to operate.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure safety of golf cart operators and occupants.	Improve regulation of golf cart operators.	Enforce existing golf cart regulations.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Better identify transportation needs.	Complete a local transportation plan within the next 5 years.	In collaboration with the Street Department, County Highway Department, INDOT, and other

		stakeholders, complete a local transportation plan.
--	--	---

Parking

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Establish new areas for public parking.	Construct new parking lots in town so that there is adequate parking for events taking place in Town.	In collaboration with current landowners, identify sites for parking and purchase the land if feasible.

AGRICULTURE

AGRICULTURE GOALS, OBJECTIVES, AND STRATEGIES

Although the share of workers employed in and domestic output attributable to agriculture have decreased substantially over the years, agriculture remains an important part of Indiana’s heritage and collective identity. Importantly for rural communities such as Roanoke, it continues to provide a livelihood for many residents of the town and surrounding areas. Although they may not be directly or indirectly employed in agriculture, others live amongst farms or other agricultural operations. Because of these factors, agriculture should be taken into consideration for Roanoke’s comprehensive plan and those of other rural Indiana communities.

EXISTING CONDITIONS

LAND USE

Agriculture is an important part of Roanoke’s heritage and remains the predominant land use in the ETJ and areas surrounding the Town. There is only one parcel zoned agricultural inside the town limits.

Industry

In 2020, employment in agriculture was lower among Roanoke residents (0.86%) than Indiana (1.22%) and Huntington County (2.03%).⁶⁸

Joseph Decuis

Joseph Decuis is a farm to table restaurant located in downtown Roanoke. While the restaurant is located inside of the town limits, the farm is located several miles outside of town. Wagyu cattle are grown on the farm, and the beef from them is served in the restaurant. The farm also has a bed and breakfast for overnight accommodation and facilities for events.

⁶⁸ US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

The Town’s agriculture goals, objectives, and strategies should support agricultural operators and industries while recognizing the need for future residential, commercial, and industrial development.

	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Support local agriculture.	Provide a welcoming environment to agricultural operators and businesses.	Collaborate with local agricultural operators and industry leaders to identify cost effective ways that the Town can support local agriculture.

NATURAL RESOURCES

Natural resources can be defined in a variety of ways, but they are materials or substances that occur in nature and can be used for economic gain. Natural resources can include minerals, forests, water, fertile land, and more. This section focuses on natural features related to water including waterways and flood hazard areas, such as floodways and floodplains. These water features have significant ecological, environmental, and recreational benefits.

Completing an inventory of waterways and floodplains is important because these natural features can be overly sensitive to development. Disturbing the land within or near natural resources can lead to unintended and long-term consequences, which often require costly cleanup and remediation.

Existing Conditions

Roanoke has a creek, ditch, and a natural river that runs through the town. Cow Creek runs along latitude 40.9606024 and longitude -85.3655299 and runs through Roanoke Park.

McPherrin Ditch is a canal in Roanoke that has an elevation of 758 feet.

The Little River is a 22.6-mile-long stream in Allen and Huntington counties in northeastern Indiana. A tributary of the Wabash River, it is sometimes called the "Little Wabash", which may cause it to be confused with the Little Wabash River of Illinois. The river drains an area of 287.9 square miles.

The Little River follows the Wabash-Erie Channel or "sluiceway," a remnant of the Maumee Torrent that drained ancient Glacial Lake Maumee at the end of the Wisconsin glaciation and joins the Wabash just west of Huntington.

The Little River is part of the Wabash River Heritage Corridor, created by the Indiana General Assembly in 1991 to commemorate the historic portage that linked the Wabash River watershed with that of Lake Erie. Its source is about 1 mile southwest of the Ardmore Knolls neighborhood of Fort Wayne, and its mouth is in Huntington at a park known as the Forks of the Wabash.

FLOOD HAZARD AREAS

The presence of the Little River results in flood hazard areas, more commonly known as the floodway and floodplain or flood fringe, in and around Roanoke. Because they are prone to flooding, development in flood hazard areas is regulated by the Town, IDNR, and the Federal Emergency Management Agency (FEMA). The Town

regulates development in flood hazard areas in Section 917 of the Zoning Ordinance. Huntington County DCD, through the Executive Director, enforces floodplain regulations in accordance with the Zoning Ordinance.⁶⁹

IDNR regulates development in the floodway and floodplains by requiring permits for some types of development. FEMA regulates development by requiring communities to regulate development in some flood hazards areas. A summary of IDNR and FEMA regulations can be found in IDNR's *Floodplain Management in Indiana Quick Guide*.

The National Flood Insurance Program (NFIP), administered by FEMA, was created in 1968 to protect lives and property and to reduce the financial burden of providing disaster assistance. Over 440 counties, cities, and towns in Indiana, including Roanoke, participated in the program. Communities that participate agree to regulate development in mapped flood hazard areas according to certain criteria and standards.

Communities should consider incorporating planning considerations into comprehensive plans, land development codes, floodplain management regulations, and multi-hazard mitigation plans to reflect the long-term goal of increasing resiliency to future flooding. NFIP regulations outline 19 factors for consideration, including:

- Divert development to areas outside the SFHA to reduce flood damage
- Full public disclosure to potential buyers of properties in the SFHA
- Acknowledge that SFHA development may increase flood risk of existing development
- Improve local drainage to control increased runoff that increases the probability of flooding on other properties
- Require additional elevation above the minimum
- Require elevation methods such as pilings or columns rather than fill to maintain the storage capacity of the floodplain and to minimize environmental impacts
- Require evacuation plans for manufactured home parks and subdivisions

The NFIP recognizes communities that achieve better flood resiliency by providing policy holders with reduced flood insurance premiums through the Community Rating System (CRS). Communities must apply to be in CRS and commit to implementing and certifying activities that contribute to reduced flood risk. Examples of actions communities can take to reduce the cost of flood insurance premiums include:

- Preserve open space in the floodplain
- Enforce higher standards for safer development through zoning, stormwater, subdivision, and flood damage protection ordinances
- Develop hazard mitigation plans and watershed and storm management plans
- Undertake engineering studies and prepare flood maps
- Obtain grants to buy out or elevate houses or to floodproof businesses
- Maintain drainage systems
- Monitor flood conditions and issue warnings
- Inform people about flood hazards, flood insurance, and how to reduce flood damage

As of April 2022, property owners in 36 Indiana communities that participate in the CRS receive premium discounts ranging from 5% to 15%.⁷⁰ Roanoke is a participant in the CRS and is currently at a Class 7 rating, allowing flood

⁶⁹ Huntington County Department of Community Development, n.d.

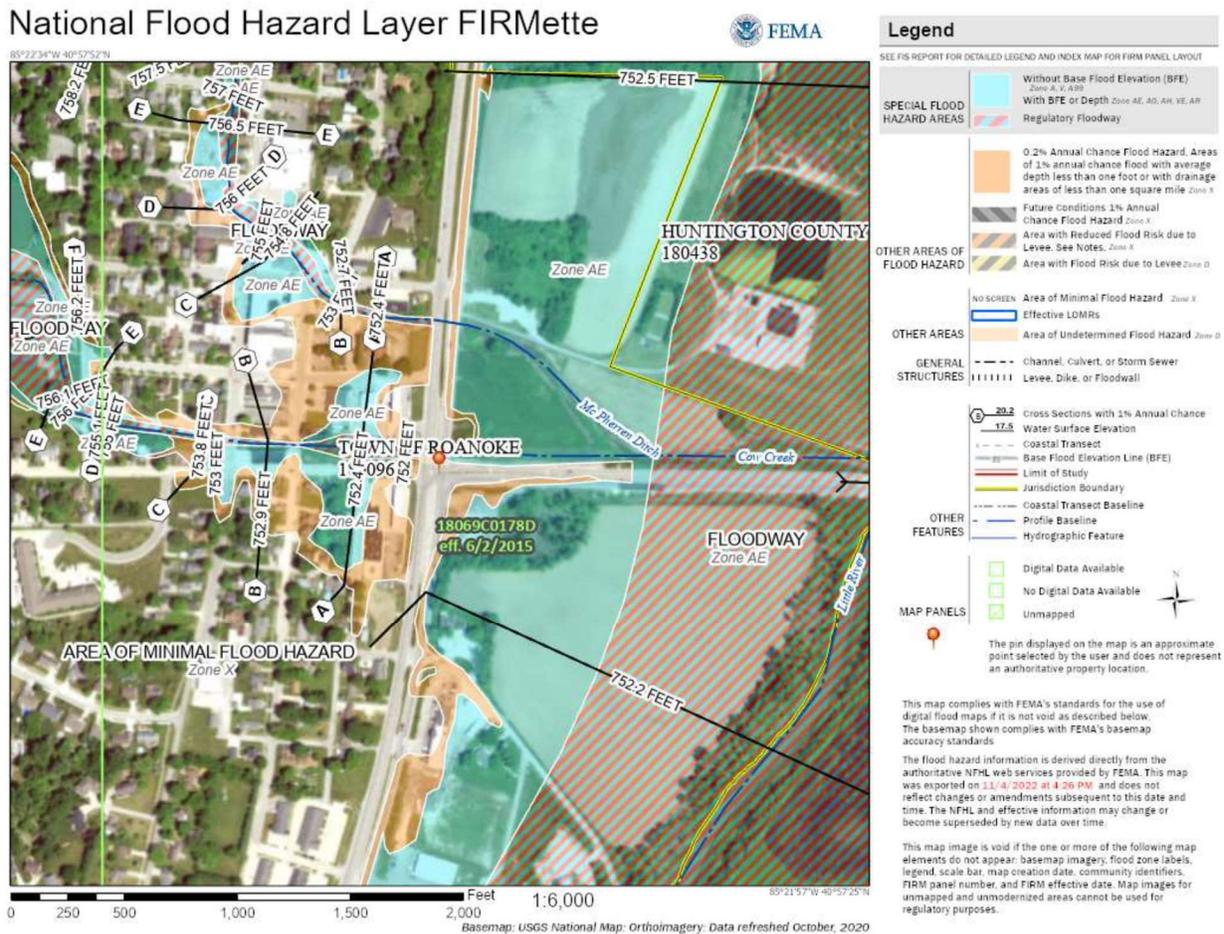
⁷⁰ Indiana Department of Natural Resources Division of Water, 2022

insurance policy holders within these jurisdictions to receive an automatic 15% discount on flood insurance premiums.

Floodplain management requires knowledge of the elevation and extent of the regulatory floods (including the base flood) to inform and guide future development and mitigate existing flood threats. FIRMs are traditionally used for floodplain management, but these maps are lacking in rural and outlying areas.

The DNR Division of Water maintains a statewide map that provides detailed, model backed floodplain information for every major stream in Indiana not covered by the FIRMs. This project, known as the Best Available Floodplain Layer or BAFL, includes modeling and mapping of over 18,000 miles of streams. The results for each stream reach are full floodplain limits, a mapped floodway, Flood Elevation Points relating the Base Flood Elevation (BFE) every 50 feet along the stream, and additional information. The BAFL integrates the new floodplain information with the FIRMs, creating the most up to date layer for floodplain management.⁷¹

The map below shows the floodway and flood zones in Roanoke and the ETJ.



⁷¹ Indiana Department of Natural Resources Division of Water, n.d.b

NATURAL RESOURCES GOALS, OBJECTIVES, AND STRATEGIES

The Town’s natural resources goals, objectives, and strategies should protect the community’s natural resources and ensure public health, welfare, and safety by discouraging development in floodways and floodplains.

GOAL	OBJECTIVE	STRATEGY
Protect natural resources and the public.	Protect the community’s natural resources and ensure public health, welfare, and safety.	In collaboration with Huntington County DCD and other stakeholders, discourage development in floodways and floodplains.

PARKS AND RECREATION

Parks and recreation spaces, facilities, and programming are critical quality of place issues. Taking action to ensure that parks and recreation spaces, facilities, and programming meet the community’s needs is an important aspect of comprehensive planning.

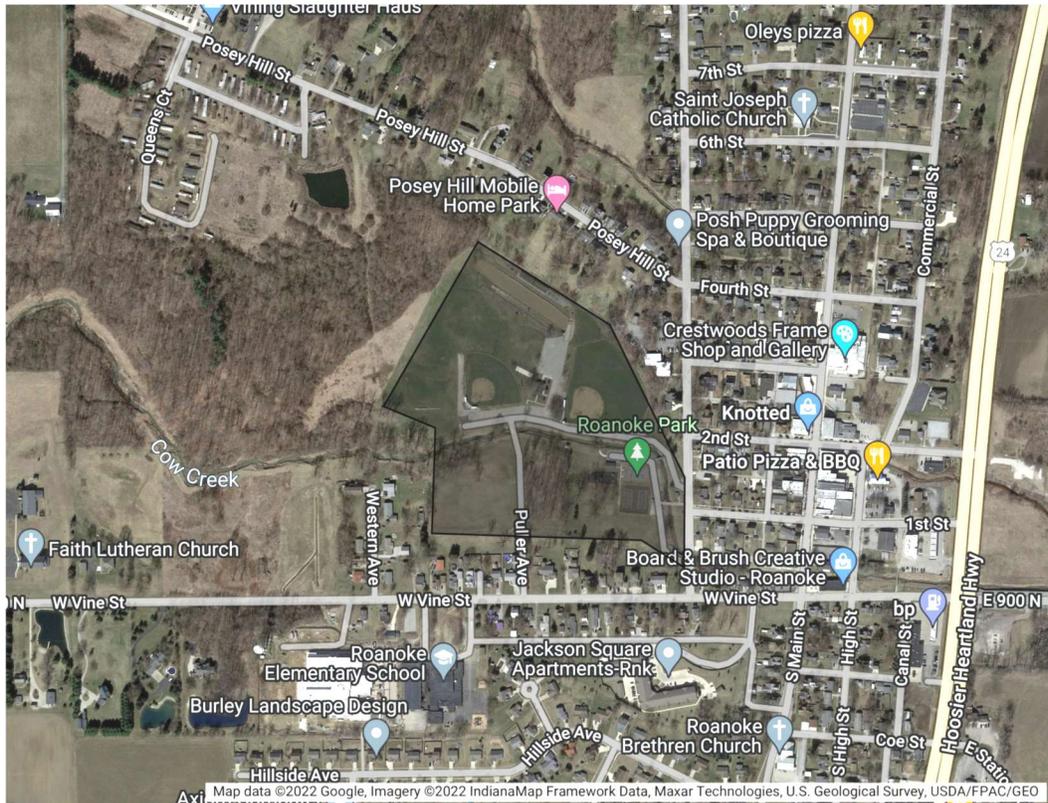
Roanoke is home to Roanoke Park. Roanoke Park has two baseball diamonds, multiple soccer fields, two tennis courts, a basketball court, a fully equipped playground, a pavilion, and parking (from <https://discoverroanoke.org/explore/>).



In 1958 the Roanoke Jaycees acquired four acres of land off Seminary Street, at the end of First Street for the construction of a park and pool. The pool was never built, but Roanoke Community Park remains today. The Town Council passed an ordinance effective November 2, 1964, establishing a Department of Parks and Recreation with a four-member board, under the jurisdiction of the Town Board and supported by a tax levy. In April 1965, the land was officially deeded over to the town of Roanoke by Mr. and Mrs. Gilford Patton with the stipulation that if it ever ceases to be a public park, the ownership of the land would revert to the Patton heirs. Nestled in the heart of Roanoke is one of the finest parks in the area. This park has two baseball diamonds, multiple soccer fields, two tennis courts, basketball court, fully equipped playground, pavilion, and plenty pf parking for families to enjoy all the activities.

EXISTING CONDITIONS

The Roanoke Park Board controls and manages the Town’s Public Park. Members are appointed by the President of the Town Council to 4-year terms. The Town currently has one park, Roanoke Park. The map below shows the location of the park (Shaded area).



Roanoke Park

Roanoke Park is located on the west side of Roanoke. Roanoke Park rules and regulations are found in § 96.01 of the Roanoke Code. The park contains the two baseball diamonds, multiple soccer fields, two tennis courts, basketball court, fully equipped playground, pavilion, and plenty of parking for families to enjoy all the activities.

Parks and Recreation goals, objectives, and strategies

The Town's parks and recreation goals, objectives, and strategies should support the maintenance and expansion of existing spaces, facilities, and programming.

Work with IDNR Division of Outdoor Recreation (IDNR-OR), Park Board, Town staff, and other stakeholders to develop a 5-Year Parks and Recreation Master Plan that meets IDNR-OR minimum requirements for towns with a population less than 7,000. Benefits of completing a 5-Year Park Plan to IDNR Outdoor Recreation minimum requirements include:

- Formulating a written framework for future action that acts as a guide for sensible facility and service development;
- Providing community input opportunities;
- Ensuring that the public wants the facilities that are developed;
- Providing an opportunity to share information about your programs and facilities with the public;
- Giving a clear sense of direction for the park system;
- Improving funding opportunities.

GOAL	OBJECTIVE	STRATEGY
Increase programming at the Town Park.	Maintain the current park while looking for opportunities to increase offerings to residents.	In collaboration with the Park Board and Town Council, identify additional funding sources so that the current park can be maintained while also providing additional opportunities.

GOAL	OBJECTIVE	STRATEGY
Identify recreation opportunities for use in the floodplain east of US 24.	Increase recreation opportunities for residents to utilize.	In collaboration with the Town Council, County, and regional stakeholders, identify opportunities (ex: trails) that can be located within a floodplain.

BROADBAND ACCESS

Broadband is a collection of technologies that moves information at high speeds that is always on and is faster than traditional dial-up access. High-speed, reliable, and affordable broadband enhances community and economic development and equips Hoosiers with the necessary tools to succeed in the digital age.⁷² Research has found that improved broadband availability leads to increased economic growth, attraction of new firms, higher household incomes, small business growth, increased annual sales, growth in annual payroll, and growth in the number of business establishments and start-up activity.⁷³

As vital infrastructure, broadband enables students to complete homework assignments, seniors to leverage telehealth services, and farmers to utilize big data crop analysis tools. Additionally, broadband allows Hoosier businesses to fulfill orders online and process employee paychecks. A lack of broadband coverage can impede quality of life and stifle business growth. A lack of broadband access means a lack of access to education, healthcare, job opportunities, and everyday needs. Despite its critical importance, many Hoosiers, especially in rural communities, remain underserved.⁷⁴

This chapter will examine the existing conditions impacting broadband access in the community and offer goals, objectives, and strategies designed to improve access to high-speed, reliable, and affordable broadband, especially for the town’s lower income residents.

Existing Conditions

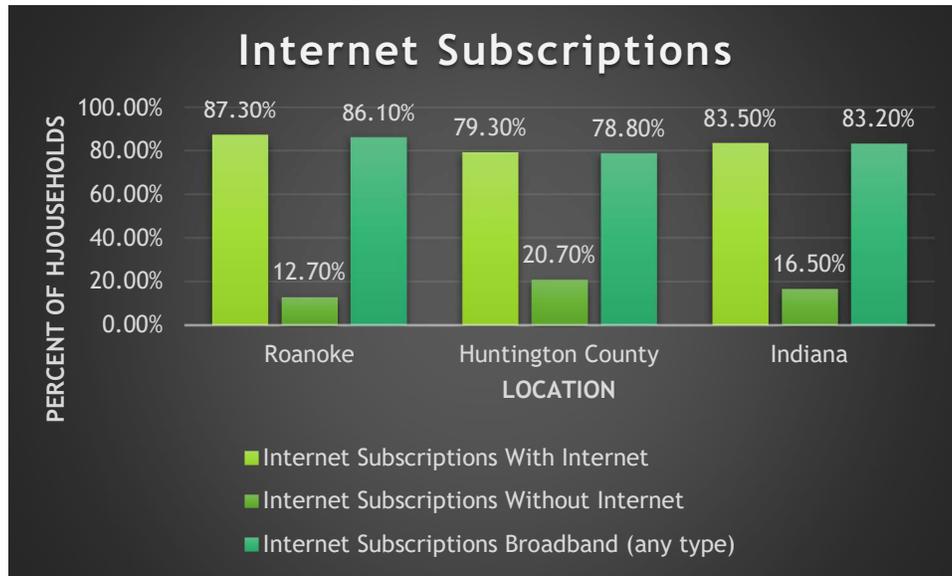
⁷² Indiana Broadband Office, 2021b

⁷³ Gallardo et al., 2018, p. 3-4

⁷⁴ Office of Lieutenant Governor Suzanne Crouch, 2020

The U.S. Census Bureau collects survey data on the type, if any, of internet subscription(s) paid for by households. The charts found below describe these data for the State, Huntington County, and Roanoke from 2020.

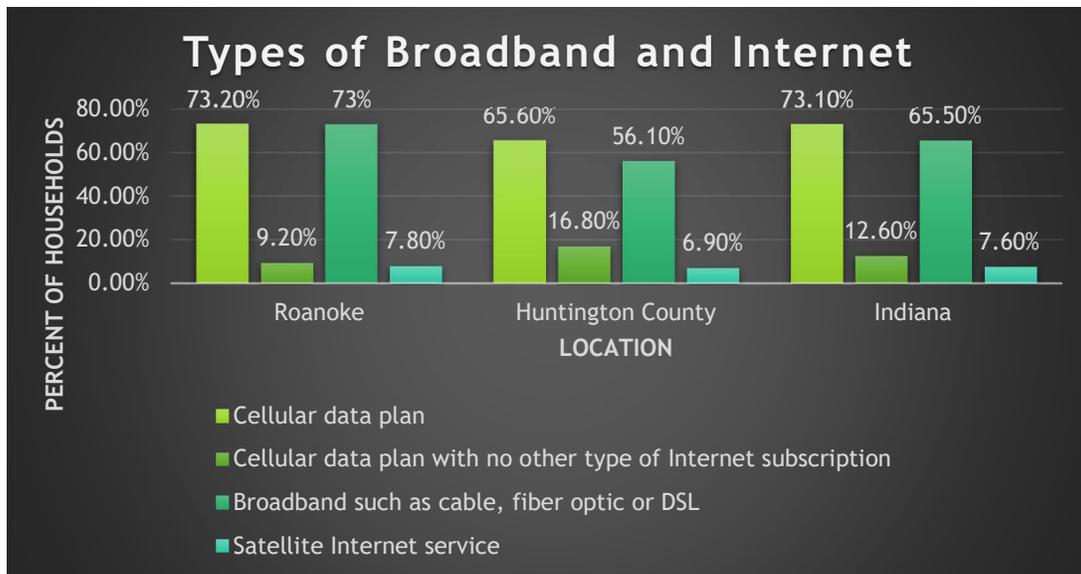
The chart below displays the percentage of households with and without any type of internet subscription. Respondents who indicated that their household did not have an internet subscription include those with no internet access or those who accessed the internet without a subscription, such as via public WiFi. In 2020, a smaller percentage of Roanoke households, compared to Indiana and Huntington County, had no type of internet subscription, or accessed the internet without a subscription.



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

The chart below shows the percentage of households by type of internet subscription. In this chart, the percentage for "broadband, any type" represents those households that stated they paid for internet via either a smartphone or home internet. The percentage for "mobile broadband" represents the percentage of households that indicated they had access to the internet via a mobile subscription. This effectively means that they paid for some sort of data plan on a smartphone. The percentage for "fixed broadband" represents the percentage of households that answered yes to having internet access to a fixed location. This effectively means that they paid for home internet.

The percentage of Roanoke households that paid for a broadband subscription of any type in 2020 was higher than that indicated by Indiana and Huntington County households. The percentage of Roanoke households, however, that indicated their only paid broadband subscription was for mobile broadband was substantially lower than that indicated by Indiana and Huntington County households. The percentage of Roanoke households that stated they paid for a fixed broadband subscription was higher than Indiana and Huntington County households.



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

HOME INTERNET (FIXED BROADBAND)

Broadband can be delivered to the home by one of the following technologies:

- Fiber optic cable service converts signals carrying data through glass fibers.
- Digital Subscriber Line (DSL) transmits data over already installed copper telephone lines.
- Cable modem service utilizes existing TV cables to transmit data.
- Satellite services transfer data through a 2-3' dish, modem, and clear line of sight to a satellite.
- Wireless, fixed or mobile, service connects devices to a local internet service “over the air” via electromagnetic waves.⁷⁵

Fixed wireless broadband services allow consumers to access the internet from a fixed point while stationary, such as their home, and often require a direct line-of-sight between the wireless transmitter and receiver. Mobile wireless broadband services are also available from smartphone service providers and others. These services allow consumers to create a wireless “hotspot” using their smartphone or a dedicated device that allows other devices, such as a laptop or tablet, to connect to the internet.⁷⁶

Speed, or bandwidth, is measured in bits per second (bps), which is the speed at which data is transferred. The current Federal Communications Commission (FCC) benchmark definition of broadband is a speed of 25 megabits/second (Mbps) download and at least 3 Mbps upload (25/3 Mbps).⁷⁷

The current state of broadband availability can be difficult to ascertain due to conflicting data based on the source. The FCC publishes information on providers and the speeds they offer. The Indiana Broadband Map displays this FCC information. While useful, this dataset contains several limitations. The FCC notes that a provider reporting deployment, or availability, of a particular technology and speed in an area may not necessarily offer that service to all locations in that area. Accordingly, a list of providers in an area does not necessarily reflect the number of

⁷⁵ Indiana Broadband Office, 2021a

⁷⁶ Federal Communications Commission, 2014

⁷⁷ Indiana Broadband Office, 2021a

choices available to any household or business location in that area, and the number of such providers in the area does not purport to measure competition. The data is self-reported by the providers and is not validated by consumers or third parties. A provider may report that its technology makes certain speeds available in an area but that does not guarantee consumers actually experience those speeds during use. These limitations tend to overestimate broadband coverage.^{78, 79}

Providers report fixed broadband availability data to the FCC at the census block level. Census blocks are areas delineated by the U.S. Census Bureau for statistical analysis. They are bounded by visible features, such as streets, roads, streams, and railroad tracks, and by nonvisible boundaries, such as selected property lines and city, township, school district, and county boundaries. Generally, census blocks are small in area; for example, a town or city block bounded on all sides by streets. Census blocks in suburban and rural areas may be large, irregular, and bounded by a variety of features, such as roads, streams, and transmission lines.⁸⁰

The Table below lists providers, type of technology, and reported download and upload speeds in Mbps within the Town of Roanoke. Please note that as of June 2020, VSAT Systems, LLC sold its assets and requested a transfer of its FCC license to Skycasters, LLC.

Table 3

Provider	Tech	Down (Mbps)	Up (Mbps)
Comcast Corporation	Cable	1200	35
Metronet Holdings, LLC	Fiber	1000	1000
PCC Holdings, Inc.	Fiber	1000	1000
Space Exploration Holdings, LLC	Satellite	100	10
Frontier Communications Corporation	ADSL	70	3
ViaSat, Inc.	Satellite	35	3
Mercury Broadband, LLC	Fixed Wireless	30	6
Benton Ridge Telephone Company	Fixed Wireless	25	3

⁷⁸ Federal Communications Commission, 2021

⁷⁹ Gallardo & Whitacre, 2019

⁸⁰ U.S. Census Bureau Geography Program, 2021

Hughes Network Systems, LLC	Satellite	25	3
Frontier Communications Corporation	ADSL	18	1
King Street Wireless, LP	Fixed Wireless	10	2
PCC Holdings, Inc.	Fixed Wireless	10	5
Frontier Communications Corporation	ADSL	6	1
VSAT Systems, LLC	Satellite	2	1.3

Source: FCC Fixed Broadband Deployment Interactive Map

PURDUE CENTER FOR REGIONAL DEVELOPMENT DIGITAL DIVIDE INDEX

The Purdue Center for Regional Development (PCRD) Digital Divide Index (DDI) was developed to address inequities in broadband access and adoption. The digital divide consists of people or communities who have access, can afford, and have the knowledge to leverage digital technologies to improve their quality of life versus those that do not have access, cannot afford, and lack the knowledge. Those on the wrong side of the divide are left further and further behind making digital inclusion strategies critical.⁸¹

The DDI ranges in value from 0 to 100, with 100 indicating the highest digital divide. It is composed of two scores, the infrastructure/adoption score (INFA) and the socioeconomic (SE) score. The DDI measures primarily physical access/adoption and socioeconomic characteristics that may limit motivation, skills, and usage. If a particular county or census tract has a higher INFA score versus a SE score, efforts should be made to improve broadband infrastructure. If on the other hand, a particular geography has a higher SE score versus an INFA score, efforts should be made to increase digital literacy and exposure to the technology's benefits.⁸²

Roanoke is part of two census tracts that encompass the northeast portion of the county and an area that comprises a large section of eastern Huntington County. The 2020 DDI for the northeast census tract was 26.42, with a SE of 19.43 and INFA of 23.65. The DDI for the eastern census tract was 20.57, with an SE of 13.53 and INFA of 21.28. These scores are okay, but efforts should be made to improve broadband infrastructure.⁸³ It is important to note that this score is for two census tracts and not solely Roanoke.

BROADBAND ACCESS GOALS, OBJECTIVES, AND STRATEGIES

The Town should consider the Indiana Broadband Office's Steps to Success, a framework designed to prepare communities for expanding connectivity and enhancing affordability. Steps to Success encourages communities to

⁸¹ Gallardo et al., 2018, p. 11

⁸² Gallardo, 2020

⁸³ Gallardo, 2020

establish a local broadband leadership team, determine community needs, launch community speed tests and surveys, engage with broadband providers, support providers on funding applications, and evaluate the unfunded areas in the community.⁸⁴ These include certification as a Broadband Ready Community under the State’s Broadband Ready Communities Program.⁸⁵

GOAL	OBJECTIVE	STRATEGY
Ensure that the community has access to high-quality and affordable broadband.	Signal to broadband providers and other stakeholders that the community is committed to providing high-quality and affordable broadband to residents and visitors.	Consider the Indiana Broadband Office’s Steps to Success and certification as a Broadband Ready Community.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historically significant structures or areas can become valuable assets to a community. Preservation tools help ensure that the quality and characteristics of the structure or areas are maintained. Governing bodies, in collaboration with other organizations, can identify and document historical, architectural, and culturally significant resources by designating them as historic sites. In addition, the areas where these sites are located can be designated as historic districts.

EXISTING CONDITIONS

Once the hunting and fishing grounds of the Miami Indians, Roanoke became a prosperous commercial center in the mid-19th century.[6] Kiilhsoohkwa (meaning "sun-woman"), the granddaughter of Chief Little Turtle, lived in Roanoke and was known by locals as “the last of the Miami tribe.”

Roanoke had its start in about 1848, soon after the building of the Wabash and Erie Canal through that territory. The completion of the canal through Jackson Township enticed European-American settlers to the area. In the wake of the canal's completion, the town became an important shipping point in the region and a source of supplies for neighboring towns in Allen, Huntington, and Whitley counties. One of the area's earliest settlers was Jarred Darrow, who arrived in 1837. Between 1840 and 1847 the area's population swelled and included many persons belonging to the United Brethren Church, the Methodist Church, and the Lutheran Church. Roanoke was incorporated as a town in 1874. The town was named after Roanoke, Virginia.

Kilsoquah was the last full blooded Miami Indian Princess. She lived in the Roanoke, Indiana area and is honored by the town.



The first legally established road was surveyed in 1838. It went through the township in a northeasterly direction from Huntington to Fort Wayne and was known as Fort Wayne Road.

The Roanoke Post Office was established June 4, 1846, after residents petitioned for mail service. The first postmaster was Leonard Bilby. However, on October 13 of that year, Theodore V. Horton took over and ran it for four years. The Rural Free Delivery Service was first established July 1, 1902. Two routes were established that were each two miles long. The first carriers were Frank A. Milner (RR 1) and Jesse V. McTaggart (RR 2).



In 1975, the state changed from a justice of the peace system to a town court system, and grocery store owner, James W. Simmons, Jr. became the town's first Town Judge. The first female Town Judge was Margaret C. Moore who took over following Simmons' death. The Town Judge, and previously the Justice of the Peace, handled town affairs out of their homes until 1991, when room was made for the Court to locate the office in the Town Utility Building on Third Street. In 2013, the Huntington Prosecutor did away with the town court system. The Town's Clerk/Treasurer and the Town Marshal and his deputies moved their offices into this building with

the vacating of the Town Judge.

In 1885, Roanoke Town Hall was on the building's second floor. In August 1896, the Town Council moved their quarters to the fire station on Third Street. Eventually the Town Hall was moved to Main Street, between First and Second Streets. Roanoke is governed by a local town board which meets in the Town Hall. It also has a Town Marshall and deputies who have an office in the Town Hall. In 2013, the Town's Park Board gained an office in this building with the Town Clerk/Treasurer, Town Council, Town Marshall, and deputies all moving to the Third Street location. In 2013, the Roanoke Public Library also left this building to move to its new location at 314 N. Main Street, Suite 120.

Roanoke formed its first fire department in April 1895. A combination water and chemical hand engine was purchased for \$850. The purchase included a set of hooks, ladders, and 500 feet of hose. It was expected that Council would have several large cisterns constructed for a water supply. It was believed that with 500 feet of fire hose drawing water from the cisterns and creeks, the firefighters could reach any building in town.

A company of 15 men were organized for the first fire department with W.H. Strock as Chief. Arrangements were made by the Council in July 1896 to build a fire house on the vacant lot next to P.B. Settlemeyre's grocery store on Third Street. The first motorized fire truck, a Model T Ford, was purchased in 1922.



In 1928, Irene Richards, president of the Library Club, dedicated a water fountain located at the corner of Second and Main Streets. The speech, Ms. Richards gave at that dedication is as follows:

Ten years and more ago, three young women and more than a hundred young men, at the call of the President of these United States, left their home in this community to serve their country, to give their lives, if necessary, in that service. These young women and young men in the springtime of their lives went out gladly to the great adventure, eager to serve and to sacrifice that the world might be made safe for democracy.

Of this godly company, all returned save two, Grace Buell, Base Hospital Unit #58 who died Oct. 8th, 1918, in a hospital at Portsmouth, England and Robert Mayne, Co. E 1st Gas Regiment, killed in the Argonne battle line near St. Juvin, France Nov. 1st, 1918.

In respect to these two, the opening sentences of Roosevelt's great editorial following the death of his son Quentin, well may be applied: "Only those are fit to live who do not fear to die, and none are fit to die who shrunk from the joy of life and the duty of life. Both life and death are a part of the same Great Adventure."

News of their death in the very flower of their young womanhood and young manhood shocked the community, for both had grown up here, walked these streets, graduated from our High School and from its doors had gone out to useful occupations. Their pure, clean, happy lives honored their families, the school, and the community.

It is not surprising, therefore, that this community felt some permanent mark of appreciation of the supreme sacrifice of these two young lives should be offered that we might be constantly reminded of their devotion to our country.

Various proposals for a memorial were discussed informally. At a meeting of the Roanoke Library Club Sept. 22nd, 1925, a motion was made and carried by the authority of which the club formally sponsored the erection of a memorial. After further discussion at later meetings, a drinking fountain was selected as the most fitting expression of the community's desire. A committee was appointed to solicit contributions, from which through the intervening years many members of the Club have served until in the present year the work of securing funds was completed under the leadership of Mrs. Ernest Welch. The amount collected was sufficient to purchase the memorial and ensure perpetual care.

Here and now, the Library Club wishes to publicly thank the contributors, solicited and unsolicited, through whose generosity this memorial was made possible, especially the Nurses Club, the American Legion and that Civil War Veteran and his wife who from the Soldiers Home at Lafayette unsolicited sent their more than modest contribution to the fund.

A committee with Mrs. Ernest Welch as Chairwoman selected the design and determined the location. In the fountain's preparation and erection, assistance has been given for which the Club extended thanks.

Nothing now remains but to tender this fountain to the Town of Roanoke as a memorial to Grace Buell and Robert Mayne which on behalf of the Library Club of Roanoke I now formally do with the hope that as people refresh themselves from its cooling waters, they will happily remember these two and the splendid service they gave and the sacrifice they made that we might live better and happier lives.

HISTORIC AND ARCHAEOLOGIC RESOURCES GOALS, OBJECTIVES, AND STRATEGIES

The Town’s historic and archaeological resources goals, objectives, and strategies should protect its historic and archaeological resources from damage due to neglect and development.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Preserve historic and archaeological resources.	Protect the community’s historic and archaeological resources.	Work with property owners to ensure that historic and archaeological resources and not neglected or damaged during restoration or new development.

HAZARD MITIGATION

Existing Conditions

The Town of Roanoke plans to follow the county plan should there be a need to address specific hazardous events. The Town of Roanoke plans to adopt certain measures from the plan to be able to become more specific in the planning sector to become better prepared for the future.

Huntington County Emergency Management Agency is mandated by Indiana Code Title 10-14-3. They work in conjunction with the Indiana Dept. of Homeland Security, United States Dept. of Homeland Security, and the Office for Domestic Preparedness, and many other State and Federal agencies. Huntington County also works with city and county response agencies of all types, ensuring preparedness and response capabilities for any manmade or natural disaster that may occur anywhere within Huntington County. Emergency Management is responsible for writing, updating, and disseminating the Huntington County Comprehensive Emergency Management Plan, Strategic Preparedness Plan, Standard Operating Procedures, Memorandums of Understanding and Mutual Aid Agreements. They receive new and updated requirements from IDHS and relay them to county agencies.

HAZARD MITIGATION GOALS, OBJECTIVES, AND STRATEGIES

The Town’s hazard mitigation goals, objectives, and strategies should align with the County’s Emergency Management Plan.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Protect people and places through hazard mitigation and emergency management planning.	Educate and encourage residents and organizations on community emergency preparedness.	Adopt the County’s Emergency Management Plan.
	Notify residents of natural and man-made disasters.	Develop a notification system to notify residents of natural and man-made disasters.

APPENDICES

SUPPLEMENTAL DEMOGRAPHIC, ECONOMIC, AND HOUSING INFORMATION

Table 15 displays historic and most recent Decennial Census population counts for Indiana, Huntington County, and incorporated cities and towns in Huntington County.⁸⁶

Table 4 Population Change

Geography	1970	1980	1990	2000	2010	2020	% Change 1970-2020	% Change 2010-2020
Indiana	5,195,392	5,490,224	5,544,159	6,080,485	6,483,802	6,785,528	30.6%	4.7%
Huntington County	34,970	35,596	35,427	38,075	37,124	36,662	4.8%	(1.2%)
Huntington city	16,217	16,202	16,389	17,450	17,391	17,022	5.0%	(2.1%)
Andrews	1,207	1,243	1,118	1,290	1,149	1,048	(13.2%)	(8.8%)
Markle	963	975	1,208	1,102	1,095	1,071	11.2%	(2.2%)
Roanoke	858	891	1,018	1,495	1,722	1,762	105.4%	2.3%
Warren	1,229	1,254	1,185	1,272	1,239	1,182	(3.8%)	(4.6%)

Source: STATS Indiana, using U.S. Census Bureau data

Table 17 displays the age distributions in Roanoke in 2015 and 2020.

Table 5 Age Cohorts: Roanoke, 2015 and 2020

Age Cohort	2015	2015 %	2020	2020 %
0-4	108	6.05%	137	8.72%
5-9	133	7.46%	93	5.92%
10-14	150	8.41%	53	3.37%
15-19	158	8.86%	69	4.39%
20-24	66	3.70%	111	7.06%
25-29	133	7.46%	154	9.80%
30-34	118	6.61%	116	7.38%
35-39	141	7.90%	75	4.77%
40-44	140	7.85%	61	3.88%
45-49	137	7.68%	68	4.33%
50-54	123	6.89%	145	9.22%
55-59	87	4.88%	163	10.37%
60-64	86	4.82%	98	6.23%
65-69	83	4.65%	63	4.01%
70-74	44	2.47%	76	4.83%
75-79	24	1.35%	56	3.56%

⁸⁶ Due to its relatively small population, Mount Etna was excluded from this analysis.

80-84	22	1.23%	10	0.64%
85+	31	1.74%	24	1.53%
Sources: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates (B01001). U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (B01001)				

Table 18 shows age distributions in Huntington County and Roanoke in 2020.

Table 6 Age Cohorts: Huntington County and Roanoke, 2020

Age Cohort	Huntington County		Roanoke	
	2020	2020%	2020	2020%
0-4	2052	5.64%	137	8.72%
5-9	2132	5.87%	93	5.92%
10-14	2251	6.19%	53	3.37%
15-19	2438	6.71%	69	4.39%
20-24	2457	6.76%	111	7.06%
25-29	2224	6.12%	154	9.80%
30-34	2142	5.89%	116	7.38%
35-39	1931	5.31%	75	4.77%
40-44	2364	6.50%	61	3.88%
45-49	2271	6.25%	68	4.33%
50-54	2364	6.50%	145	9.22%
55-59	2897	7.97%	163	10.37%
60-64	2496	6.87%	98	6.23%
65-69	2038	5.61%	63	4.01%
70-74	1487	4.09%	76	4.83%
75-79	1163	3.20%	56	3.56%
80-84	732	2.01%	10	0.64%
85+	912	2.51%	24	1.53%
Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (B01001)				

Table 19 shows racial distributions in Indiana, Huntington County, and Roanoke in 2020.

Table 7 Race

Race	Indiana	Huntington County	Roanoke
White	82.28%	95.47%	97.6%
Black or African American	82.28%	95.47%	0.1%
American Indian and Alaska Native	82.28%	95.47%	1.0%
Asian	82.28%	95.47%	0.0%

Native Hawaiian and Other Pacific Islander	82.28%	95.47%	0.0%
Some other race	82.28%	95.47%	0.3%
Two or more races	82.28%	95.47%	0.9%
Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP05)			

The margins of error (MOEs) for all racial groups except whites in Roanoke are greater than the estimates. This should be considered when considering the data. A margin of error is the difference between an estimate and its upper or lower confidence bounds. Confidence bounds can be created by adding the margin of error to the estimate (for an upper bound) and subtracting the margin of error from the estimate (for a lower bound). All published margins of error for the ACS (American Community Survey) are based on a 90 percent confidence level.

MOEs provided by the Census Bureau are always in the same units as their respective estimates. For instance, a percent estimate with a percent MOE and a median income estimate will have an MOE in dollars.

Some estimates have an MOE that is greater than the estimate itself. This occurs mainly in estimates for small geographies or small groups of people or households which have a small sample size.

Data users should exercise caution when using these estimates because they have questionable reliability. Large MOEs can also signal that the sample size for the estimate is small. There is not an ideal solution to dealing with large MOEs.

Estimates of zero have non-zero margins of errors. This is because the ACS is a survey.⁸⁷

In addition to sampling variability, the ACS estimates are subject to nonsampling error. The effect of nonsampling error is not represented in MOEs.⁸⁸ Households with rare characteristics may not be surveyed but may still exist.

Table 20 shows ethnicity in Indiana, Huntington County, and Roanoke in 2020.

Table 8 Ethnicity

Ethnicity	Indiana	Huntington County	Roanoke
Hispanic or Latino	7%	2%	2.7%
Not Hispanic or Latino	93%	98%	97.3%
Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP05)			

⁸⁷ Fuller, 2018

⁸⁸ U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates (DP05)

Table 21 displays educational attainment for persons aged 25 years and over in Indiana, Huntington County, and Roanoke in 2020.

Table 9 Educational Attainment

Educational Attainment	Indiana		Huntington County		Roanoke	
	2015	2020	2015	2020	2015	2020
High school graduate or higher	87.8%	89.3%	89.7%	91.9%	96.5%	96.8%
Bachelor's degree or higher	24.1%	27.2%	18.0%	21.0%	30.7%	29.0%

Sources: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP02). U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP02)

Table 22 shows change in median household income and poverty levels in 2015 and 2020 in Indiana, Huntington County, and Roanoke. Roanoke's median household income rose by \$2,095 or 3.1%. During this period, Indiana saw an increase of \$8,980 or 18.2% and Huntington County reported an increase of \$7,341 or 15.6%. Roanoke's poverty level decreased by 2.2 percentage points during this period, slightly less than Indiana which reported a 2.5 percentage point decrease and Huntington County which experienced a 0.9 percentage point decrease.

Table 10 Median Household Income and Poverty Level

Indicator	Indiana		Huntington County		Roanoke	
	2015	2020	2015	2020	2015	2020
Median Household Income (\$)	\$49,255	\$58,235	\$46,945	\$54,286	\$65,694	\$67,798
Poverty Level (%)	15.4%	12.9%	12.0%	11.1%	7.0%	4.8%

Sources: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates (DP03). U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP03). U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates (S1701). U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (S1701)

Table 23 describes the average household size, or average number of persons per household, in Indiana, Huntington County, and Roanoke in 2015 and 2020.

Table 11 Average Household Size

Geography	Persons per household	
	2015	2020
Indiana	2.55	2.50
Huntington County	2.44	2.37
Roanoke	2.32	2.26

Sources: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates (DP02). U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (DP02)

Table 24 describes the unemployment rate in Indiana, Huntington County, and Roanoke in 2015 and 2020.

Table 12 Unemployment Rate

Indicator	Indiana		Huntington County		Roanoke	
	2015	2020	2015	2020	2015	2020
Unemployment Rate	7.8%	4.7%	7.4%	2.4%	6.1%	1.7%

Sources: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates (DP03). U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates (DP03)

Table 25 describes the occupational mix for Roanoke, Huntington County, and Indiana. For more information about the significance of zero estimates or estimates with large margins of error, please see the discussion of zero estimates, margins of error, and nonsampling bias that accompanies Table 4 Race.

Table 13 Occupations

Occupation	Indiana	Huntington County	Roanoke
Management, business, science, and arts occupations	35.1%	28.9%	39.2%
Service occupations	16.1%	16.7%	16.0%
Sales and office occupations	20.6%	19.6%	20.0%
Natural resources, construction, and maintenance occupations	8.7%	10.1%	7.5%
Production, transportation, and material moving occupations	19.5%	24.8%	17.4%

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP03)

Table 26 describes the industry mix in Indiana, Huntington County, and Roanoke in 2020. [Discussion of components of “All others.”]

Table 14 Industries

Industry	Indiana	Huntington County	Roanoke
Manufacturing	18.7%	24.6%	22.7%
Educational services, and health care and social assistance	23.3%	22.6%	28.0%
Transportation and warehousing, and utilities	5.7%	6.0%	4.8%
Professional, scientific, and management, and administrative and waste management services	8.5%	5.5%	8.4%
All others	43.8%	41.3%	36.1%

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP03)

Table 27 describes the occupancy status of housing units in Indiana, Huntington County, and Roanoke in 2020.

Table 15 Housing Occupancy, 2020

Occupancy Status	Indiana	Huntington County	Roanoke
Owner-occupied unit	62.3%	69.3%	76.5%
Renter-occupied	27.4%	22.5%	14.3%
Vacant housing units	10.3%	8.2%	9.2%

Source: STATS Indiana 2020

Table 28 describes the median home value in Indiana, Huntington County, and Roanoke in 2015 and 2020.

Table 16 Median Home Value, 2015 and 2020

Geography	2015	2020	% Change
Indiana	\$124,200	\$148,900	19.9%
Huntington County	\$99,900	\$109,200	9.3%
Roanoke	\$119,500	\$129,400	8.3%

Sources: U.S. Census Bureau 2015 American Community Survey 5-Year Estimates (DP04). U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP04)

MEETING NOTICE AND AGENDA



AGENCY: Roanoke Comprehensive Plan Steering Committee
LOCATION: Roanoke Town Hall, 126 North Main Street, Roanoke, IN 46783
DATE: 10/20/2021
TIME: 5:30 p.m.

1. CALL TO ORDER
2. WELCOME AND INTRODUCTIONS
3. THE PURPOSE OF COMPREHENSIVE PLANNING
4. DEMOGRAPHIC, ECONOMIC, AND HOUSING OVERVIEW
5. WORKSHEET
6. ADJOURN

MEETING WORKSHEET



AGENCY: Roanoke Comprehensive Plan Steering Committee
 LOCATION: Roanoke Town Hall, 126 North Main Street, Roanoke, IN 46783
 DATE: 10/20/2021
 TIME: 5:30 p.m.

Roanoke Comprehensive Plan Steering Committee Meeting One Worksheet

1. What are some goals that the town of Roanoke should have?

Rich	Broadband (may be more of a surrounding area issue)
	Trail System - consider for future housing developments and potential coordination with extension of the Little River Wetlands
	Police/Fire/Community Meeting Center
	Grocery
	Historical recognition /primary elements; preservation of the town's historic character
	Improved communication by town government, including calendars, guidelines, RTC minutes accessible online
	Recycling
	Explore ways to implement flood control measures in the area prone to flooding on the east side of US 24
	Promotion of murals and other forms of public art
Rick	Figuring out how and where new growth would be and what would it look like including housing, commercial and new tech business once the wastewater plant is fixed. Plus an architectural committee to help protect the character and the historical nature of the downtown business and

	residential areas and oversee the new construction of business and subdivisions to protect this character for the future growth.
	Explore ways to implement flood control measures in the area prone to flooding on the east side of US 24
	Preservation of the downtown historic district and development of design standards that protect the town's character
Greg	Improve housing availability
	<p>Improve water and sewer infrastructure. Eliminate water main dead ends. Lagoons have been an issue for 50 years. Capacity limits growth in Roanoke.</p>
	<p>Comprehensive sidewalk plan, add, repair and replace. All streets should have sidewalks. Maintenance policy should be established and enforced. Trails/sidewalks to both north and south outlying areas.</p>
	<p>Improve programs and facilities at the park. Re-establish a park board.</p>
	<p>Establish flood prevention program with State and/or Federal assistance. Having a pond on the east side of U S 24 is too little, too late. Southwest Allen county is overwhelming the capacity of the Little River. A system of detention ponds west of town, with operable dams in the event of extreme weather.</p>
	<p>Community center with public restrooms. The existing "old town hall" facilities would be perfect for this. The entire south portion of the front half of the building is under utilized. Access to existing restrooms could easily be established and facilities maintained. The north half of the front should be dedicated to the fire department as a meeting room. Eliminating the existing meeting room in the garage area would free up space for vehicle storage.</p>
	<p>Establish a better working relationship with civic organizations. The Chamber of Commerce and the Roanoke Beautification Foundation are two excellent organizations that often lack the support of the Town. Their resources and capabilities are not utilized in a cohesive manner. An appointed representative from each organization should be formally asked to attend Town Council meetings and serve in an established capacity.</p>
Nick	Increase visibility of the police station and improve fire protection
	Elementary school was recently completed but is already near capacity

	Snow removal
Joan	Fix wastewater treatment facility and lagoons

2. What are Roanoke's strengths?

Rich	Interesting history
	Downtown without heavy traffic pressure/pedestrian friendly
	Interesting topography
	Stronger than average financial resources
	Community pride and volunteers
	Strong brand
Rick	Events, Festivals, Town Park and the historic downtown village experience as a destination for quality locally owned shopping and dining with a safe and quite quality of life with community pride and support.
Greg	Location, Location and location. If Roanoke were located in Bippus, we would not be having these meetings. Roanoke is considered by people in southwest Allen County as a suburb of Fort Wayne. Social media attests to that fact.
	New elementary school. This is an award winning school, the new facilities are excellent, this is a drawing card for young people and young families.
	Downtown shopping district. Shopping and dining are two significant reasons Roanoke has become a destination. More improvements are needed, recently installed sound system is a plus.

3. What are Roanoke's weaknesses?

Rich	Coordination of efforts
	Retail heavy/limited business diversity
	Infrastructure/environmental waste challenges
Rick	Wastewater plant and flood control and no zoning or ordinance on helping to protect and or preserve the character of community for the future growth that will happen very fast and out of control when the first two items get resolved.
Greg	Lack of a comprehensive plan, hopefully this exercise will resolve that.
	Flood potential. There have been two 100 year floods in recent memory, sand bagging is not a great solution. I am not aware of any significant investigation as to how to prevent flooding in Roanoke.

4. You can add one thing to the Town of Roanoke tomorrow. What is it?

Rick	Flood control reservoir along the east side of HWY 24, and make this a recreational waterfront with middle to high end housing along with it and a trail system.
Greg	Trails/sidewalks south to Arlington Heights and north to Crestwood and Claybrooke subdivisions. This is sadly missing.

5. Why do you love Roanoke?

Rick	The unique character of it's Norman Rockwell style of the great small towns of the USA with community pride and support with all the social events and festivals just a great place to live and raise a family that's safe and quiet from violence.
Greg	Location. I am close to Huntington or Fort Wayne. I am retired so convenience for commuting is not an issue, but shopping , entertainment and dining are. Easy access to an international airport for travel.
	Small community comfort. The small town is a very big asset for where I chose to live. I believe many others find this to be true. Caution must be exercised to avoid spoiling the Roanoke small town charm in a rush to perpetuate growth.

MEETING MINUTES



AGENCY: Roanoke Comprehensive Plan Steering Committee

LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783

DATE: 10/20/2021

TIME: 5:30 p.m.

ATTENDEES: Steering Committee: Joan Abbott, Rick Fischer, Greg Morris, Rich Schamerloh, Nick Scheer

Consultant: Matt Brinkman, Mark Cullnane

Public: None

Matt Brinkman from Region 3-A Development and Regional Planning Commission called the meeting to order at 6:03 p.m.

Mr. Brinkman greeted attendees, introduced himself, and provided an overview of Region 3-A and the services it typically performs for communities in its district.

Mr. Brinkman introduced Mr. Cullnane and briefly discussed his role in the project. He stated that an additional planner from Region 3-A was unable to attend the meeting.

Mr. Morris, Dr. Schamerloh, Ms. Abbott, Mr. Scheer, and Mr. Fischer introduced themselves.

Mr. Brinkman thanked Steering Committee members and discussed why the Town of Roanoke was going through the process of creating a new comprehensive plan. He stated that the goal of the meeting was to gather input from the Committee that would help to guide the process moving forward.

Mr. Cullnane began discussion of the meeting presentation. This presentation is kept on file for public review. He stated that the presentation includes sections covering why communities engage in comprehensive planning, what comprehensive planning is, the planning process, effective planning principles, Office of Community and Rural Affairs (OCRA) minimum comprehensive plan requirements, the role of the Committee, demographic, economic, and housing data for the Town, the meeting worksheet, and next steps in the process.

Mr. Cullnane discussed why communities engage in comprehensive planning. He said that it ensures that the needs of the whole community are considered, establishes and implements public policies for the community and guidelines for development decisions, guides investment, protects property values, and supports community health.

Mr. Cullnane stated that comprehensive planning identifies objectives for the future development of a community and establishes policies for land use and the development of public ways, public places, public lands, public structures, and public utilities. Mr. Brinkman, Mr. Cullnane, and the Steering Committee discussed a previous attempt made in 2005 by the Town to develop a new comprehensive plan. Dr. Schamerloh and Mr. Fischer discussed issues that arose during that process. Both stated that, to their knowledge, the process was hampered by a lack of consensus on building and other design standards. Mr. Cullnane stated that such standards are not typically part of comprehensive plan but would more appropriately be part of a zoning ordinance. Mr. Fischer said that maintaining the historic nature and small-town feel of downtown Roanoke should be included in the town's goals.

Mr. Cullnane reviewed the planning process as applied to the development of a comprehensive plan. He said that the process includes the following steps: definition of problems and/or goals, identification of alternative plans/policies, evaluation of alternative plans/policies, implementation of plans/policies, and monitoring the effects of plans/policies. He stated that the collection and analysis of feedback happens during each phase of the process.

Mr. Cullnane reviewed effective planning principles related to comprehensive plans. He stated that their intent is to develop high-level policy that often does not establish specific policies. He provided the example of building or landscaping design standards as types of policies not typically included in a comprehensive plan. He said that a comprehensive plan may recommend that building or landscaping design standards be adopted, reviewed, or revised, but that the standards themselves would more appropriately be included in a zoning ordinance. He said that the recommendations found in comprehensive plans should be realistic and practical, long-range, easy to understand, accessible and reproducible, and reflect community consensus.

Mr. Cullnane reviewed a document outlining OCRA's minimum requirements for comprehensive plans. This document is kept on file for public review.

Mr. Brinkman discussed the roles of Region 3-A and the Steering Committee during the process of developing a comprehensive plan.

Mr. Cullnane reviewed demographic, economic, and housing data for the Town. These data are included in the meeting presentation. He said that they generally show the town outperforming other similarly sized towns in the area.

Mr. Brinkman began discussion of the meeting worksheet. This document is kept on file for public review. He asked the Steering Committee to discuss goals for the town.

Mr. Morris stated that the town should seek to improve water and wastewater infrastructure and housing availability. He said that the wastewater treatment facility is currently near capacity and that it would need to be expanded to support future growth.

Mr. Scheer stated that the town should increase visibility of the police station and improve fire protection. He said that the elementary school was recently completed but is already near capacity. He added that snow removal can be an issue around town at times.

Mr. Fischer stated that the wastewater treatment plant being at capacity can also be viewed favorably as a check on undesired growth and overextension of public services.

Ms. Abbott stated that Cow Creek was heavily polluted by a former industrial establishment and that pollution had found its way into the wastewater treatment facility lagoons. She said that the town had attempted to close one of the lagoons but that it was difficult to come to agreement with the state over the closure. She stated that the town was working with the state to clean up the lagoons.

Mr. Fischer and Mr. Brinkman discussed how the development of a comprehensive plan and improvement of the wastewater treatment facility could fit together. Mr. Brinkman stated that including in the plan a discussion of the need to improve the facility would support attempts to secure funding.

Mr. Fischer stated that flooding was a problem on the east side of US 24 and suggested that the town explore ways to implement flood control measures in the area. He reiterated his previous statement that the town's goals should include preservation of the downtown historic district and development of design standards that protect the town's character.

Dr. Schamerloh agreed with Mr. Fischer that flooding is an issue on the east side of US 24. He said that the town's goals should include preservation of the town's historic character, promotion of murals and other forms of public art, trail development that could potentially connect to preserves affiliated with Little River Wetlands Project, and identification of methods the town could pursue to promote the establishment of a grocery store. Dr. Schamerloh and Mr. Fischer discussed Little River Wetlands Project and affiliated nature preserves. Mr. Fischer suggested that trails could be developed that connect to existing trails in southwest Allen County.

Mr. Brinkman thanked the Steering Committee for its input and asked members to consider the remaining questions on the worksheet and provide responses prior to the next meeting. He said that the next steps in the process would include determination of goals, establishment of a timeframe for achieving goals, and identification of additional elements the town would like to see in the plan. He said that the next meeting was tentatively scheduled for November 17 and that a third meeting could be scheduled for early December or January. He asked members if they would be available on November 17 for a second meeting. Members gave general consensus that they would be available.

Hearing no further discussion, Mr. Brinkman adjourned the meeting at 6:53 p.m.

MEETING NOTICE AND AGENDA



AGENCY: Roanoke Comprehensive Plan Steering Committee
LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783
DATE: 11/17/2021
TIME: 5:30 p.m.

7. CALL TO ORDER
8. CONSIDERATION AND ADOPTION OF PREVIOUS MEETING MINUTES
9. OLD BUSINESS
 - a. Review of Meeting 1 Worksheet
10. NEW BUSINESS
 - a. Meeting 2 Worksheet
11. OTHER BUSINESS
 - a. Public Engagement
12. ADJOURN

MEETING MINUTES



AGENCY: Roanoke Comprehensive Plan Steering Committee

LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783

DATE: 11/17/2021

TIME: 5:30 p.m.

ATTENDEES: Steering Committee: Joan Abbott, Rick Fischer, Greg Morris, Rich Schamerloh, Nick Scheer

Consultant: Matt Brinkman, Mark Cullnane

Public: Deanna Schwieterman

Matt Brinkman from Region 3-A Development and Regional Planning Commission called the meeting to order at 6:05 p.m. He greeted attendees and provided an overview of the topics to be discussed during the meeting.

Mr. Brinkman presented the Meeting 1 minutes for review and consideration. The Steering Committee approved the minutes by consensus. The minutes are kept on file for public review.

Mr. Brinkman introduced Deanna Schwieterman, a representative of Waterfield Enterprises.

Mr. Cullnane reviewed a summary of responses to the Meeting 1 worksheet. This document is kept on file for public review.

Mr. Brinkman asked how long it had been since Hoosier Foods closed its location in Roanoke. Steering Committee members discussed and stated that it had been at least 5 years.

Mr. Cullnane presented the Meeting 2 worksheet. He stated that the sections found on the worksheet reflect the chapters that are required by OCRA to be included in comprehensive plans. The sections asked for comments on the existing conditions pertinent to each section and for any recommendations. This document is kept on file for public review.

Mr. Cullnane began discussion of land use. He stated that a good place to start would be incompatible land uses. He discussed incompatible land uses and asked for examples in the town. Mr. Fischer mentioned Roanoke Estates Mobile Home Park to the west of Roanoke

Park on Posey Hill Street. He stated that the condition and appearance of the mobile home park had deteriorated over recent years. He said that Roanoke Park was undergoing updates and being used more frequently and that creating a new comprehensive plan might present an opportunity to encourage some other type of development in that area that would be more compatible.

Mr. Fischer stated that US 24 was not especially attractive, particularly along the eastern edge of the roadway. He said that there were some residential and commercial structures that were not very attractive. He stated that a grinder pump near the intersection of US 24 and Second Street was an eyesore and smelled bad but added that relocation of the grinder pump was in progress.

Dr. Schamerloh stated that the US 24 gateway could be improved with signage welcoming people to the town. He said that some type of signage encouraging people to stop and spend some time in Roanoke could be placed at the north and south ends of town. He added that downtown was a strong, pedestrian friendly asset.

Mr. Cullnane asked if adequate parking existed in or near downtown for residents and visitors. Mr. Fischer stated that there was not. Committee members stated that there were privately-owned but publicly used lots at the southeast corner of Main Street and Fourth Street and the northwest corner of Vine Street and Main Street. The Committee added that there was a public lot across from Town Hall on Third Street just west of Main Street. Mr. Fischer added that the Fire Department did not have its own parking lot.

Mr. Morris asked at what point does Region 3-A defer to an engineering firm for plans that would require engineering. Mr. Cullnane discussed comprehensive plans, stating that they are high-level documents that do not make specific recommendations concerning things such as design standards or transportation infrastructure. He said that they include recommendations that some sort of action be taken to cause such plans to be made. Mr. Cullnane and Mr. Fischer further discussed comprehensive plans. Mr. Cullnane stated that he would provide examples of comprehensive plans to the Committee so that members would have a better idea of the level of detail typically found in such plans.

Mr. Cullnane presented maps to Committee members for identification of specific locations and general areas that may be mentioned in parts of the plan. He said that the map could be used to identify, for example, areas that could be designated for future residential, commercial, or industrial development, parks, parking areas, or flood control.

Dr. Schamerloh and Mr. Cullnane discussed the use of GIS for identifying areas that could be discussed in the plan and for maps that could be included in the plan.

Mr. Fischer asked about the use of QR codes for distributing surveys for gathering public input. He said that the Steering Committee's proposed recommendations may not necessarily align with those of the public. Mr. Cullnane stated that the Steering Committee has an opportunity to guide the vision and frame the discussion of issues, but that public input will be used to further clarify the vision and recommendations. He said that links to

online surveys can be placed on the town's website and social media page(s) for public distribution. He then discussed creation of a QR code for the survey webpage and distribution of the code via flyers placed at prominent locations around town.

Mr. Fischer asked if Committee members should tell other members of the community about opportunities to provide public input. Mr. Cullnane affirmed that they should encourage public participation in the process. Mr. Brinkman discussed the importance of public engagement and the gathering of public input during the comprehensive planning process. Mr. Cullnane said that Steering Committee meetings are open to the public and that the documents distributed at the meetings are public documents thus Committee members should feel free to distribute them to the public if they wish to do so. He said that there will be at least one public input survey administered during the process.

Mr. Fischer and Dr. Schamerloh discussed the gathering of input from other stakeholders such as elected officials and appointed county officials involved with planning and economic development.

Dr. Schamerloh discussed the economic development activities of the Roanoke Chamber of Commerce in relation to those performed by Huntington County United Economic Development. Mr. Cullnane stated that OCRA requires an economic development chapter in comprehensive plans and that, as a stakeholder, HCUED's input will be solicited during the process. Mr. Brinkman discussed Region 3A's role in the process in relation to the role of the Steering Committee, stakeholders such as HCUED, and the public. Dr. Schamerloh stated that HCUED's input would be very useful.

The Committee discussed the potential development of a TIF district for a technology park in or around Roanoke.

Mr. Fischer stated that town growth is currently limited by its existing corporate boundary and asked how that could be addressed. Mr. Cullnane stated that input from the Committee, stakeholders, and the public would inform how such limitations would be addressed.

The Committee and Mr. Cullnane discussed potential parking lot locations and existing properties owned by the town. He stated that a map displaying properties owned by the town and other units of government could be created. He went on to discuss the chapter required by OCRA that covers public facilities and services. He stated that it would be useful for the Committee to provide contact information for town employees so that he could have a conversation with them about town-owned properties and facilities.

The Committee discussed the Roanoke Town Park and the Park Board. Ms. Abbott said that current Board members are Dave Meitzler, Brian Milton, Pete Eckert, and Ian Myers. She stated that she was the Town Council liaison to the Board.

Mr. Cullnane returned to discussion of the map that he distributed and recommended using Huntington County Beacon to look up information while marking up the map. He stated that

he was working on creating an interactive online map that could also be used to gather input.

Mr. Brinkman began discussion of broadband access in and around town. Committee members stated that there were 6 providers in the area. Mr. Morris said that, for a small community, broadband service was not that bad. Ms. Abbott said that broadband is available outside of the town limits. Mr. Fischer stated that service was not very good in areas outside of town. Mr. Brinkman stated that a recent study examined broadband access in Region 3A's district and it found a significant divide between access in urban areas and rural areas. Mr. Fischer stated that broadband access was important because of recent shift toward working from home.

Mr. Brinkman asked Ms. Schwieterman if broadband service at her place of employment was adequate. She stated her service was adequate but that calls get dropped relatively frequently. Mr. Brinkman asked if broadband service was adequate to participate in meetings over cloud-based video communications applications such as Zoom. Committee members stated that service was adequate in town. Mr. Fischer stated that service was not adequate to use such applications where he lived. Mr. Morris stated that areas within the town's extraterritorial jurisdiction are relatively well-served.

The Committee discussed broadband currently being deployed by TWN Communications through Heartland REMC. Mr. Scheer asked if one had to be a Heartland REMC customer to access service through TWN Communications.

Dr. Schamerloh asked if the demographics that Region 3A provided included areas outside the town's corporate boundary. Mr. Cullnane stated that they did not. He said that some private entities can provide data for custom geographies, but that publicly accessible data are most often only available for Census-defined geographies and that the ETJ was not such a Census-defined geography. He said that Region 3A may be able to get data for custom geographies from the Indiana Department of Workforce Development.

Dr. Schamerloh stated that having data for areas outside the town and ETJ may be beneficial for the comprehensive plan. Mr. Cullnane stated that inclusion of information about nearby large population centers, such as Fort Wayne, and large employers, such as GM, would likely be warranted. Mr. Cullnane reiterated that he would send examples of comprehensive plans from other communities to the Committee so that it would be aware of what such plans typically include.

Mr. Fischer asked if the comprehensive plan would be the appropriate place to discuss possible expansion of the town's corporate boundary. Mr. Cullnane stated that discussion of possible future annexation would likely be included in the town's plan. Mr. Cullnane, Mr. Brinkman, and the Committee further discussed annexations.

Mr. Brinkman thanked the Committee for its input. He asked the Committee if it would prefer to hold the next meeting in early December or in early January. Mr. Cullnane stated that this meeting's worksheet would likely take some time for Committee members to

complete and suggested that the next meeting be in early January. He asked that members reach out to him with any questions about the worksheet. By consensus, the Committee agreed that January 13 would work for the next meeting.

Mr. Brinkman adjourned the meeting at 7:31 p.m.

DRAFT

MEETING NOTICE AND AGENDA



AGENCY: Roanoke Comprehensive Plan Steering Committee
LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783
DATE: 1/13/2022
TIME: 5:30 p.m.

13. CALL TO ORDER

14. CONSIDERATION AND ADOPTION OF PREVIOUS MEETING MINUTES

15. NEW BUSINESS

- a. Review of Meeting 2 Worksheet
- b. Meeting 3 Worksheet

16. OTHER BUSINESS

- a. Public Engagement

17. ADJOURN

MEETING MINUTES



AGENCY: Roanoke Comprehensive Plan Steering Committee

LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783

DATE: 1/13/2021

TIME: 5:30 p.m.

ATTENDEES: Steering Committee: Joan Abbott, Rick Fischer, Greg Morris
(telephone), Rich Schamerloh, Nick Scheer

Consultant: Mark Cullnane

Public: Deanna Schwieterman, Sarah
Milton, Joe Bishop, Kevan Biggs, Richard Waterfield

Mark Cullnane from Region 3-A Development and Regional Planning Commission called the meeting to order at 5:35 p.m.

Mr. Scheer called Mr. Morris and put him on speaker phone.

Mr. Cullnane presented the Meeting 2 minutes for review and consideration. He asked if there were any corrections or additions. Hearing none, he asked for a motion. Mr. Scheer made a motion to approve the Meeting 1 minutes as presented; Mr. Fischer seconded. Motion passed by a vote of 5-0.

Mr. Cullnane stated that he had received a Meeting 2 worksheet from Mr. Morris. This document is kept on file for public review. He reviewed the responses submitted by Mr. Morris and asked Committee members to comment on them at will.

During the review of Mr. Morris's response concerning the current conditions of the Town's fiscal capacity, Mr. Cullnane stated that Roanoke's finances are publicly available through the Indiana Gateway for Government Units.

Mr. Cullnane stated that community wellness includes, among other things, medical and social services providers and referred the Committee to the current draft of the Warren Comprehensive Plan for an idea of what would potentially be included in that chapter of Roanoke's Plan.

During review of Mr. Morris's response regarding the Town's culture, Mr. Cullnane requested that the Committee provide contact information for people who run

organizations, events, festivals, etc. so that he can more efficiently assess the town's cultural assets.

During review of Mr. Morris's response concerning economic development, Mr. Cullnane stated that the Chamber of Commerce and Huntington County United Economic Development are organizations that support economic development in Roanoke.

Mr. Morris commented in his written responses that regulations should be established regulating the use of golf carts. Mr. Cullnane stated he located a newspaper article from 2010 stating that the Town had adopted an ordinance regulating golf cart use, but that he had not yet been able to review the ordinance. He said that regulation of golf carts may be an enforcement issue.

Mr. Morris provided input in his written response that Roanoke currently has four broadband providers. Mr. Cullnane stated that FCC broadband deployment maps indicate that there are more than four providers in and around the Town, but that further research would be required to better assess broadband access. He briefly discussed FCC methodology for determining broadband access at the census block level. He stated that quantifying broadband access and service can be difficult due to a lack of reliable data.

Mr. Fischer stated that MetroNet has a fiber line from Huntington to Roanoke, but that there are no connections to the line in Roanoke. He said that this allows MetroNet to show that they are covering the area. He stated that Heartland REMC and TWN Communications are trying to improve coverage in the area but are encountering roadblocks. Mr. Fischer and Mr. Cullnane discussed the importance of broadband access and how that will be addressed in the Town's Plan.

Dr. Schamerloh stated he believes there are barriers preventing Heartland REMC and TWN Communications from expanding broadband access in the area and asked how the Town can remove those barriers. He asked if local, state, or federal entities have authority over placement of infrastructure needed to improve access. Mr. Cullnane provided a brief overview of the local zoning approval process for putting up a tower to provide wireless service in an area. He addressed the Heartland REMC and TWN Communications project to expand fiber coverage in the area. He said that property owners need to give Heartland REMC and TWN Communications approval to place and maintain infrastructure on their property. He stated that the Indiana Broadband Office currently has some initiatives designed to improve broadband access across the state, and that the Town will want to work with the Broadband Office to make itself more attractive to providers.

Mr. Fischer stated that growth of the Roanoke area will make the area more attractive to broadband providers. He said that service is worse in the areas outside the Town's corporate boundary but within the ETJ. Mr. Scheer said that the state has passed legislation and devoted resources to improving broadband access and service. Mr. Fischer stated that he had recently discussed broadband with State Senator Andy Zay and Mat Quickery with Heartland REMC. He asked what information Region 3-A needs to address broadband access in the Town's Plan. Mr. Cullnane stated that Region 3-A would need to

communicate with local experts to get a better understanding of the existing conditions and asked the Committee to provide contact information.

Mr. Cullnane asked Mr. Fischer if he had anything from his Meeting 2 worksheet that he would like to share. He stated that many of his comments are similar to those made by Mr. Morris and that he would submit them after he has had some time to complete the worksheet.

Mr. Fischer stated that he had recently met with people not on the Steering Committee to discuss the topics included in the Meeting 2 worksheet, including Deanna Schwieterman, Richard Waterfield, Kevan Biggs, Rob Miller, Jodie Geiger, Jay Geiger, and Tinisha Weigelt. He stated that they discussed the Town's future looking decades into the future. He said that this discussion touched upon water and wastewater treatment facilities and flood control, and that he expects that the Town will grow quickly once these items are addressed.

Mr. Fischer stated that he was interested in how the Plan can help guide the Town not just 5 years but 20 years into the future. Mr. Cullnane stated that the planning horizon for a comprehensive plan is typically 5-15 years. Mr. Fischer stated that the Town has a small tax base to utilize in the event that major infrastructure improvements become necessary. He said that the federal government is making available substantial funding opportunities for infrastructure improvements and that the Town should be ready to apply for those opportunities. Mr. Cullnane stated that the Town was in the process of developing a new Plan because OCRA wants communities that apply for federal grant funding that it distributes to have recently adopted comprehensive plans.

As an example of how a recently adopted comprehensive plan could improve chances of being awarded funding to make improvements to the community, Mr. Cullnane discussed how sidewalk improvements could potentially be addressed to improve connectivity and walkability. He stated that a discussion of the importance of connectivity and walkability could address a lack of adequate sidewalks in various areas across the community. He said that such a discussion of sidewalks could include a recommendation that the Town complete a walkability study or audit that could be used as an example of the Town's preparation and willingness to improve connectivity and walkability when applying for funding that could potentially be used to make sidewalk improvements.

Mr. Cullnane stated that the Town of Warren has an ordinance that addresses sidewalks, including who is responsible for making improvements when they are damaged or deteriorate, and that Roanoke could also consider adoption of a similar ordinance if it did not already have one. He said that he was unaware if the Town had previously adopted such an ordinance. He added that, to his knowledge, federal and state funding opportunities for sidewalks is very limited. He said that this lack of outside funding for sidewalk improvements is likely why small towns have sidewalk ordinances that typically describe a process for determining when and by whom improvements are to be made.

Mr. Fischer stated that there was discussion during a previous meeting regarding how the Plan could improve the Town's chances when applying for water treatment facility improvements. He asked about the Town's current plan for addressing ongoing issues with its water treatment facility. He asked if it would be better to look for a new location for a new facility as opposed to improving the existing facility. He said that it would make more sense to build a new facility instead of devoting funds to improving the existing facility. Mr. Cullnane stated that the Plan could address issues with the facility and potentially improve the Town's chances when applying for improvement funding. He briefly discussed Region 3-A's efforts assisting the Town of Cromwell secure OCRA funding for making improvements to its treatment facility.

Ms. Abbot stated that the Town is working with IDEM to close a contaminated water treatment lagoons in preparation for future improvements to the existing treatment facility. She said that there is a plan, and that the Town is awaiting further guidance.

Mr. Fischer asked if the plan is to improve the existing facility. Ms. Abbot affirmed. Mr. Fischer asked if the plan anticipates growth of the Town. Ms. Abbot affirmed. Mr. Fischer asked how much growth the plan anticipates. Ms. Abbot said that she was unsure but that would be determined by the Town's engineers. She said that the Town will be in a position to pursue funding for expanding the existing treatment facility after closure of the contaminated lagoon. She said that building a new treatment facility was not considered because doing so would be significantly more costly than expanding the existing facility. She stated that the Town has a month-by-month punch list of tasks to continue moving the project forward. Mr. Fischer asked if it made sense to spend money on the existing facility and suggested that the Town would in 5-10 years be in the same position it is currently. Ms. Abbot reiterated that constructing a new facility would be considerably more expensive than expanding the existing facility.

Mr. Fischer stated that the Town should construct a facility with the capacity to handle growth over the next 20 to 50 years. Ms. Abbot stated that such long-term growth does not go into planning for such facilities because of the inherent difficulty accurately projecting growth out that far. She said that the Town would overtax residents if it constructed a facility that was designed to meet growth that had been over projected. Mr. Cullnane discussed how the planning process for public facilities, such as water treatment facilities, includes consideration of alternatives. He stated that alternatives and associated costs are considered and that alternatives are evaluated against multiple criteria, including a community's ability to finance alternatives and potential impacts on ratepayers.

Mr. Fischer presented a map that Mr. Cullnane had distributed at Meeting. Mr. Fischer stated the water treatment facility was controlling the Town's growth. He said that growth could be speculated but such speculation would be moot if the growth could not be serviced. Mr. Cullnane stated that the purpose of the map was so that the Steering Committee, and the rest of the townspeople when their input is solicited, could indicate areas where future development or redevelopment may or may not be recommended. He said that such Steering Committee and public preferences could guide development

through inclusion of a future land use map in the Plan and that this map could be used to amend the Town's zoning map.

Mr. Fischer stated that future growth of the Town would occur to the west of US 24 and suggested that the Town consider building an additional water treatment facility there to accommodate future growth. Mr. Fischer reiterated that flooding was an issue and asked how areas can be elevated out of a floodplain. Mr. Cullnane stated that work in the floodplain must be done according to the Town's floodplain ordinance and that work in the floodway must be approved by DNR. He said that raising an area, that is currently in a floodplain, out of the floodplain by placing fill would very likely not be allowed, but that a structure may be permitted if it is elevated at or above the flood protection grade.

Dr. Schamerloh stated that many towns have a natural feature such as a river or aspect of the built environment such as interstate that limits expansion. He said that he was under the impression that land use is a major component of a comprehensive plan. Mr. Cullnane affirmed. Dr. Schamerloh asked if there could be a workshop or other type of session that involved residents and other stakeholders with relative expertise in land use. Mr. Cullnane stated that stakeholder interviews are often a part of the comprehensive planning process. He said that stakeholders are community members and other individuals with expertise in a specific area. He stated that the Meeting 3 worksheet requests contact information for individuals or entities who would be the best sources of information concerning the topics that need to be addressed in the Plan.

Mr. Cullnane introduced the Meeting 3 worksheet. This document is kept on file for public review. He reiterated his request for contact information for individuals or entities who could be considered for inclusion in stakeholder interviews. He reviewed the topics covered in the worksheet and stated that the input received from stakeholders, combined with the Steering Committee's input, could inform the questions posed to the entire community through a subsequent public input survey.

Mr. Cullnane stated that he has not yet been able to finalize a geo app for identifying areas where certain types of development may or may not be recommended. He said that he had created a video tutorial demonstrating how to mark up a map using Huntington County's Beacon GIS. He briefly described the contents of the tutorial and said that he would share it with the Committee.

Mr. Cullnane and the Committee discussed the possibility of having another meeting. Dr. Schamerloh asked Mr. Cullnane to describe the next steps in the planning process. Mr. Cullnane stated that the next steps included:

- Meeting 2 worksheets submitted;
- Meeting 3 worksheets submitted;
- In collaboration with the Committee, identify stakeholder groups;
- Conduct stakeholder interviews;
- Process input from the Committee and stakeholders;

- Administer an initial public survey requesting input concerning existing and future community values along with questions specific to the topics addressed in the Plan;
- Combine input from the Committee, stakeholders, and the public to generate draft goals, objectives, and strategies;
- Review and refine draft goals, objectives, and strategies with the Committee;
- Administer a second public survey requesting input on the draft goals, objectives, and strategies;
- Possible in-person workshop where representatives of Region 3-A would be available to answer questions about the Plan;
- Further refinement of goals, objectives, and strategies based on input from second public survey;
- Presentation of initial public review draft of the Plan;
- Town Plan Commission hearing;
- Town Council hearing

Mr. Cullnane further discussed the importance of public input during the planning process.

Mr. Fischer asked about what steps the Town should take after adoption of the Plan to pursue more specific, detailed plans that focus on specific topics. Mr. Cullnane reiterated his earlier discussion of how sidewalk improvements can contribute to connectivity and walkability.

Ms. Abbot asked if there would be another Committee meeting. Mr. Fischer and Dr. Schamerloh stated there should be another meeting. Mr. Scheer stated that initially it was assumed that there would be 3 Committee meetings, but that the scope of the project and amount of work to be done would warrant another meeting.

Mr. Fischer stated that there is a lot of material to cover in the Plan and that this is why he and Dr. Schamerloh had initiated discussions with other community members and stakeholders. Mr. Cullnane stated that the breadth of topics to be covered is why the Meeting 3 worksheet was requesting contact information for stakeholders.

Mr. Fischer asked about the Town Council's role in development of the Plan. Mr. Cullnane stated that the Council was the body that would adopt a resolution formally making the Plan the policy of the Town.

Mr. Fischer said that he was hoping to see more input from Mr. Scheer and Ms. Abbot. Ms. Abbot said that she had not yet submitted her responses. Addressing Mr. Scheer and Ms. Abbot as representatives of the Town Council, Mr. Fischer stated that the Council wants to know his vision and that he would like to know the Council's vision. Mr. Cullnane stressed that the Committee is all one group.

Mr. Scheer stated that he was hesitant to provide much input at this point in the process because he, as a Town Council member, would eventually be voting on the Plan. He said that he did not want his opinions to have undue influence at this point in the development of the Plan.

Mr. Cullnane stated that he would distribute Mr. Morris's responses and would combine them with responses from other Committee members in a summary document as they were received.

Mr. Cullnane and the Committee discussed a potential date and time for the next meeting. The Committee agreed by consensus on February 16 at 5:30 p.m.

Mr. Cullnane asked for any additional input. Hearing none, he adjourned the meeting at 6:43 p.m.

DRAFT

MEETING NOTICE AND AGENDA



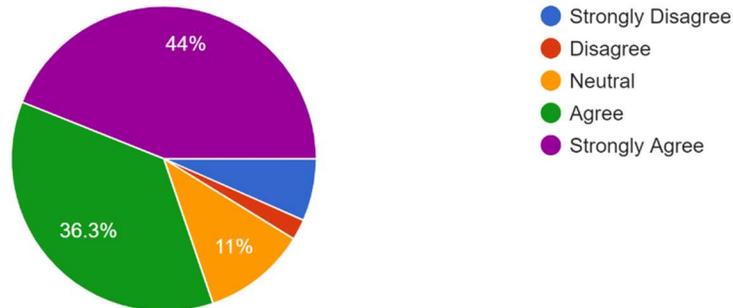
AGENCY: Roanoke Comprehensive Plan Steering Committee
LOCATION: Roanoke Town Hall, 141 West Third Street, Roanoke, IN 46783
DATE: 5/24/2022
TIME: 5:30 p.m.

1. CALL TO ORDER
2. CONSIDERATION AND ADOPTION OF PREVIOUS MEETING MINUTES
3. NEW BUSINESS
 - a. Review of Meeting 2 and Meeting 3 Worksheets
 - b. Discussion on required plan items
4. OTHER BUSINESS
 - a. Public Engagement
5. ADJOURN

SURVEYS

To what extent do you agree or disagree with the following statement: Ensure that the Zoning Code serves the needs of the community.

91 responses



Please provide any additional input that you have for the following statement: Ensure that the Zoning Code serves the needs of the community." 18 responses

No more mobile homes

A map of the zoning codes currently in place would be very beneficial.

Ensure that the ENTIRE community is being served, not just the community members who are in charge.

An open statement like the above leaves open opportunity for one or a select few individuals to decide what is "best" for the community; as we have seen with projects that have occurred in Roanoke in the recent past, what the few who have been in charge consider to be best for the community does not always align with what the community as a whole considers best. Clarify your wording.

Zoning should serve the needs of the owner while taking into account the needs of the community with a weighting of 60% owner/40% community

Who defines the needs of the community?

As long as it is respectful to the individual landowner.

Access to and zoning for a proper local grocery store with fresh produce should be made top priority.

While we want to serve the community, we also want to continue to build businesses that will bring in out of town people to spend their money in Roanoke.

More residential but less big commercial or monopoly businesses Example Gieger .

NA

Also add to this statement - And the people that reside in the community.

I believe zoning can create more problems than it solves.

The council has done an amazing job with the zoning code

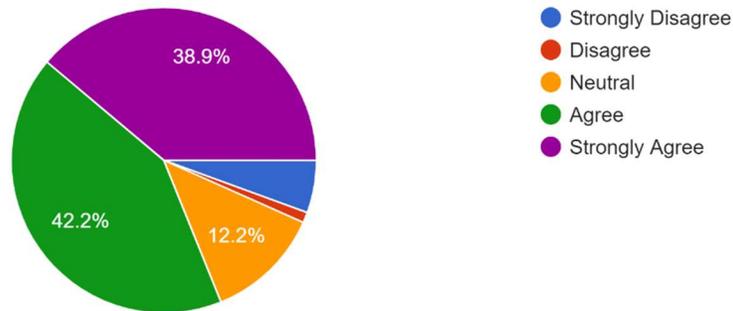
Pay the same wage to BZA members as those on the BZA in Huntington instead of having Huntington bZA make decisions for our town. Which resulted in the dissolving if Roanokes BZA cause paid officials wanted us to work for free.

The agency determining special exceptions, etc. should be representative of the constituency within it's jurisdiction, in terms of demographics such as age, ethnicity, length of residency, financial investment, etc.

Zoning code needs to serve Roanoke, not Huntington.

To what extent do you agree or disagree with the following statement: Ensure that available zoning districts serve the needs of the community.

90 responses



Please provide any additional input that you have for the following statement: Ensure that available zoning districts serve the needs of the community. 9 responses

We need more business on 24, along with some traffic control.

Follows prior comment, no map or definition of zoning districts.

See above. What if my needs do not match with those of my neighbor?

Again, how are needs determined?

Small housing additions with larger land lots

Add to statement - serve the needs of the people that reside in the community.

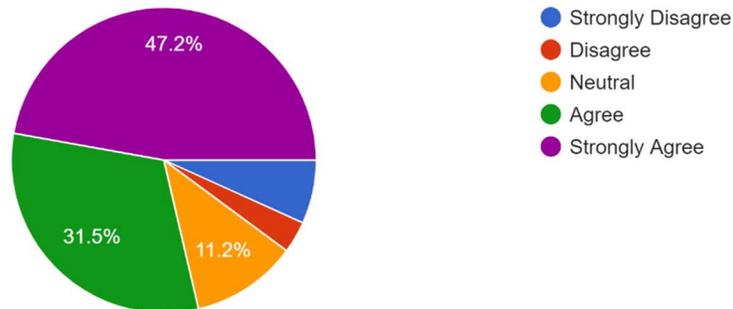
I believe zoning creates more problems than it solves.

Read previous statement

For Roanoke issues, Roanoke needs to be the subject, not just a last minute thought from Huntington County zoning.

To what extent do you agree or disagree with the following statement: Ensure that placement of mobile homes complies with the requirements outlined in the Zoning Code.

89 responses



Please provide any additional input that you have for the following statement: Ensure that placement of mobile homes complies with the requirements outlined in the Zoning Code. 13 responses

We still need affordable housing options available for the town to remain inclusive.

Mobile home zoning should be reevaluated in Roanoke, conditions in existing RMH have deteriorated significantly.

Remove the mobile homes on south main street

Also ensure that the zoning codes do not discriminate against more affordable means of housing. Not everyone can afford \$100,000 homes, and it shouldn't be a requirement that they can for them to be able to live in Roanoke.

Obviously you should enforce code.

No more mobile homes

The mobile home parks are an eye sore and bring other property values down. They need to be limited at the least if not eliminated from Roanoke

Tho I wish I knew what requirements for mobile homes are

I believe zoning creates more problems than it solves.

Mobile Home zoning may need to be updated.

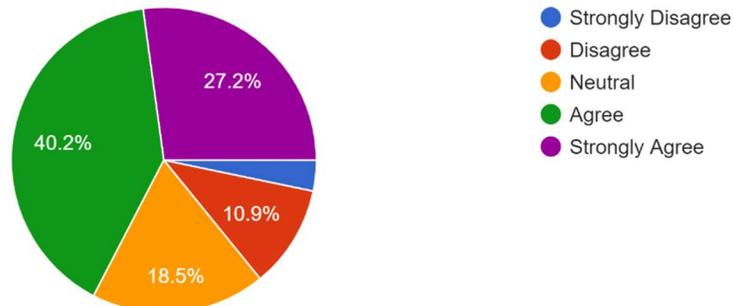
This is a county regulation not town

Should be less rules regulating mobile homes some people can't afford anything else that shouldn't stop them from locating to about where they want to be.

If the area is zoned for mobile homes, ok to leave them but not rezone other residential areas for mobile homes.

To what extent do you agree or disagree with the following statement: Ensure that the Town has adequate room to grow.

92 responses



Please provide any additional input that you have for the following statement: Ensure that the Town has adequate room to grow. 22 responses

We need to have paths and utilities for these areas to develop. We also want to keep the town with the same small feel.

Unlimited growth will depreciate the value of a small town community.

Roanoke is a great place because it is small not large

Expand sewer system so town can have more homes

Whose land are you going to use for growth? Maybe consider getting us fast food and a grocery store before trying for more houses.

would like to see it stay a small quiet friendly community

Part of the unique charm of Roanoke is its smaller size. We don't need to grow up to the border of the next town...

Town needs to grow without taking over people's property

As long as this does not affect the taxes we already pay.

The town does not need more subdivisions.

One of the best features of Roanoke is that it is a small town. I think it is very important that we remain true to that.

For what purpose?

Physically no, not unless there are residential plans to expand in the future

Although I understand the benefits of growth for a community, I also very much want to keep the small town feel and comfort that Roanoke has always had...it's a tough balance I think. I'm not opposed to growth but I'm wanting it done responsibly.

Allow small businesses to flourish and keep the small town feel alive. We are blessed to be one of the few successful small towns still around.

Bring in businesses that will enable Roanoke to grow. Not businesses that will be gone in 6 months with the land you have. Don't get greedy.

getting larger will loss the small town atmosphere

With citizen input

Growth is important but it's also important to ensure the school and resources aren't at maximum capacity or that accommodations can't be made because too much growth has occurred

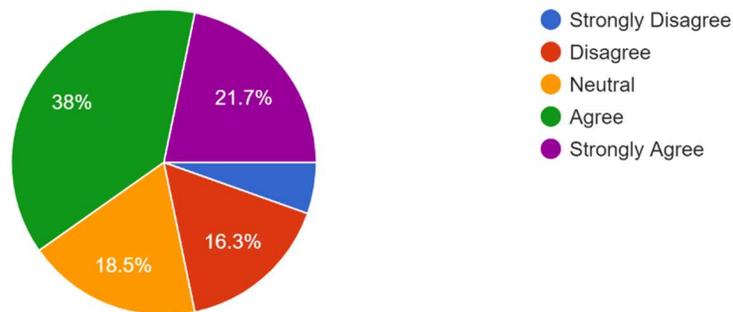
It seems like Roanoke has tried to keep out industrial business that provide employment, not just a small residential community.

I love the small town feel and low crime. More people will ruin both of those.

Growth with careful consideration of maintaining Roanoke's strengths

To what extent do you agree or disagree with the following statement: Roanoke should identify strategic areas for annexation that will facilitate growth for the town.

92 responses



Please provide any additional input that you have for the following statement:

Roanoke should identify strategic areas for annexation that will facilitate growth for the town. 19 responses

Annexation that is connected to town and makes sense. Not just to get more tax dollars for town.

Annexation of areas to the west of Roanoke should be considered.

NO

Roanoke is what it is because of its small-town atmosphere. We do not need to be the size of Huntington or Aboite in order to be a great town to live in. Leave the size of the town alone.

Keep your grubby paws off of private property. Thievery in the name of the common good is still theft; it is also communism. If you want historical/sociological/environmental/economic examples on how this is a terrible idea, I'd be happy to discuss at least four different regimes with you.

do not agree with forced annexation.

Annexing that is not voluntary is wrong.

As long as it doesn't increase the taxes for what we already pay.

"Small town" defines Roanoke and should continue in this manner.

Areas should not be forced to be involved, but have a vote

Input is needed from the people that live in Roanoke for how much growth is wanted for the community.

Potentially valuable if it serves the needs of all parties better services at a potentially lower cost.

I'm not a proponent of annexation.

The Town can't grow with out a wastewater plant upgrade.

With citizen input

I would "Agree" if existing use of peripheral tracts can maintain existing use without (i) involuntary inclusion in the annexed area, (ii) significant increase in tax burden, and (iii) forced hookup to municipal utility extension.

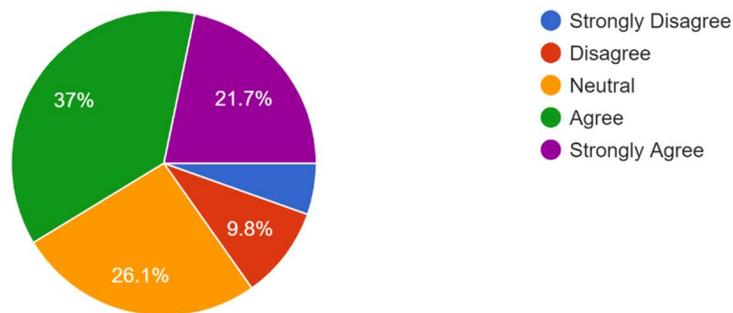
Pet of the reason we moved to Roanoke is the quaintness of the place, I understand the need for growth, I think there's plenty of space now let's not rush things.

I live in an area that would likely be annexed.

Sewer system and the wastewater treatment plant needs addressed before any more potential growth

To what extent do you agree or disagree with the following statement: Encourage growth of the Town's area through voluntary annexation.

92 responses



Please provide any additional input that you have for the following statement: Encourage growth of the Town's area through voluntary annexation. 10 responses

Define voluntary.

should always be up to the land/ property owners.

As long as the finances are in place to cover for city utilities.

If it's truly voluntary

Annexation should not be forced.

Interesting idea. I'm not well versed in voluntary annexation, willing to learn :)

With citizen input

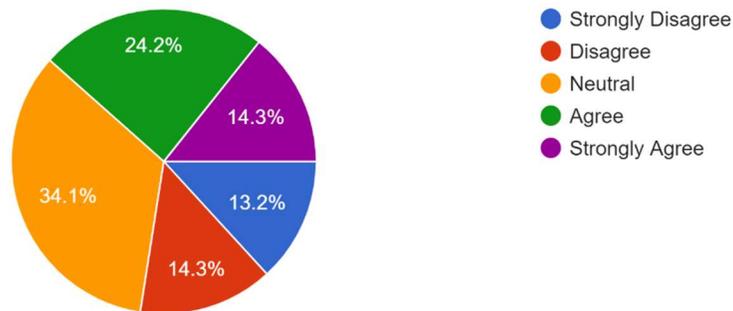
Subject to above conditions.

Yes this is the way to do it.

I like the small town. Wouldn't want to see it grow too big.

To what extent do you agree or disagree with the following statement: Encourage growth of the Town's extraterritorial jurisdiction (ETJ) to provide for authority over land use in appropriate areas.

91 responses



Please provide any additional input that you have for the following statement: Encourage growth of the Town's extraterritorial jurisdiction (ETJ) to provide for authority over land use in appropriate areas. 17 responses

I do t think we should restrict areas outside of town which are completely different zoning than the town itself for the majority. I think this is a tough one and would have to look at by specific areas.

Jurisdiction over town-owned lands, by all means. But not over land that is privately owned or not owned by the town of Roanoke.

To much power to town authorities.

What is the PURPOSE behind expanding authority? Stop asking questions before telling us WHY we should or shouldn't agree with them.

The town has no authority over areas outside it limits and to attempt to wield such authority is tyrannical.

More government never improves things

As long as it is suitable for the finances that we are already paying.

What is ETJ???

Don't understand what it is

You want land then buy it at fair market value but I don't like the idea of forcing your way.

Like having a say in the storage units across the way, yes

That is pretty vague and could be too broadly interpreted (like a blank check).

The Town should have no right to tell people outside of town what to do with their property

I see it as a land grab.

With citizen input

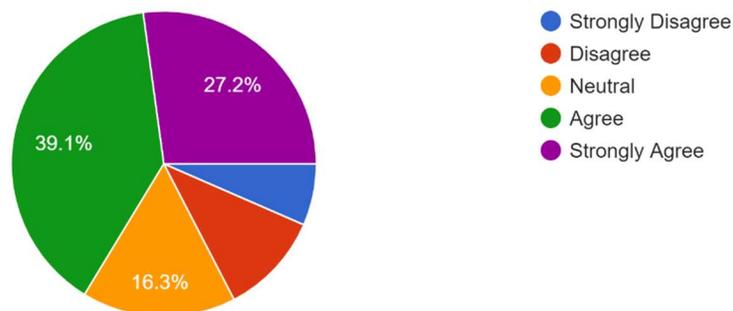
The key word is "appropriate". My understanding is that the existing ETJ extends 2 miles beyond corporate limits. The reach will obviously extend to additional lands as the result of annexation.

The 2 mile limit is sufficient in my opinion. ("Growth implies increasing the range, to which I am opposed.")

Too much government intervention is never good, let things grow naturally.

To what extent do you agree or disagree with the following statement: Roanoke should establish architectural standards for new construction of commercial buildings.

92 responses



Please provide any additional input that you have for the following question: Roanoke should establish architectural standards for new construction of commercial buildings. 21 responses

I don't think there is an existing standard already in the town to base this on. Not a good idea.

Not sure what those standards would be for a small, somewhat rural Indiana community.

Adopt plans to keep the town moving forward but still maintaining itself historic features.

Isn't this already covered by state laws?

Current code is acceptable for standards.

We should not regulate other people's dreams and visions.

Buildings dont need to have a specific design. That just seems like an expensive requirement that will hinder new businesses.

No, I worry this will discourage growth of moderately priced commercial buildings that can often be valuable to the community.

New developments not only being up to code but being progressive architecturally would be visually appealing for a town as great as ours

Standards should be established so that they compliment existing architecture do not overly restrict new development.

I'd very much like to see this in place.

The Town has no business telling people how to design their buildings and neither do current business owners that don't even live in this county.

Making someone adhere to your architectural guideline drive business away. Not everything needs to look the same as everything else. That's strip mall tactics.

Roanoke Beautification already has standards for downtown

With citizen input

The aesthetics are important especially with the town as up to date and looking as good as it is now

As worded here, I agree. "Fabric of the community", though somewhat vague, is probably an appropriate criteria. If this were to mutate to something akin to architectural conformity as determined by a committee under the terms of bylaws of a homeowner's association, I would be strongly opposed.

If it is too far out there yes I think it could mess with the flow of town. However I believe that the government shouldn't be able to dictate everything.

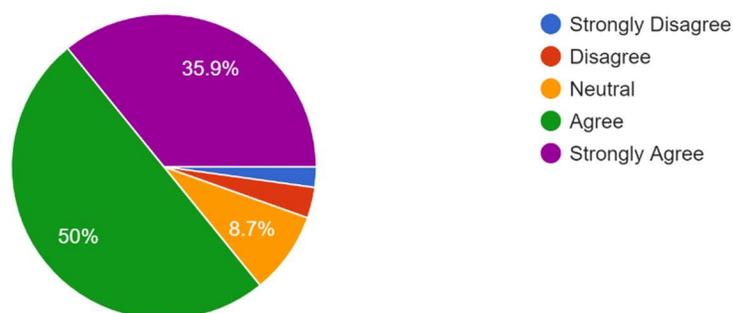
This is a challenging thing to do and requires consultation.

Each business should be allowed to be unique.

Don't be too restrictive. You've tried this before and were. Don't ban materials or force styles. The Huntington police station uses metal in a good way. You tried to ban metal last time. Berne has one style. Now it has a lot of schlock.

To what extent do you agree or disagree with the following statement: Utilize modern technology to increase civic awareness and participation.

92 responses



Please provide any additional input that you have for the following statement: Utilize modern technology to increase civic awareness and participation. 17 responses

Having a website for the town would be a great thing.

Enhance web based information, not just create a digital sign on Main Street. Digital signage should be limited in size and scope.

But don't eliminate mail or paper notifications.

Please use such technogy wisely, with a goal of retaining citizens' privacy.

As long as we are still respectful of people's privacy.

The Town has done a great job over the past few years with a website, FB page and online billing.

Solid idea, should be easy to implement and low cost.

Not sure if this fits but thank Goodness the utilities are online now

This should not limit or decrease in-person participation, rather expand beyond current involvement.

Communication of town meetings and such is currently not effective.

This is the way of the world now and moving forward...I would not use ONLY modern technology though, but it would likely be the primary source of info.

People choose not to participate in the Town meetings so there is no reason the Town should go out of its way to accommodate them. State law does not require them to do so either you already do not use newspapers which are free and easy. Your older generations are not tec savvy

Though drones and big brother are too far

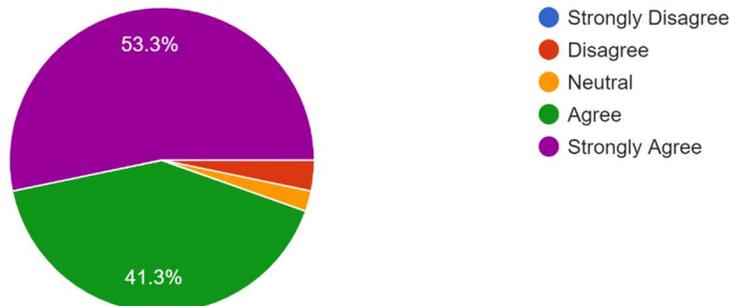
Depends on what modern technology means. Some of us prefer our privacy and don't participate in social media.

Not all people have internet or smart phone to do this survey.

Improve access to items such as RTC Minutes and video capabilities

To what extent do you agree or disagree with the following statement: Establish an online clearinghouse for all public meeting notices, agendas, and minutes.

92 responses



Please provide any additional input that you have for the following statement: Establish an online clearinghouse for all public meeting notices, agendas, and minutes.

15 responses

As long as you still post and send fliers by state law.

Roanoke Town Council meetings video should be posted on town web site. More public information should be made available regarding issues presented.

The town board needs to be completely transparent. No more "secret" meetings so as to exclude certain board members. The residents of Roanoke have every right to know what is happening at these meetings, even if we are unable to attend. We lost that ability when we lost our newspaper. The board needs to be held accountable to those of us that elect them.

This is a necessity and I don't understand why this isn't already happening

This should already exist. It should not be a separate website. It should be on the Roanoke Town website.

Host townhalls via Zoom or Facebook.

These aren't required to be published but by creating the FB page, that has helped push information out to the public.

Solid idea, should be easy to implement and inexpensive. Will allow for more transparency which is good in government.

We are not aware of one, so if we have one it's not accessible to all

Come to meetings and be informed

who's job will it be to load the info? and keep it updated?

Because it appears we no longer have timely printed news sources, online may be best.

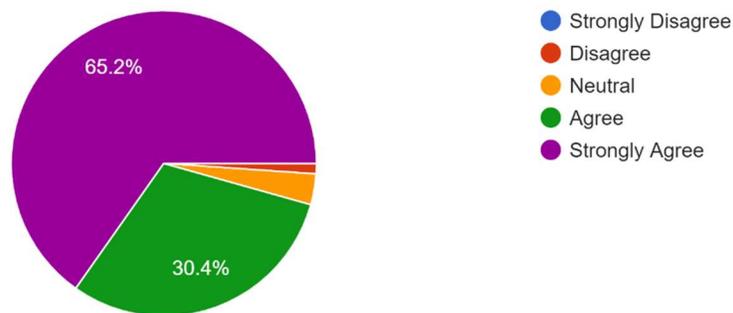
However should still be able to attend in case the citizens aren't able to utilize technology properly.

There is already a website set up for Roanoke, but the minutes aren't posted there. They could be put in as a PDF and available for all to see.

Some people don't have reliable access or education in using these form of communication

To what extent do you agree or disagree with the following statement: Ensure fiscal responsibility.

92 responses



Please provide any additional input that you have for the following statement: Ensure fiscal responsibility. 12 responses

Town organizations within the Roanoke community, police, fire and public works lack transparency and centralized control. The fire department operates independently of the Town clerks office and is totally lacking in transparency.

Once again, those of us who are unable to attend board meetings are clueless about how our tax dollars are spent. We need more transparency from the board and the treasurer.

DO NOT SPEND MONEY THE TOWN DOES NOT POSSESS.

town members have a right to know how the monies are spent

As long as the city will provide information about relief funds and financial aid. So that we do not lose people.

audit fire dept spending

Less stupid spending town board needs to be paid less and the town/police/fire need more

Fiscal responsibility is great, but available funds shouldn't be used without getting the opinion of the affected community. (Sidewalks either side of Clark St.) Bad idea that not one single person on Clark Street was for.

Of course

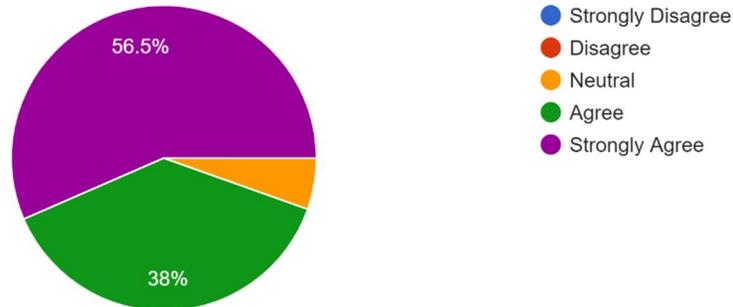
Spending needs to be limited to the resources available.

The Town is fiscally responsible but there are a lot of special interest groups that like to use many of the Town's resources for free and also expect the Town to give them money every year.

The best government is local government, and the best governments are fiscally responsible

To what extent do you agree or disagree with the following statement: Maintain the town's favorable financial condition.

92 responses



Please provide any additional input that you have for the following statement:

Maintain the town's favorable financial condition. 8 responses

The Town of Roanoke government exists to serve the residents, not make money. More emphasis on enhancing the community.

Having money is better than being broke. I fail to see why this is in question.

As long as this does not increase taxes and we do not spend money on development that we do not need.

It is clear that the Clerk and Town Council have been doing a better job at this as they have questioned unnecessary expenses.

Spend responsibly and don't raise taxes

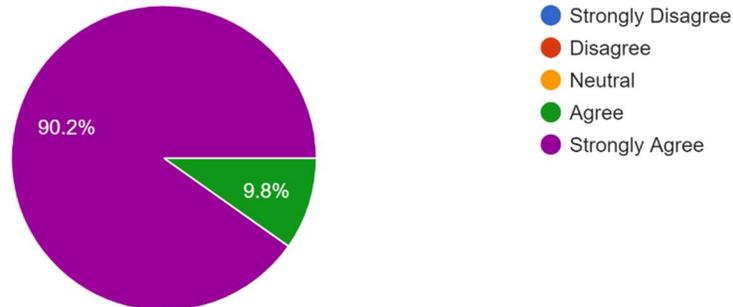
I'd rather be our town be like an Indiana and not Illinois.

Expenditures need to be reviewed for necessity.

Also pursue grants, funding, etc that are identified to assist in realization of goals

To what extent do you agree or disagree with the following statement: Ensure safe and reliable drinking water for the community.

92 responses



Please provide any additional input that you have for the following statement: Ensure safe and reliable drinking water for the community. 9 responses

I can't believe you are asking this question.

Was not aware of any issues regarding the quality or quantity of drinking water in the Roanoke community.

This is an issue. I will not drink the water. We buy bottled water because the water constantly smells of chlorine. Somedays stronger than others.

need to improve lime removal from drinking water.

This needs to be done without increasing the residents' utility bill. Already Roanoke has one of the highest water and sewage rates I am aware of in the area.

As long as future development pays for their connection to the city utilities.

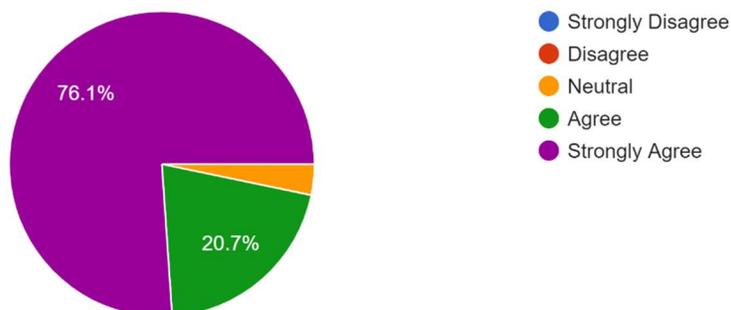
More filtration if possible can taste the metals

Of course

Hopefully this has been an ongoing goal.

To what extent do you agree or disagree with the following statement: Maintain the reliability and quality of the Town's drinking water through monitoring and facility improvements.

92 responses



Please provide any additional input that you have for the following statement:
Maintain the reliability and quality of the Town's drinking water through monitoring and facility improvements. 9 responses

Water infrastructure should be maintained and improved to meet the current and future needs of the community. Recent rate study indicated no immediate needs for a rate increase to meet those needs.

STOP DUMPING CHLORINE IN THE WATER. I'M TIRED OF DRINKING BLEACH. Also, all of the "improvements" that have been done to the water have caused water bills to become outrageous and unaffordable. Stop penalizing us for living.

Once again. Do this without adding charges to our water bills!

The public should be consulted before more large expenditures on water infrastructure. Our water bill is already double what people in Allen County pay.

Need to lower water costs and find new, lower cost ways of providing water for the town

This should already be done through the payments we are already making.

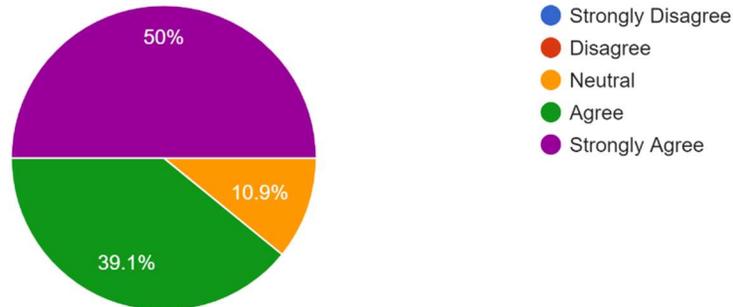
This could depend on what tax implications come with improvements and how tax dollars are spent.

Of course but maintain fiscal responsibility

Again, hopefully this has been an ongoing goal.

To what extent do you agree or disagree with the following statement: Inform the community of the importance of keeping pollutants out of the stormwater system.

92 responses



Please provide any additional input that you have for the following statement: Inform the community of the importance of keeping pollutants out of the stormwater system. 6 responses

The combination sewage issues were supposedly addressed in years past. If this is not the case and issues should be rectified.

This is known. Not alot of money needs spent on this.

This is common sense. No need for regulation. Need to enforce state and local littering and pollution laws

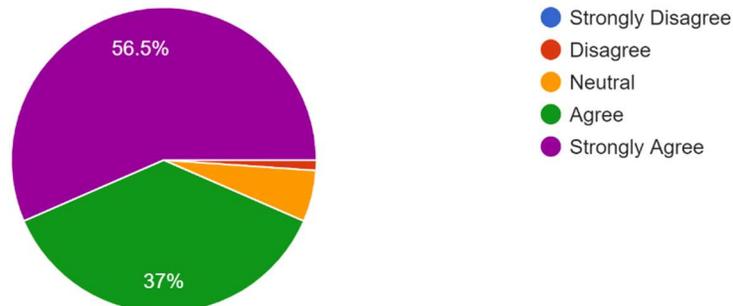
Information is good

how are you planning to do this?

We do not want a repeat of past pollutants issues.

To what extent do you agree or disagree with the following statement: Reduce the contamination in the wastewater lagoon to acceptable levels of tolerance.

92 responses



Please provide any additional input that you have for the following statement: Reduce the contamination in the wastewater lagoon to acceptable levels of tolerance.¹⁴

responses

Contact the town of Andrews as they were able to obtain grants to upgrade their facility recently. Plus we cannot grow as a community if we don't have the capacity for it.

The closed, secondary lagoon has been contaminated for many years. Unless Federal or State monies are available for cleanup, leaving the contaminated heavy metals in place does not appear to present a threat to the community at large. Filling the lagoon would make more sense than excavating and hauling away the material.

The EPA will mandate this

What wastewater lagoon????

That should already be managed. The city should be already working on this.

Revise from bare minimum or acceptable levels of tolerance to reduce contamination to acceptable levels for optimal community health.

Get the lagoon cleaned up already. Quit dragging your feet

Too vague, is this currently an issue? Who determines what is acceptable? Of course we want it to be safe

Strongly agree to necessity but never heard if it's actually happening

The lagoon needs closed. Which I believe the train is moving a long on that the current monitor wells at the site do not show amounts to worry about

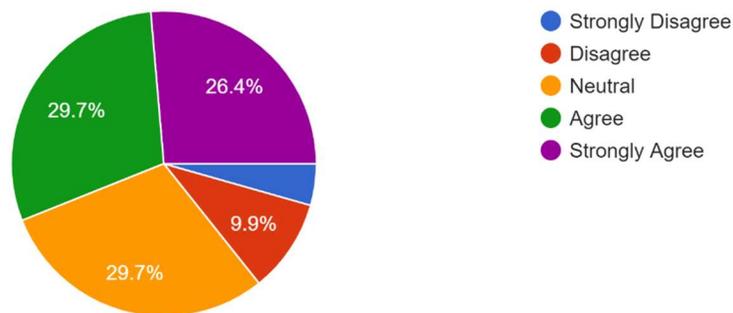
This can and should be done with help from government and locals, make a big deal about it remind people a few times a year not to be so lax about what they may do with things that could harm local water ways

It was the federal government's responsibility to clean up the lagoon when superfund monies were used to clean up the C&M Plating site.

It seems like Roanoke has been paying for the lagoon clean-up for YEARS, time to get it done and move on. We have been nicked and dimed to death and everything that comes up is blamed on lagoon clean-up that should have happened DECADES ago.

To what extent do you agree or disagree with the following statement: Reduce industrial customer electricity rates to align more closely with the state average.

91 responses



Please provide any additional input that you have for the following statement: Reduce industrial customer electricity rates to align more closely with the state average.17

responses

I do not think this is the town's responsibility to dictate rates except for services they provide. Roanoke is not a destination for industrial commerce but more commercial and residential. Roanoke does not have a large industrial presence, not sure how this question is relevant. as long as residential rates don't increase to make up the difference.

Electricity rates should be a function of production cost, not some arbitrary value set by government.

As long as the infrastructure is not the problem and they need to completely be redone and paid for by the taxes or the people. This should be addressed.

Giving industrial customers a break on rates will probably increase the burden on non industrial customers/citizens. Do not rob avg Peter to pay industrial Paul!

That choice should be up to the electrical company and the business the town should have nothing to do with electrical rates.

Unclear how the Roanoke Town a council can alter electric rates.

How are you doing this? With tax subsidies?

I think so but I don't know what they currently are or what the impact of reducing it is on residents who should not be seeing tax increases or reduced services to lower commercial rates unless there is a reasonable plan to account for this through growth.

There is no industry in Town

Corporations are people too. Make them pay the same rate as everyone else. If I have to pay through the ass for electricity service so should they. It's called the cost of doing business.
what industry?

I did not know that this was a problem for our local industries.

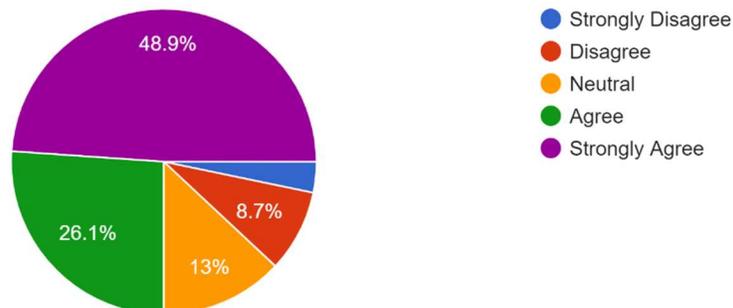
Depends if the practice in hitch the company is using electrify causes the price to rise then it's on the company to figure out how to lower it. If it's gonna be artificially reduced through government intervention then, no.

It is not the responsibility of government to set electricity rates.

Roanoke doesn't have a public electric utility so this doesn't apply to Roanoke residents.

To what extent do you agree or disagree with the following statement: Roanoke should establish a location for residents to deliver their recyclables to.

92 responses



Please provide any additional input that you have for the following statement:

Roanoke should establish a location for residents to deliver their recyclables to.

37 responses

It would be a nice option for the area. We currently have to take ours to Huntington.

A recycling facility would be a convenience for citizens in Roanoke. However, placing at the one of the main entrances to the community is a very bad idea. Past efforts at recycling have demonstrated the the sites end up being a garbage dump in appearance, despite efforts to control or contain the site. Curb side recycling is expensive and requires additional homeowner containers. This issue warrants further study.

It should be pickup at homes not a drop off location

Can take to Huntington.

Can we get recycling pick-up? It would make recycling so much easier.
or provide recycling bins to be picked up like trash bins.

Pick up would result in far less messes. A point to leave things at keeps becoming a dump.

I would really like to have some sort of recycling, with trash pick up would be great

I agree but it should not be off or near the main streets. When it was on Third St. it creates too much traffic for a small town and is an eyesore to the beauty of Roanoke.

We need this but NOT right now. Financially this is not the time for this. This would be very expensive. There are other alternatives that we could do to lessen the cost to the tax payers.

This is long overdue since it was taken away!

Provide clear instructions for proper recycling as well as appropriate sized bins for actual recyclable materials.

Have recycle pickup with trash pickup.

I would love if my recycling was picked up at the end of my driveway. Even if it was on a voluntary base I would pay a monthly fee for recycling.

As long as brush continues to be picked up I think the system is good.

Please do not put it at the old AEP lot at the intersection of 2nd/US 24

This is so needed! Most of us would pay more to have it collected with trash if that is the best option.

This document so far has been centered in contaminants and pollutants and yet we as a town put everything in the landfill. This is obvious...

Roanoke should implement recyclable pickup with the current trash pickup company.

Good idea

With clearly established rules for recycling so the materials are usable, rinsing out materials, removing packaging and labels

It may be advantageous to start with periodic availability, such as once a month, and expand as use increases.

We need this and have been without it too long.

This is the only community we've lived in where this has NOT been offered. We would recycle if we could do it locally.

Curbside pick-up needs to be made possible. I understand everyone has to do it but that is the only way that recycling would be feasible.

Every city surrounding roanoke has recycle pickup with trash. What's the problem with roanoke?

Absolutely and with parameters in place to prevent abuse of the location.

I realize the old one was taken away because of misuse but if there were some way to bring it back and monitor what was being put in the bins it would be fantastic. We currently drive it into Huntington and while we are okay to do this it would be so much more convenient to have a location here in town.

Informing & enforcing limitations on acceptable materials & prohibiting dumping or stacking materials outside the bins is a necessity. Surveillance cameras may be appropriate.

Most items we deem recyclable aren't really and just use way more energy and produce way more waste than making new. If people want to recycle stuff why not have a pick up like trash. No need to use more land when there is already something somewhere.

Roanoke had such a location, but some residents brought hazardous waste. The town needs to provide an annual day for hazardous waste drop off.

This has been tried multiple times and the recyclable locations have just become a dumping ground for trash. It was used by out of county people too with Roanoke footing the bill for clean-up. Recycling should be curbside only.

I see so many people putting recyclable materials in their trash. Having local recycling would reduce that and save landfill space. I'm sure I'm one of the few people who takes their recyclables all the way to Huntington to dispose of them in a responsible way. This needs to be figured out now before it's too late.

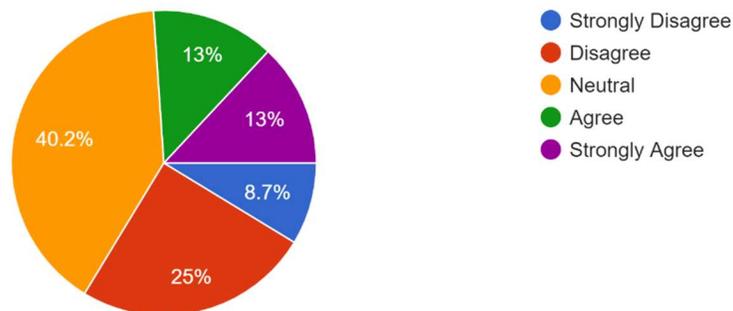
We need to recycle but it needs to be picked up. Outsiders bring in their trash. We learned that from past experience.

Solid waste looked at property east of us24@station rd pre Covid. Kyle and Brenda Kitt's property. The inconvenience of having to drive to another town to recycle has greatly deterred me from recycling.

In an area that doesn't negatively impact aesthetics of core areas

To what extent do you agree or disagree with the following statement: Roanoke should construct a new community center that can be used by residents to host events.

92 responses



Please provide any additional input that you have for the following statement:

Roanoke should construct a new community center that can be used by residents to host events. 22 responses

Not sure this is something that the town should be doing at this time with many other things needed. Unless you could do something at the park.

The only organization claiming need for more space is the fire department. Certainly a centralized, single facility for all town offices would have merit, but location is a significant problem. Available land could be better served with commercial development and growth. Land is at a premium within the town limits and planning boundaries. Locating the center on property adjacent to the park is a poor idea due to the proximity of the elementary school and park space. This issue deserves more study.

I'd rather have a community pool. It would get more use than a community center!

We already have a community center down by the meat market. Last I knew the old Town Hall is still empty. Just enclose and remodel the pavilion at the park and rent it out for events. We do not need to become an offshoot of Aboite. And we should not be worrying about catering only to the wealthy SW residents of Fort Wayne. Roanoke needs to maintain its quaint roots, or it will be downhill from here.

Who is in charge of this hall? Do we have to pay to use it?

While I love the idea of a community center, I am concerned about the funding to build it and run it.

Good idea; we need such a place. But who pays for it?

If we can use an existing building. Or combining the recycling and community center in the same area.

Terrible idea. Town doesn't need one. They cannot maintain their current facilities. Many churches in area that have rooms. The Elementary school is also nearby.

With what money...

Not needed

Within walking distance! Like near the library

We have the Event Center to serve that purpose although ownership has changed hands.

If a private donor wishes to do this, fine. I don't see a need otherwise personally.

The Town is not made of money and that is something that an individual should do.

Private (as opposed to exempt organization) use should be subject to modest rental fees designed to assist in maintaining facility. Feasibility of leasing to a responsible, private manager should be considered.

If there is a need there should be an entrepreneur that would be willing to build. If there's not enough demand for that then, the government shouldn't build in hopes of attracting that need.

It isn't financially feasible for a small town like Roanoke to purchase and maintain an event center for random use. The private sector should handle an event center and that has already failed in Roanoke.

I think the old cottage event center would work. Why build something else. Buy it from Giegers

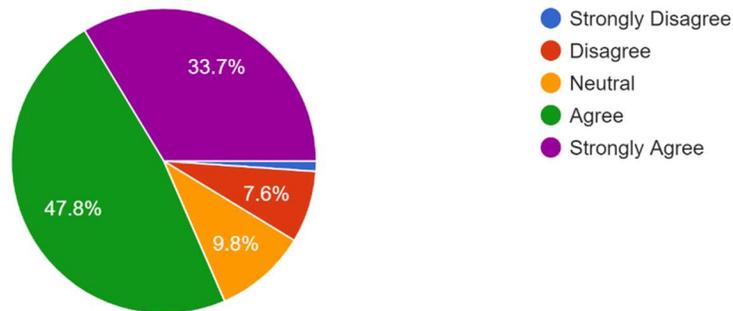
We need a new fire station before a community center

I don't see a need for this.

Key element to foster a strong community identity along with promoting community participation.

To what extent do you agree or disagree with the following statement: Support community wellness.

92 responses



Please provide any additional input that you have for the following statement:
Support community wellness. 10 responses

The subgoals in this area are not the purview of government.

Parents, friends and neighbors need to do this. It's not the town's job.

It's not the town's responsibility to ensure anything other than clean water and trash pickup.

Many other providers of info. Not the Town's job.

Yes but with close proximity to Fort Wayne and Huntington we don't necessarily need everything in Roanoke and not convinced this is the role of government

Doesn't appear to be happening, maybe an incentive for getting out and walking, like officers have coupons for people they see out an about

Hopefully could be integrated in a manner that would supplement/enhance rather than replicate services such as HAT.

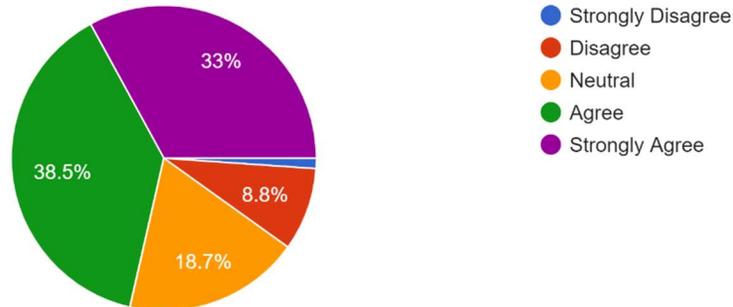
Ensure that sidewalks are not tripping hazards and that's the most I think the government should do.

If you have growth, some of the wellness should take care of itself.

A well-rounded grocery store is a critical piece.

To what extent do you agree or disagree with the following statement: Improve access to fresh, healthy foods.

91 responses



Please provide any additional input that you have for the following statement:
Improve access to fresh, healthy foods. 22 responses

We have multiple local growers but no place to buy but weekends.

Farmers market and local truck gardens are a workable solution. Large grocery stores have failed due to the close proximity of both Huntington and Fort Wayne.

Hoosier foods is really missed. Dollar General just doesn't cut it.

We have access to fresh, healthy foods through the farmers market. Also from Johns Meat Market, and McClures Farm Market. We don't need any more.

Have a garden

I would need to know details of how you are planning to do such a thing before agreeing with it.

Let the market take care of this. People have plenty of access to food in gardens, the farmers market, and grocery stores.

I would love for a grocery store to be in Roanoke.

Making locally sourced produce regularly available should be the top priority.

We really need a grocery store with fresh produce

Not the role of the Town.

Fort Wayne is not far and most of us work there anyway. I don't feel this is something that we need to add to our municipal structure.

Yes but with close proximity to Fort Wayne and Huntington we don't necessarily need everything in Roanoke and not convinced this is the role of government

Disagree in that it doesn't seem to be happening

We need a local grocery store that sells fresh vegetables and other healthy foods.

Innovative support or access systems may be helpful. Very difficult to sustain a 365/7 local grocer since a large portion of the community will primarily patronize the established grocery chains. Providing volunteers who will assist with online orders & selecting delivery options might alleviate issues confronting those with disabilities or lacking transportation. Acknowledge this is not free of potential problems given the high incidence of elder abuse associated with access to credit/debit cards.

If there was need/want for this the old grocery would still be open and not an arcade now. Roanoke is already doing this.

We need a grocery store that can have competitive prices. It does no good for the town to have a grocery store that doesn't have prices comparable to Fort Wayne and Huntington. If the prices aren't comparable, people will just drive to Fort Wayne or Huntington. Even the Dollar General store is not comparable with pricing on dairy and some food products.

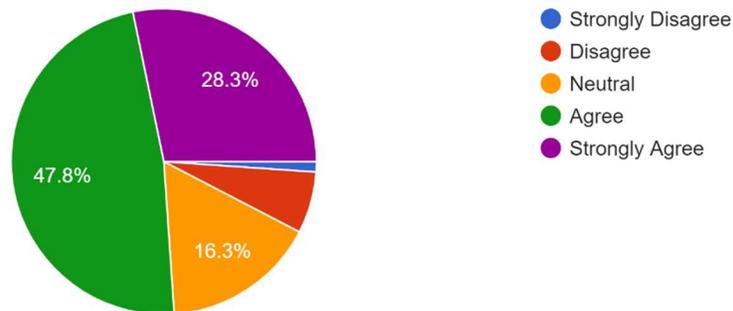
The only thing this town is missing is a grocery. It would be fantastic if we could get one. It doesn't have to be huge.

Johns meat market & McClure is nice but can be pricey for average Roanoke resident who have lived her 20+ years. Not making \$75-100,000

Envision working with a number of local, community growers/ producers to create a Village Market.

To what extent do you agree or disagree with the following statement: Maintain access to high-quality, affordable health services.

92 responses



Please provide any additional input that you have for the following statement:

Maintain access to high-quality, affordable health services. 14 responses

Plenty of options close.

We have this available in Huntington and Fort Wayne. Every dr that has been in Roanoke has left since Dr Schweiterman.

Access is already available. Affordability is better handled by the private sector. The health care issue is a large complex issue which will not be solved until large government takes its fingers out of it.

Again. How is this the town's job?

There should be a fair tax and cost to having any business in Roanoke. Places that provide "care" should be given fair treatment and should not necessarily be given incentives.

Expand in network to Anthem BCBS for the dentist office.

Same answer as the previous question.

Not the role of the Town.

Yes but with close proximity to Fort Wayne and Huntington we don't necessarily need everything in Roanoke and not convinced this is the role of government

The doctor in town is insanely hard to get into, it would also be nice to value mental health locally

We have good access now.

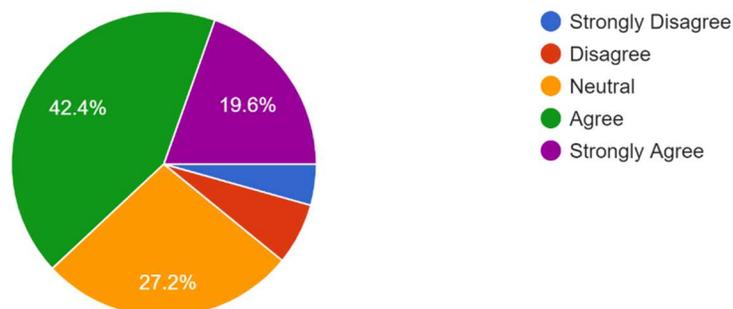
Roanoke does currently have quick access to Parkview Huntington/Parkview Fort Wayne for quality health services. Thankful for Parkview EMS located in Roanoke.

Free enterprise, namely Parkview and Lutheran are already doing this.

Parkview doctors are in town but some use Lutheran doctors. The Lutheran office has been closed in Roanoke and even in Huntington, there isn't a presence of Lutheran doctors/clinics. I guess we don't count since we are only 7 or 8 miles from Lutheran hospital.

To what extent do you agree or disagree with the following statement: Ensure community preparedness in addressing pandemics.

92 responses



Please provide any additional input that you have for the following statement: Ensure community preparedness in addressing pandemics. 16 responses

County resources have proven adequate for this need.

This should be done at a county level.

If our government's response to the last pandemic is any indicator of how we would "ensure preparedness", then I will openly mock and laugh at you. More damage was caused to our community by the fear mongering, pseudo-science, and isolation than ever could be caused by the pandemic itself.

Again. How is this the town's job? What on earth can a town do to prevent pandemics????

If there is a state or local mandate for purchasable goods or recommendations. The county needs to provide better access to those goods.

Get rid of Parkview EMS

Once again, the town has no reason to think for others

County and State level

I believe roanoke did well with covid 19

Communicate at community level thru easy to implement websites at low cost

There was no community collaboration or support in the depths of COVID, I'm doubting success for other concerns if the huge one appeared to be overlooked besides individual houses having food access in little library style nooks

I would again prefer to look to State of Indiana for guidelines.

Aspirational: The authority of local government to "ensure" in a manner that entails compulsion is highly limited.

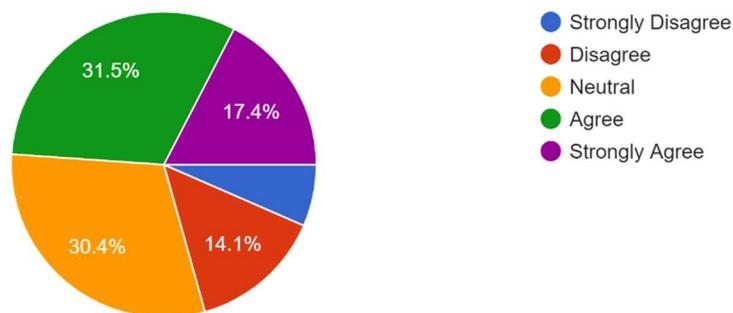
As we learned there's too much unknown with pandemics. So no let people be themselves.

How can local government take on responsibility for a medical emergency?

When a pandemic hits, it has to be a flexible situation and you can't be prepared for everything. Not sure the town can do much since you don't know what the next pandemic might be.

To what extent do you agree or disagree with the following statement: Roanoke should engage community members to determine the appropriate level of response to a pandemic.

92 responses



Please provide any additional input that you have for the following statement:
Roanoke should engage community members to determine the appropriate level of response to a pandemic.^{21 responses}

Community does not have the technical resources or skills to combat a pandemic.

I feel this should be done at a county level, not for a town of Roanokes size.

This should be directed by county health officials not community members

Pandemic responses should be determined by medical professionals not community members.

Personal responsibility is always a good choice.

As long as it still falls into the state and local guidelines.

Provided clear planning options and education based on peer reviewed scientific studies not YouTube.

Community members can determine their own personal response. Let's spend time and money elsewhere.

Get rid of Parkview EMS

Are you people stupid? The town's ONLY responsibility is to provide clean water and trash pickup (which we all pay for)

County and State level

The average citizen is not well enough informed to trust their input. This is why we have government level health officials.

Maybe directives, who determines what an appropriate level is. Adults can determine for themselves what is appropriate for their families.

Government should always be by the people and for the people

Feel that response should be based on science and recognized experts, not what residents may prefer, so that it may be most effective.

Engage experts not the local citizens who don't believe.

I would again prefer to look to State of Indiana for guidelines.

Also desirable but pragmatically difficult. Timely response may, at least in some instances, be appropriate. But, the topic is an important one.

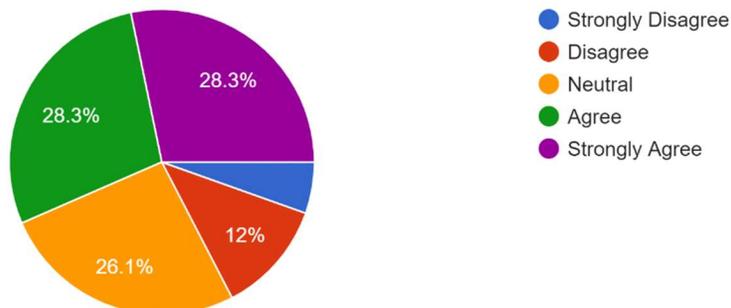
Let poeple decide what's best for the en however there are people whom may need help and they deserve it as long as it's not blanketed on to everyone.

Roanoke needs to take the advice of county medical officers and state guidelines. Not go rogue on their own.

When did we stop trusting professionals? The public should have input but science should govern in a pandemic.

To what extent do you agree or disagree with the following statement: Investigate potential methods for implementing mass communication to...bout the pandemic and the community response.

92 responses



Please provide any additional input that you have for the following statement: Investigate potential methods for implementing mass communication to relay information about the pandemic and the community response. 19 responses

Please demonstrate that we value our community members

Internet, discover roanoke ect...

Yes but this can be done via a website at low cost

Worthy – though if individuals ignore state & county level health advisories, they're not likely to be persuaded by municipal recommendations. And based on the experience of the past couple years, I wouldn't want some nutcake using a local podium to spew ideologically based misinformation.

If there is another pandemic, community members can get their information from the television and newspapers it is not the towns responsibility.

Something like this would be handy for more than pandemics.

Huntington County Health Dept does a great job with that

Pandemics don't last forever, nor do they happen often. I would rather see goals in place to implement

mass communication in the event of weather related emergencies...it seems more likely to me.

Communication goes both ways I'd be afraid of not being listened to and for the government to eavesdrop more than they should.

Social media spreads like wildfire. That is all that is needed.

Usually on TV & radio.. can put on Facebook page as needed.

County and State level

I would again prefer to look to State of Indiana for guidelines.

Communication is good.

Enhancing the Roanoke community web presence would be a benefit in disseminating public health information.

Yes, to mass communications to relay information.

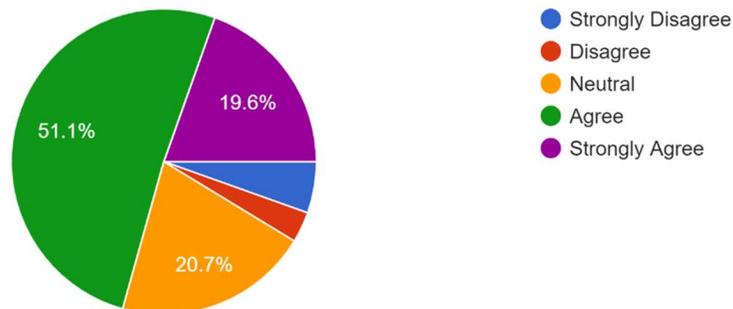
The town is not the nanny for the residents. Spending money or time on this is ridiculous.

This is already done on the federal and state levels. Roanoke does not need to confuse the issue further with a municipal level input.

For a while there was a way of letting people know of emergency situations through text/email but not sure what happened to that county effort.

To what extent do you agree or disagree with the following statement: Collaborate with Huntington County Health Department and local organizations to identify potential locations to conduct testing.

92 responses



Please provide any additional input that you have for the following statement: Collaborate with Huntington County Health Department and local organizations to identify potential locations to conduct testing. 8 responses

I feel like no one cares about Covid testing anymore, but presenting it in a way to distinguish other concerns, flu testing in the winter etc

Agreed

As long as it's already available locations

1 location here in town would ne nice.

Testing on what? Future pandemics. It's like we already know the gov't is going to keep creating mass hysteria with pandemics

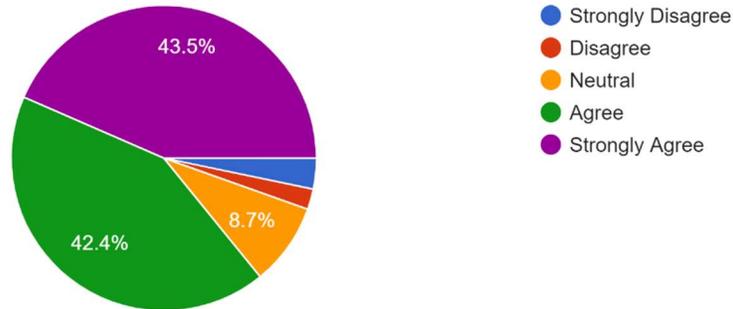
If the Town can work with local entities to identify locations, great.

It would have been nice to have a testing center in Roanoke instead of having to drive while people had covid.

As long as the testing/follow-up is voluntary.

To what extent do you agree or disagree with the following statement: Support and enhance the Town's culture.

92 responses



Please use the space below to provide any additional input you have concerning the following statement: Support and enhance the Town's culture. 9 responses

As in we need to, past one church having community events

Maybe a founders day? Attracts tourist and supports local business.

Change is good

Yes but we should not discourage diversity

This is one element of the existing (2005) plan worthy of retention. It is mentioned at various points throughout the document. I tend to think of this in terms of cultural heritage (which does not mean rigid conformity) & distinctive character.

It's already gone.

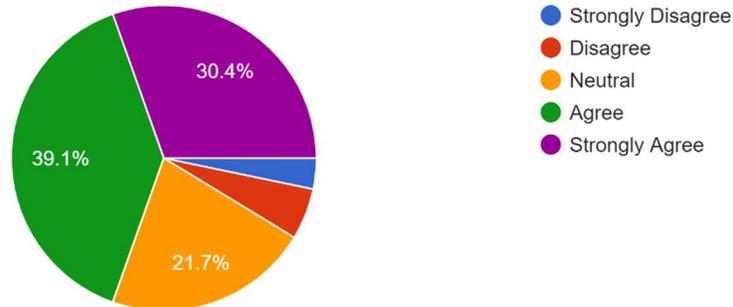
Forcing culture on people is what divides people and if the government has ever done anything correctly that is divide people.

That depends on who is defining the towns culture. We are a small town, who has a population of low-income and higher-income individuals. It seems that there is a goal to wipe out the low-income individuals, and make Roanoke a little satellite Aboite that caters only to the higher-income clientele. I, for one, as a resident of Roanoke for 50 yrs, do not think that that "culture" should be enhanced.

Current Council doesn't support or enhance the Town's culture. They do the opposite.

To what extent do you agree or disagree with the following statement: Roanoke should focus on the beautification of entry points to the town (ex: signage, architecture, art, etc.).

92 responses



Please provide any additional input that you have for the following statement:
Roanoke should focus on the beautification of entry points to the town (ex: signage, architecture, art, etc.). 21 responses

Great work on the flower baskets, but all we appear to care about is cookie cutter boutiques and not having an Asian restaurant on Main or a small theater for any performance art

Agree but not at the cost of taxpayers. Raise the money thru donations and support of business that can afford it and will directly benefit from it.

This has already been done and should not be the focus at this point.

I think it looks good the way it is.

The park isn't really an entry but it is used so often the playground equipment has seen better days

As long as it's in the budget.

I would like to see the entry points more inviting and well kept.

They should maintain the sewer system and repay the the residents who's homes they damaged before they worry about how the garden/patio looks! Shame on Roanoke and the town council for making hard working families suffer for their negligence!

This is an easy and inexpensive way to be an inviting and inclusive town.

Yes and open it up to artist to do it, a contest or something preferably someone close and willing to do because they live the town not because they would be paid

Beautification is in the eye of the beholder. Friendliness, inclusiveness, and maintaining our small town atmosphere is more important than how pretty the flowers are. I can guarantee that not many long-time residents of this town are going to spend their time at Zent Commons. That is for the Aboite crowd, not the Roanoke residents. Let's be real.

Think current signage ok

How are you planning to pay for this? We do not want a miniature carmel/fishers Current Council is against beautifying Town entry points and the Town in general. Too busy worrying about unenforceable 15 minute parking signs.

A minimal expense should be incurred to accomplish this if it is deemed needed.

The Town applies almost no effort, and very little funding towards improving the appearance of the community downtown or park areas.

Don't overlook public accessibility in town and things like public restrooms.

A consistent approach that is consistent with promoting our identity/ brand

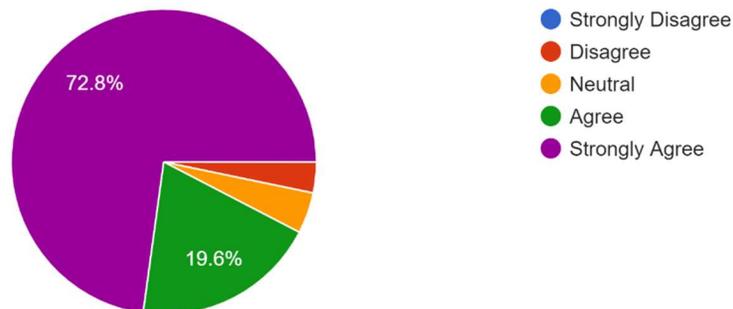
How about we start simple and keep the entry points mowed . Vegetation and trees cut back from roadways ,signage and fire hydrants . Upkeep the street lights .

I would not say focus. This needs to be done universally throughout the town.

Charming entry points show pride of place, are a cultural statement and encourage private investment as well as public monies.

To what extent do you agree or disagree with the following statement: Maintain Roanoke's small town feel.

92 responses



Please provide any additional input that you have for the following statement:

Maintain Roanoke's small town feel. 19 responses

Small town feel insinuates dissociating from any other people, this feels inappropriate

It is the year 2022 and if your going for tourism with the small town feel that doesn't give residents anything to generate taxes and they will all have to visit other cities to buy items helping other cities but not benefiting Roanoke

Agree but we should not discourage diversity

Small town feel is nice, but so is having affordable businesses with in walking distance.

I think this is huge. It's going to require a fine balance. Low crime and quaintness are very important. Too much growth has the potential to destroy Roanoke.

This is what makes Roanoke in my opinion.

This is reason we live here

That is one of the reasons we moved here. Doesn't mean we can't grow a bit. But keep in mind the small town feel.

100% of reason we moved here.

We are losing this quickly. I am older, so it won't matter, but I am sad we are losing our small town roots. It was nice when I knew all of my neighbors. Not the case anymore.

Yes, this is why almost all of us moved here. Nobody wants this town to be a tourist trap besides the folks developing it. The people who live in Roanoke can't even afford Roanoke.

Current Council makes it difficult for groups to maintain the small town feel.

Our small town feel is central to the experience of living here.

Very important to avoid being a suburb of Fort Wayne.

It already feels too big.

Support the independent shops/ companies that comprise the majority of local businesses. A mindful approach to adding large, high density housing tracts. However, consider housing that follows the standard approach of urban housing in the past of houses with front porches, rear access and embrace a neighborhood sense seen in much of the "old town". Also foster areas for young families and down-sizing adults in modern architecture design / amenities without as much land use/ maintenance requirements.

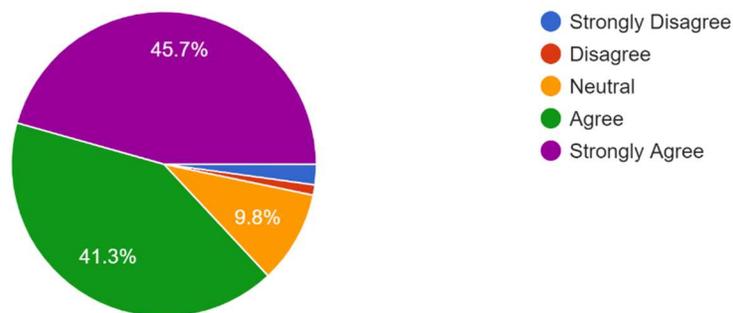
This should not prevent replacing ugly architecture with beautiful architecture.

This is why 99% of us live here.

It would be hard to maintain a small town feel if you want growth and expansion of the town. Change is inevitable and going to happen whether Roanoke and its residents want it or not...we are in the 21st century so get used to it.

To what extent do you agree or disagree with the following statement: Ensure local access to quality and affordable education and childcare services.

92 responses



Please provide any additional input that you have for the following statement: Ensure local access to quality and affordable education and childcare services. 11 responses

PROVIDING MORE CHILDCARE SHOULD BE A FOCUS, even if it's a before and after school consideration at Roanoke. I know Roanoke already is specialized for Blessings in a Backpack, as in we do our own thing instead of Huntington's thing, so why can't we do more for our Roanoke kids?

Of course, like the Whitney song "I believe the children are our future

As long as it's Compatible with the average family income. If they cannot afford they get information and are provided aid from the state not the community.

Roanokes' school system has ALWAYS been exemplary and top-notch. LEAVE it alone.

No teaching of CRT.

Not the role of the Town.

I can only speak of personal experience dating back (mid '70s to 1990) Roanoke Elementary School provided quality education. I am told that continues to be the case today. Local access to quality childcare is very important.

"Affordable" is subjective. The town has zero authority or reason to ensure education or childcare. This is not a socialist country.

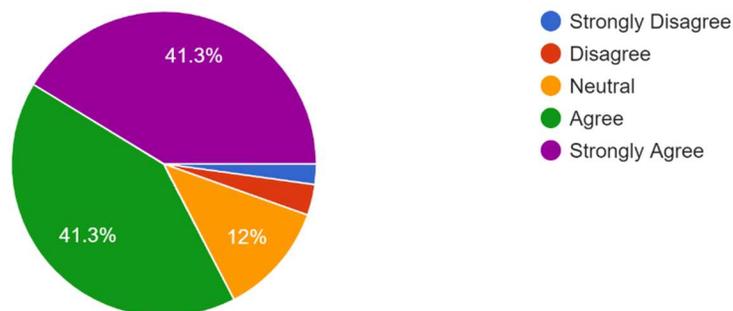
Schools are run at the county level. Parents and county school boards are responsible for raising already.

Ensure is a strong word and not the responsibility of the town council. I would say encourage, through incentives.

For education, we are at the mercy of Huntington County School Corp. No local control. As far as childcare, not sure the town should get involved.

To what extent do you agree or disagree with the following statement: Support the individuals and organizations that provide local access to quality and affordable education and childcare services.

92 responses

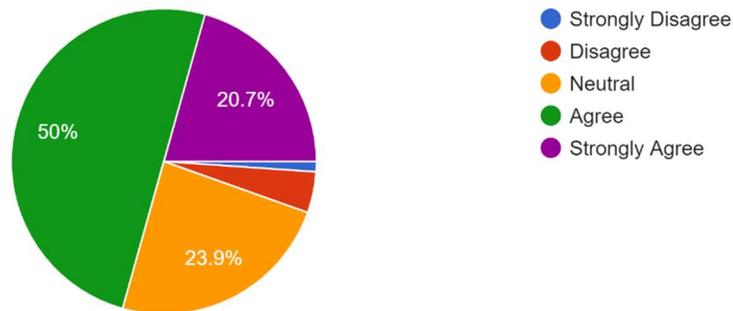


Please provide any additional input that you have for the following statement:
Support the individuals and organizations that provide local access to quality and affordable education and childcare services.7 responses

Support does not feel like a priority
Public schools yes, charter religious indoctrination schools no
I believe the children are our future, teach them well and let them lead the way.
Avoid political endorsements/intervention by the town council.
NOT FINANCIALLY.
Not the role of the Town.
Regarding childcare services, those who require these services should be financially responsible (as we were in the past).

To what extent do you agree or disagree with the following statement: Help existing and aspiring business owners locate suitable properties in town.

92 responses



Please provide any additional input that you have for the following statement: Help existing and aspiring business owners locate suitable properties in town.12 responses

Do ittt
To make sure that there is not an monopoly on family's who own multiple businesses
I feel like there are a ton of boutiques for wealthy people from Fort Wayne to shop, but as a middle class resident there isn't much value in the downtown area. We need a grocery and an affordable small restaurant. (Think Gilmore Girls)
I think working with the local real-estate companies is a great idea.
Without hurting businesses already here and putting them behind.

For years there have been businesses that wanted to come to Roanoke and have been shot down by other business owners who have access to the board members. Competition should be encouraged, because it is better for the consumer.

Realtor in town can do.

Town should encourage the Chamber (local and County) rather than fight them.

Roanoke should not be in the business of "taking" private property without FAIR SETTLEMENT!

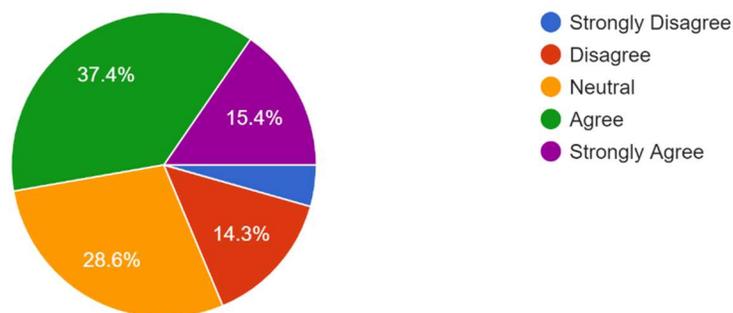
I agree, but with some reservations. The town should not encourage businesses which would contribute to the decline of morality. Businesses which would have any kind of age requirement to patronize should in fact be discouraged.

Chamber of Commerce's job

This would be a function of the Chamber, not the Council, but the Council needs to be more supportive of the Chamber.

To what extent do you agree or disagree with the following statement: Expedite the development process by working with individuals and organizations to acquire and control property for future opportunities.

91 responses



Please provide any additional input that you have for the following statement: Expedite the development process by working with individuals and organizations to acquire and control property for future opportunities. 18 responses

Please value this

Buying property that is for sale at fair market value is one thing but taking from existing ownership should be avoided

To make sure that there is not an monopoly on family's who own multiple businesses

"Banking" an inventory of real estate requires a high degree of discipline, informed decisions and a deep pocket. Yet, acknowledge that doing so can prove beneficial.

Such properties should only be acquired after transparent public investigation and discussion.

Not sure what this means. Sounds like someone's breaking rules.

As long as it's financially responsible at the time.

I think you need to be careful with this because the town doesn't want to over extend itself and then end up stuck with property.

Cut down on regulations and red tape, yeah that'd be awesome.

Once again, it depends on what "control" means. If that means exclusion, then the town residents should have the ability to have input on those decisions.

Where appropriate, incentives could be used, especially when able to employ several people.

Nope, this will just let the individuals developing Roanoke maintain their control. This will limit the opportunity for outside investors or new investors

Town should work closely with Chamber (local and County) rather than fight them.

Roanoke/individuals/organizations should not be in the business of "taking" private property without FAIR SETTLEMENT!

Once again, while this is not a bad thing, I would encourage discretion in the choice of who to help.

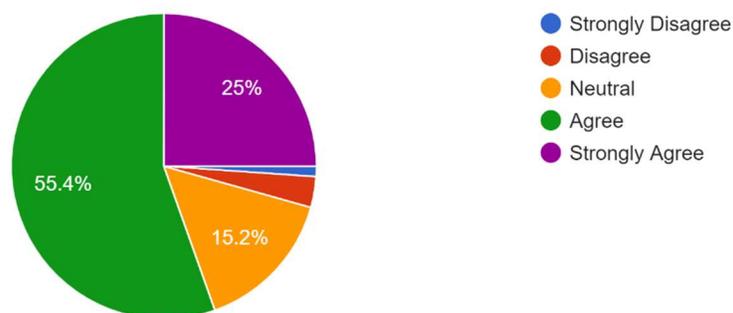
HCUD

Data seems to show this as overblown and a potential drain on scarce financial resources. If everything else is good, people come anyway. If incentives are what bring you, you'll leave just as quickly.

So, you're just going to hang onto these properties and hope someone has a way to use them eventually?

To what extent do you agree or disagree with the following statement: Support existing and future businesses by understanding the needs and forces impacting the economy.

92 responses



Please provide any additional input that you have for the following statement:
Support existing and future businesses by understanding the needs and forces impacting the economy. 7 responses

Knowledge is power

As long as other business and companies can return the investment.

We don't need any more bars.

Without overstepping, look at national economy for some reason we try to dictate what's happening and what should be happening instead of the market leading the way as it should in a capitalist economy.

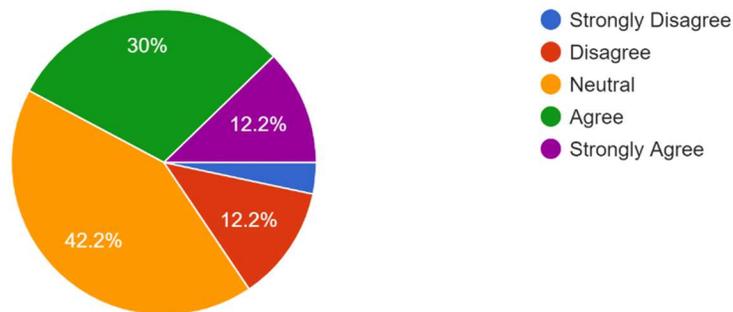
Get rid of Parkview EMS

Town should make it easier for businesses to locate here.

Don't see how understanding economic forces helps small businesses who are probably already aware of why times are difficult.

To what extent do you agree or disagree with the following statement: Secure establishment of at least two more businesses in the TIF district in the next five years.

90 responses



Please provide any additional input that you have for the following statement: Secure establishment of at least two more businesses in the TIF district in the next five years. 14 responses

Appropriate businesses, why on earth do we seem to prioritize boutiques that ARE ALL THE SAME

Not familiar with TIF District, shouldn't be the goal of government to establish a specific number of businesses. Create a favorable climate and it will happen. The goal should to have a place that is desirable for current and prospective individuals, families and businesses.

To make sure that there is not an monopoly on family's who own multiple businesses

Unaware that a TIF district is established.

What is the TIF district?

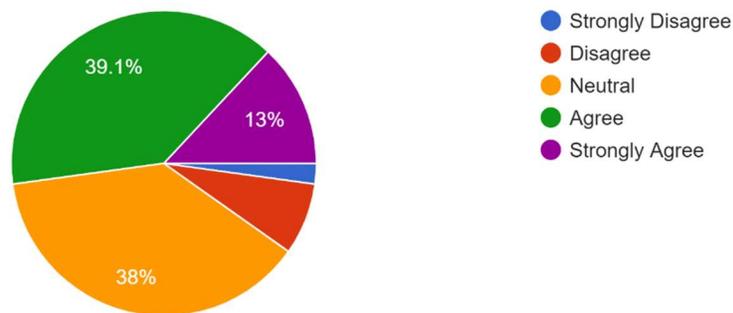
I don't know what TIF is.

Not sure what or where TIF district district is.

I am not aware of the TIF district in Roanoke.
Once again if the need is there it will take care of itself. No need to push or do it just cause.
Making Roanoke larger is only going to destroy it in the long run.
Unsure where the TIF district is located.
Attract options to hold onto our talented local young adults and attract outside talent, too.
Isn't this the function of free enterprise?
Didn't know Roanoke IN has a TIF district.

To what extent do you agree or disagree with the following statement: Improve the marketing of the town.

92 responses



Please provide any additional input that you have for the following statement:

Improve the marketing of the town. 13 responses

As in we need marketing, not that we're doing a great job
No need, if businesses want to form a coalition and market the town then fine but should not be a goal of government
Actually, Discover Roanoke is doing a pretty good job in my opinion. Perhaps, in addition to merchandising the town, some connections with commercial real estate brokers may be helpful.
The Chamber of Commerce and local businesses should handle all that, not the tax payers dollars.
Market to younger couples and families. There's a bunch of us in the neighborhood but we feel excluded because downtown feels like it's for rich business people.
The shops and businesses need to take ownership of the marketing.
We must already be doing a good job because we are well known
How do you maintain a small Town feel By encouraging more people to live here!!!!???
We don't want a tourist trap
Coordinate with Chamber.

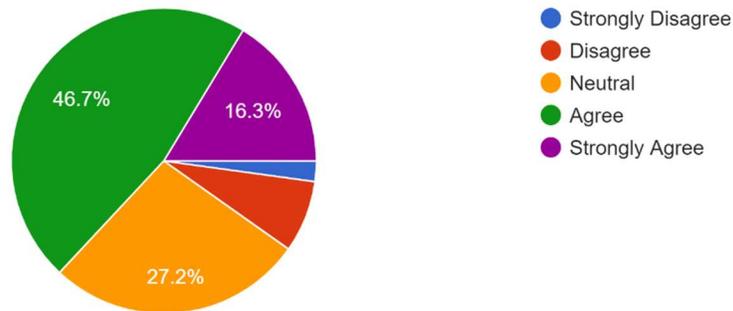
Continue to carefully communicate a cohesive message

I believe that if you do the proceeding steps we'll the marketing will take care of it self .

Visitors to Roanoke help bring money in and support small businesses which support local economy and make it more attractive to keeping families in the area.

To what extent do you agree or disagree with the following statement: Work with stakeholders to identify cost-effective methods of marketing the town of Roanoke.

92 responses



Please provide any additional input that you have for the following statement: Work with stakeholders to identify cost-effective methods of marketing the town of Roanoke. 7 responses

Prioritize this

Stakeholders? Shouldn't you say citizens or are you talking about the rich?

No need, if businesses want to form a coalition and market the town then fine but should not be a goal of government

Never hurts to do more if cost effective

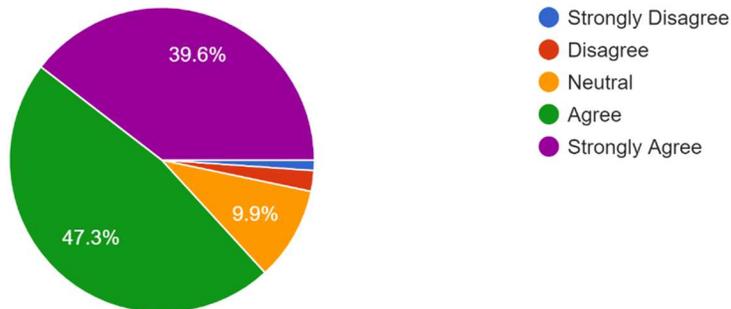
As long as it's done cost effectively and makes a positive impact on the community

Work with Chamber.

Targeting potential areas for signage on 69, Lafayette Center Road and 24. Preferably owned by the local organizations to reduce dependence on billboard rentals, etc. Continued social marketing strategies.

To what extent do you agree or disagree with the following statement: Build vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave.

91 responses



Please provide any additional input that you have for the following statement: Build vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave. 13 responses

The mural was a great start to creating an environment that is not sleepy to engage young people in staying

Yes but maintain affordability and independence vs higher taxes and controlling government

The Town is doing that now

As long as it is in a financial plan that will not add additional cost the current residents.

How about you start by not screwing over the people who live in and support the town currently. Who would want to live here the way things are ran and the way the town will pump sewer water in your home say sorry I didn't mean to and not pay a dime to repair the home! Get your priorities straight! How about you start there!

Need trails or paths connecting out to Arlington heights, posey hill, 850 if your adding to Roanoke village, seminary st to 1000. That way people can come in to town easy.

Enforce people parking on sidewalks, make side walks usable, and enforce grass mowing

We already have a community that people want to come to. If it isn't broke, don't fix it.

Expand the treatment plant so more homes can be built. Don't be afraid to raise taxes. Do what's right. Quit limiting growth.

While I agree, I am curious as to how this would be accomplished.

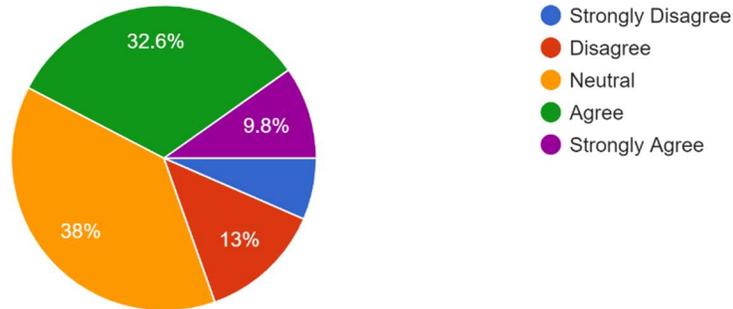
Young people are basically worthless and can gladly leave this town.

Each organization target inclusion of younger participants to add input opportunities and develop future leadership prospects.

How can the government of a town do this?

To what extent do you agree or disagree with the following statement: Roanoke should establish a residential housing development program.

92 responses



Please provide any additional input that you have for the following statement:

Roanoke should establish a residential housing development program. 17 responses

Like for low income housing? Because I bet people are against that. An HOA? What does this entail?

Would love more affordable housing.

You need business before you tax the crap out of more citizens

Not the role of government

Ideal Suburban Homes & other residential developers seem to be doing a pretty good job in this field.

Does this mean for existing housing or adding new? Don't we have enough?

The city shouldn't regulate what the people pay for amenities that people may or may not be able to have access to.

They need to be able to maintain what they have before growth! They clearly aren't doing a very good job!

I would need more info into what this is.

Several developers in area. Yea

This would highly depend on the form of the proposed program.

Housing is best developed by commercial builders, not government. Enhance existing water and sewer infrastructure to allow for additional home development.

Consider the New Urban concept.

Roanoke has great housing now.

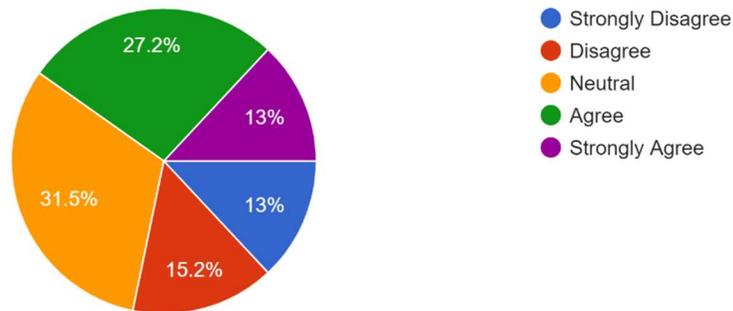
Isn't this the job of free enterprise?

This seems to be taking care of itself through private enterprise and I would leave that where it is.

The infrastructure has to be able to handle any development first.

To what extent do you agree or disagree with the following statement: The town of Roanoke should add additional housing to the town.

92 responses



Please provide any additional input that you have for the following statement: The town of Roanoke should add additional housing to the town. 30 responses

See above

Not the role of government

Couple of small additions with larger lots no more butter box houses or properties this is not fort wayne pick other builders other than Ideal who can create homes that fit the town

Infrastructure should first be addressed. In addition to the issue of state level compliance on sanitary waste disposal, the way other communities have annexed and developed areas which they do not have the capacity to provide adequate municipal services & traffic control, is deplorable.

Yes to housing, but not subdivisions. Old town city streets are better.

Additional housing should not be added until the development program is established and a plan is adopted.

Need a grocery store

Sewer infrastructure needs addressed before any more new construction.

That cant be done until the wastewater plant capacity is increased

The town should not bring in State funded housing.

I could argue both ways on this...

We don't need or want any more traffic or need to build bigger schools in the future.

Again they can't maintain the sewer system for the now they need to be able to support the current homes before growth!

I think there is room around the town to expand over the next 10+ years. Along 1000, along 850 and even 800.

No more people! Especially renters!!!

As long as it doesn't become saturated and it no longer feels like a small town

There are enough houses and housing additions in town. The costs of these are pushing out people who want to live here, but do not make a 6 figure salary. Decent people DO live in more affordable housing. I think it is insulting that some people in Roanoke insinuate that if you lived in the Roanoke Heights apartments or the trailer court you are trash. I lived in the Castle Hill trailer court for 15 yrs. I was raised there. I have never been arrested, I don't do drugs. I do not drink. This little town does discriminate in more ways than one. And getting rid of affordable housing to push them out is wrong, in my opinion.

This should be in the form of quality, affordable apartments do not need to be like Fort Wayne.

Already building more

Roanoke should be prepared for additional housing as the need arises.

Expand the treatment plant.

Residential growth is good if infrastructure is in place to support it.

Maybe replacing trailer parks with houses, and encouraging more single family housing instead of commercial housing.

Enough houses are here already. Small Town is what Roanoke is.

The town being involved in government funded housing is a very bad idea. The town should focus on rules and regulations regarding housing growth and expansion.

The town has adequate housing now.

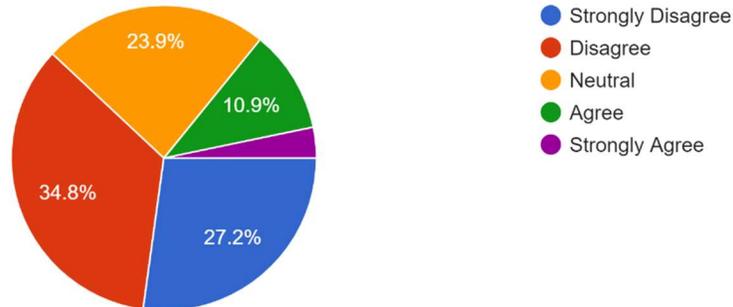
Let the market determine the added housing with Roanoke over site.

Again, small town, let's keep it that way.

Only if the infrastructure can handle it.

To what extent do you agree or disagree with the following statement: Roanoke should allow for higher density housing.

92 responses



Please provide any additional input that you have for the following statement:

Roanoke should allow for higher density housing. 19 responses

This needs to be written more clearly, like apartment buildings or codes to seem closer housing proximity as appropriate?

Houses being close together would lose that small town feel. Sub division would be good but apartment or home stacks on top of each other no.

With the electronic age less young people care about home maintenance.

Plenty of space here, no need for government involvement

Market rate apartment development! NOT reduction of lot size or minimum set back requirements.

If a need is identified through development of a housing plan, and the market shows support.

This would take away from small town feel.

Nope, higher density housing kills the feel of Roanoke.

I'm not spoofed to this within reason.

No rentals. Trailer park is a hotbed of crime and drugs. HELL NO

I'm not anti apartments however taking away from the feel of town shouldn't happen.

It is easy to put in an apartment building. But then charging over \$1000 a month for rent once again pushes out lower income residents.

We are a rural Town and should focus on low density housing.

As long as the zoning and infrastructure (roads and sidewalks) can accommodate.

Higher density housing has never resulted in a better community.

Higher could only mean apartments or condos. Single family homes are packed tightly enough.

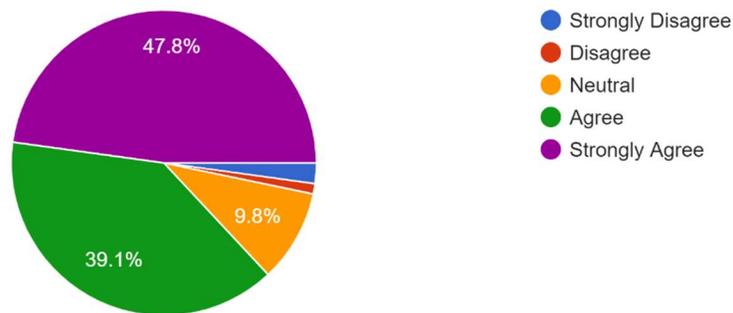
Higher density considered with an approach the benefits the town as the priority, rather than a situation that heavily favors the developers.

We do not want to ruin Roanoke higher density housing.

High density and small town do not go hand in hand.

To what extent do you agree or disagree with the following statement: Improve pedestrian safety and walkability.

92 responses



Please provide any additional input that you have for the following statement:

Improve pedestrian safety and walkability. 23 responses

As a parent with a child with physical disabilities, this needs to be addressed throughout the town, not just on Main St. Widen the walking bridge for wheelchair and walker accessibility ASAP and prioritize the town's commitment to FIXING THE LUMPY SIDEWALKS ON 4TH

Maybe have a police officer walking patrol down town instead of driving around the city of huntington so vehicles stop at the stop signs and not impede pedestrians who have the right of way.

Yes but all these golf carts don't need to be on public roads, this is out of control

Appears that much has already been accomplished here.

Sidewalks are uneven and hard to push a stroller on. People place trash cans, park cars, ext on side walks.

I feel like it is pretty good now.

As long as it's in the budget.

Lots of areas need worm

Maintain sidewalks. We love walking around town and as long as there's no trip hazards I think everything there is top notch.

People keep parking on sidewalks! Especially on Posey hill!

People seem to do okay walking past my house day and night.

This is a must along Seminary going north out of town.

Have been working on this with the new sidewalks

We also could add bicycle lanes and trails.

TRAILS

Good example...Roanoke Village sidewalks - wide, smooth, great for walking (also new sidewalks on Commercial Street, Seminary Street).

No new sidewalks are needed. Repair of existing sidewalks is mandatory.

Trails and sidewalks are very much in need in the Roanoke community.

More trails and safer sidewalks

Further identify areas that need attention in terms of sidewalk repair/ enhancement/ extension.

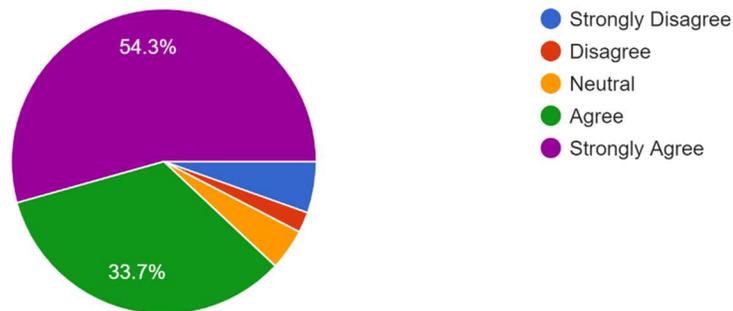
The new sidewalks have made walking about with dogs or children very dangerous. PLEASE stop building "new" sidewalks against the road. It has greatly increased my stress levels when walking our dogs or taking my children out. I don't feel my kids can ride their bikes down Seminary for fear that they might lose control on the hill and run into the road in front of a speeding car.

The town used to offer a partial reimbursement for sidewalk maintenance and repair to encourage homeowners to keep their sidewalks safe. This should be funded again.

Helps with goal improving health and minimizes death and injuries.

To what extent do you agree or disagree with the following statement: Improve pedestrian safety and walkability by constructing new and repairing existing sidewalks.

92 responses



Please provide any additional input that you have for the following statement:

Improve pedestrian safety and walkability by constructing new and repairing existing sidewalks. 18 responses

Thank you for addressing that.

And maybe joining Fort Wayne River Walk way system.

Remove trees in the easement that are causing sidewalks to buckle

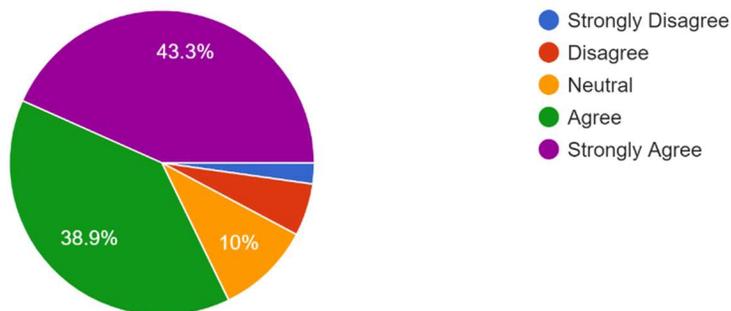
You must maintain infrastructure
 As long as it's financially responsible.
 Again they should pay for damages they have caused to homeowners before replacing things that don't need repaired!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Definitely need to add sidewalks and even paths around the town
 People keep parking on sidewalks! Especially on Posey hill!
 Once again, if it isn't broke, don't fix it. If a sidewalk need replaced, then by all means replace it. But don't go around trying to find reasons to spend our tax dollars.
 Several sidewalks on Main Street, south of Vine are in serious disrepair.

YES

Portions of some sidewalks in the "older" downtown residential portion of Roanoke are not safe for pedestrians.
 No new sidewalks are needed. Repair of existing sidewalks is mandatory.
 Please repair sidewalks on third and 4th Street. Add a sidewalk on 8th street
 Consider reinstating grants to partner with land owners to encourage improvements.
 All sidewalks in town should have a strip of grass isolating them from the road for safety and for snow shoveling purposes.
 Repair the old ones, yes, but STOP with the extra-wide sidewalks that take up half the drivable room on the road. It's not improving parking, and it's making it more dangerous for kids to actually go walking than it was before. You're encouraging reckless drivers.
 See above.

To what extent do you agree or disagree with the following statement: Improve walkability and connectivity.
 90 responses



Please provide any additional input that you have for the following statement:
 Improve walkability and connectivity. 14 responses

If you want to be accessible, the kids in the trailer park on Posey Hill always walk in the street. Not only is that dangerous but it makes the town look like we don't value everyone.

Town isn't big enough to waste taxpayer money

Yes there are a few areas where sidewalks should be added

I feel like you guys have done a great job of doing this already! Thank you!

As long as financially responsible.

People keep parking on sidewalks!

People in Roanoke Village could walk around their own addition, but they choose to walk downtown. Which is fine. So they have no problems getting to their destinations and home again on foot.

Get sidewalks in neighborhoods before building trails

Not sure connectivity is an issue

Trails are a great idea as long as land owners' rights are respected.

Create multi use trail around perimeter of park

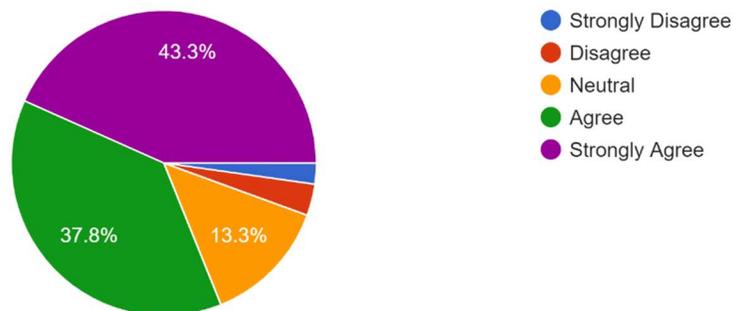
Initiate discussions with HARTA, Little River Wetlands, and other local entities to collaborate toward connectivity to broader scale initiatives

Connectivity should include connecting to current trail systems.

Yes. I prove the walkability. But NOT the way you have been doing it. Speeding cars and no buffer between pedestrians and the road is NOT an improvement.

To what extent do you agree or disagree with the following statement: Roanoke should prioritize repairing existing sidewalks and adding new sidewalks.

90 responses



Please provide any additional input that you have for the following statement:
 Roanoke should prioritize repairing existing sidewalks and adding new sidewalks.¹²

responses

Seriously this needs to be priority #1, I've also seen several other kids with disabilities at the park that would benefit from more appropriate access to materials

Makes sense

Adding needed sidewalks where they do not currently exist should be first priority, as long as safety of existing walks is not an issue.

If we have the money...yes.

Again they should pay back homeowners who's property they damaged before fixing things that don't need fix!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

People keep parking on sidewalks!

Roanoke does not need more sidewalks.

Repairing existing

Sidewalk repair should be considered. New sidewalks are not needed.

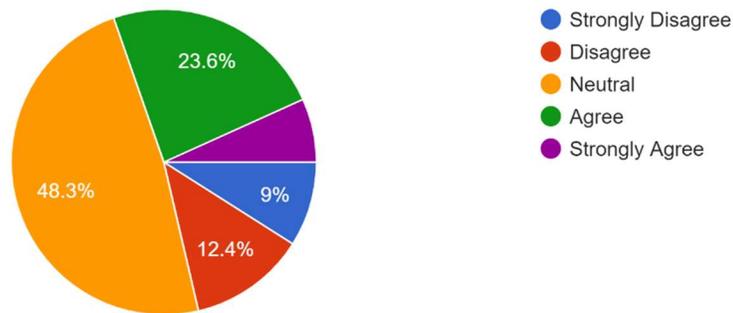
One of the town's key strengths is that it is a walkable community. The isolation from the state highway helps. Continue to build on this feature.

Repair the existing ones. Stop making them wider. Stop putting in more.

Again, partner with homeowners to aid in financial cost of repair.

To what extent do you agree or disagree with the following statement: Support improved commuter services.

89 responses



Please provide any additional input that you have for the following statement:

Support improved commuter services. 12 responses

Like bike lanes

Not the role of government in a small town.

Gas prices arent going down any time soon, and the drive to fort wayne or Huntington is expensive.

If this is a major need in our community I am unaware of it. I feel like funding could best be used elsewhere at this time based on that.

Transportation is American as Apple pie, if people want to get from point A to B there are options even if they don't drive, this shouldn't be the governments job to provide travel.

they can't afford to maintain public safety but they want to do this?

This is available at the county level, I believe for rides to dr appts and such.

Nobody will use them. Don't waste the time.

This would depend on the form the initiative would take.

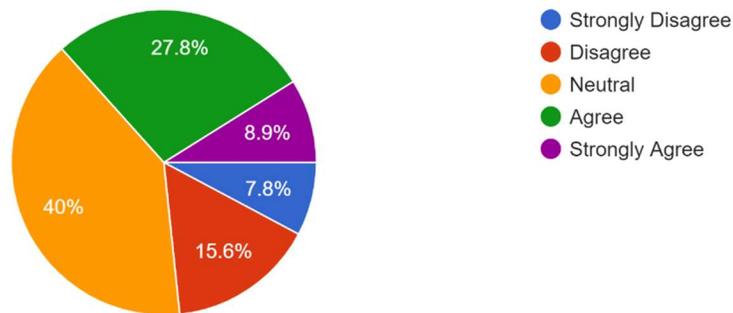
An interurban train system connecting Fort Wayne and Huntington would be nice.

Support Huntington County transportation venues

You can't keep a small town feel and want a large city commuter service.

To what extent do you agree or disagree with the following statement: Support additional options for residents to access rides for those who do not have access to an automobile.

90 responses



Please provide any additional input that you have for the following statement: Support additional options for residents to access rides for those who do not have access to an automobile. 12 responses

Like HAT for Roanoke? I'm on board

Not the role of government in a small town.

Might this include subsidizing responsible private firms?

Encourage and, where applicable, support private enterprise ride access.

Not encouraging more low income people to the town- or you will have another Fort Wayne.

There are options already no need to overstep with the government.

they can't afford to maintain public safety but they want to do this?

Alot of old Residents or some that can afford vehicle. Take care of everyone.

Very few people will use it. Will become a nightmare to manage.

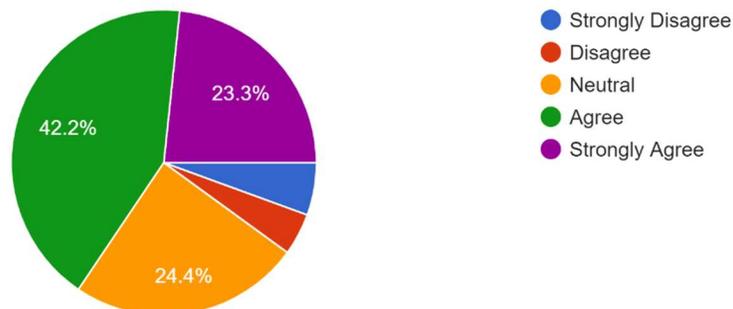
I don't think we have enough demand to justify a bus system. Taxis are available.

Are you proposing a bus system?

Roanoke isn't big enough to be concerned with Public transit. I would leave this to private enterprise.

To what extent do you agree or disagree with the following statement: Ensure the safety of golf cart operators and occupants.

90 responses



Please provide any additional input that you have for the following statement: Ensure the safety of golf cart operators and occupants. 11 responses

Yeah y'all need to have more strict rules for people hauling kids around. Dangerous and inappropriate

Get rid of golf carts, they are a nuisance.

Golf cart operators are responsible for their own safety. How do you even ensure golf cart operators and occupants safety?

This doesn't seem like an issue to me but maybe it is?

Why do we allow golf carts? We don't have a course. It doesn't make sense.

Alot of underage operators

Absolutely. I have these carts drive by my home every day when it is warm. I am just waiting for a child or an adult to get hurt, because they aren't always seated or paying attention.

Watch number of occupants in golf cart..seatbts for under 12.

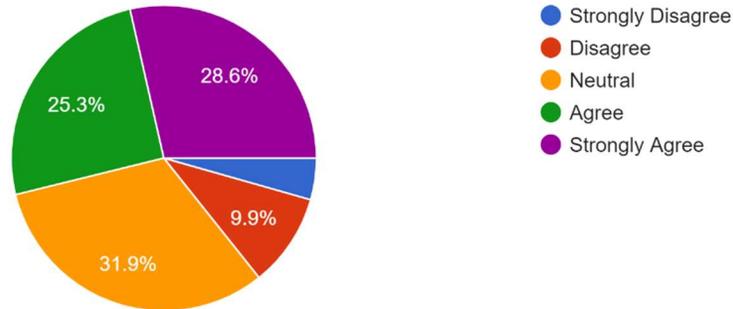
Impossible to ensure. They are vehicles on the road. If ALL motorists obey laws, shouldn't be an issue.

Golf carts should follow the same rules of the road that bicycles follow. Presently they are somewhat of a nuisance.

Golf carts need to have seat belts worn by all on the golf carts.

To what extent do you agree or disagree with the following statement: Improve the regulation of golf cart operators.

91 responses



Please provide any additional input that you have for the following statement:
Improve the regulation of golf cart operators. 15 responses

If your driving on the road with other. Whiles you should have a driver's license or be 16+ years old

Get rid of golf carts, they are a nuisance.

Golf carts are great for our town and should be encouraged.

As long as this can be enforced.

Regulate as in don't allow anymore.

I think it's great for people to be allowed to drive golf carts around town.

Alot of underage operators

Yes. We have rules to driving a vehicle. They should have rules for operating their carts. The chances of injuries are just as high in a golf cart when they are on the road with vehicles.

This is currently an issue of unsafe operation in our community

Not sure what they are but should have light & seats belts for kiddos.

Enforce licensing and permitting by Marshall.

So as not to impede the flow of vehicular traffic

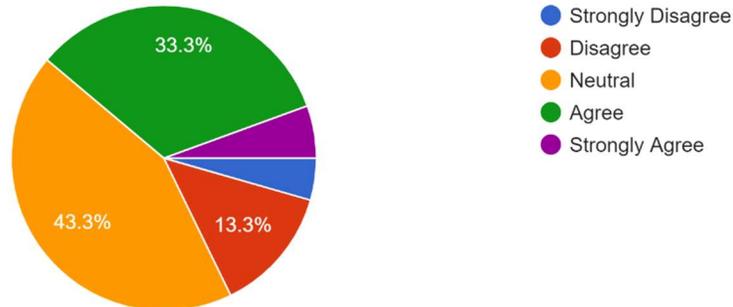
Need to have a drivers license and insurance coverage.

Make them get off the roads. They are not cars.

I don't have a golf cart, so I'm not sure what our current rules are, but there should definitely be a minimum age and if it is someone younger than a licensed driver, they should never be allowed to drive the cart on the street without an adult on board.

To what extent do you agree or disagree with the following statement: Better identify transportation needs

90 responses



Please provide any additional input that you have for the following statement: Better identify transportation needs. 8 responses

Older people too

Town isn't big enough for a bus route. And no stores to frequent by the citizens

Not sure there are any

Not sure what exactly this evolves to vague.

Bikes and golf carts

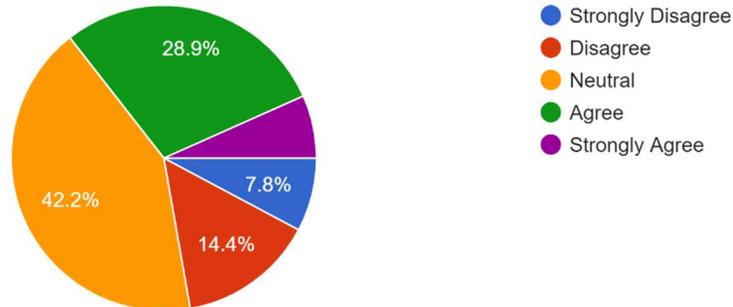
A poor job of this has been done so far as evidenced by the most recent changes to Seminary Street. The only thing those changes accomplished were to allow people to speed through a residential neighborhood. Not safe or good!

Yet again, small town, municipal transportation isn't where we need to focus.

Roanoke is too small to get involved with this item!

To what extent do you agree or disagree with the following statement: Complete a local transportation plan within the next 5 years.

90 responses



Please provide any additional input that you have for the following statement:
Complete a local transportation plan within the next 5 years. 10 responses

Not sure it is necessary

Roanoke Shuttle/Trolley service?

If this would help with traffic speeds on 24 near 900

Not a clue how you would do this. Traffic has already increased thanks to marketing the town. Goodbye small town feel. Kids can't ride bikes on the street anymore.

As long as people know about it and can voice their opinions before anything would go into effect.

Not sure what exactly this evolves to vague.

Much bigger issues to tackle. Everybody drives.

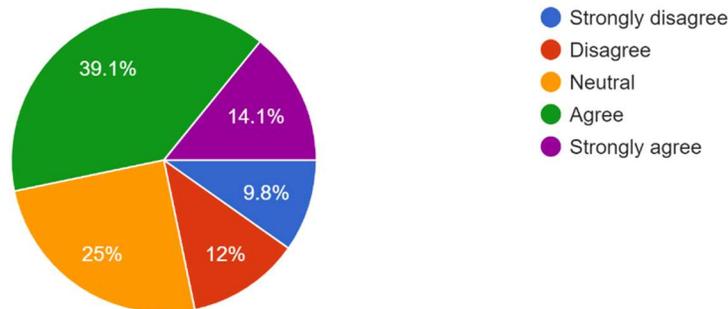
I have no confidence that our current town government is qualified to do so, or cares to hear from residents on the streets affected by any such plan.

WHAT is a local transportation plan?

See above.

To what extent do you agree or disagree with the following statement: Roanoke should add additional parking near downtown.

92 responses



Please provide any additional input that you have for the following statement:
Roanoke should add additional parking near downtown. 19 responses

This would be great for the folks coming in for parades, fireworks, avoid parking in private drives
Maybe a small lot and more parking on streets but they small town feel means getting out of your cars and walking. Slowing down and taking it all in.

Where?

As business grows there will be a need for parking

Maybe provide transportation to shops from a more remote or overflow parking site?

Parking is great for bringing fort wayne and Huntington to the area. Residents would love to walk or ride a bike.

The small town charm may be disrupted by additional lots

There is no where downtown to do this.

This would be nice but I'm not sure where it would be

Agree but where? There is no place to do that.

However shouldn't take away from the ability to walk around and enjoy down town.

Agree. It is annoying to have to go to the post office and the lot being full due to a function in town. Also, why can't events be held at the park instead of on Main Street? There is plenty of parking at the park.

Where? People can park on side streets. Walk a couple blocks see more of town.

Plenty available in outlying lots.

Parking on residential streets should be adequate.

This might be possible, but please do so in such a way that town does not turn into a "concrete jungle". Integration of parking lots with trees would help.

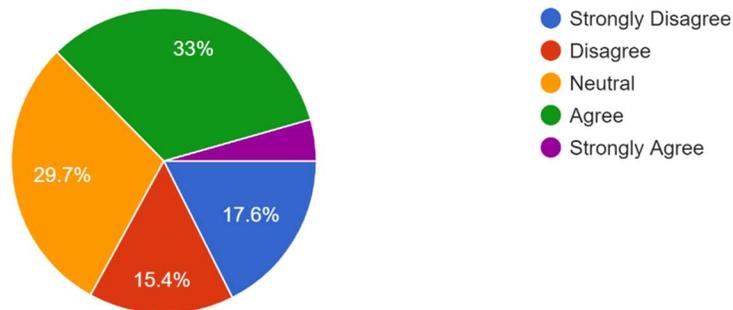
Aesthetics plus signage

Where!?!?!?

Every town has problems with additional parking. Maybe Roanoke can work with existing businesses to identify the availability of the business parking lots to be used for events downtown.

To what extent do you agree or disagree with the following statement: Roanoke should add electric vehicle charging stations in public parking areas.

91 responses



Please provide any additional input that you have for the following statement:
Roanoke should add electric vehicle charging stations in public parking areas.17

responses

Maybe 10 year goal

Not sure this is the role of government unless obtained at no local cost

Might be nice. If it is cost efficient for the town

Unless the town can profit from electric charging fees. It should not be responsible for providing charging areas.

As long as they are not the fast charge station.

Who pays for that? As a resident, I don't expect to absorb the cost of gas or electric cars owned by others as far as how they're powered.

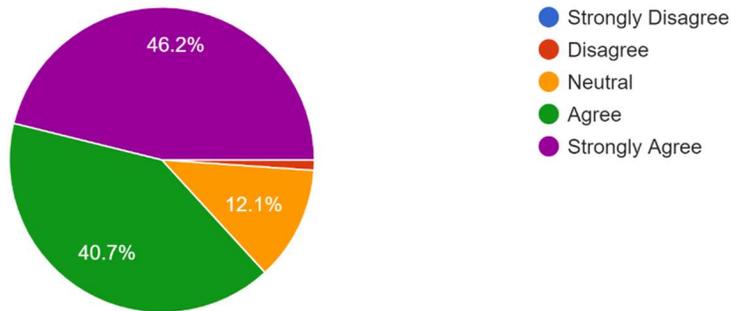
let market demand decide

Oh for shits sake.

Should this be an option yes. However it shouldn't be just for electric vehicles. There shouldn't be electric vehicle parking only even if there's a charger, parking should be for everyone. If an electric charging business wants to build electric charging only parking then that's the only way there should be electric only parking. Otherwise I feel it's discriminatory for the government to do so since they are supposed to provide for all.

I know people have so maybe 2 at most.
These charging stations should be metered; not free.
In outlying lots.
A few perhaps, who pays for the electricity and installation cost?
Consider grant options
As long as it is not free charging payed for by the town .
Who is paying for this? You know that every parking spot you convert is another one where regular cars, owned by regular people who cannot afford snazzy electric cars, cannot park, right?
Something Roanoke shouldn't get involved in. The private sector should handle that. There aren't any gas stations in public parking areas.

To what extent do you agree or disagree with the following statement: Support local agriculture.
91 responses



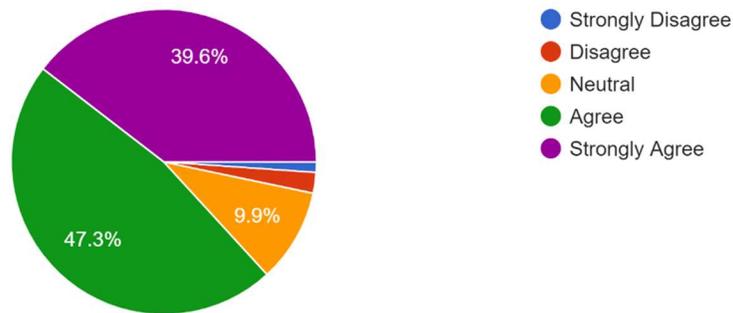
Please provide any additional input that you have for the following statement:
Support local agriculture. 9 responses

Please don't make it a thing to have tractors on local roads, it's already too tight. But yes farmers market
Support our farmers are a big part of our community and small town appeal.
I'm fine with farmer's markets and such but not role if government beyond that
Even though most of the local farmers don't live in town they all support the community.
As long as this doesn't involve more spraying of cancer causing chemicals in pit air
Backbone of America they do so much all ready with so little and so many obstacles they deserve help from everyone.
Roanoke was and is a farm town. As it should remain!
Ordinances should be homestead friendly, allowing residents to grow and raise food as long as it does not cause hardship to neighbors.

Build on a strong basis of ag along with an opportunity to expand awareness of smaller producers/ goods. Consider market opportunities.

To what extent do you agree or disagree with the following statement: Provide a welcoming environment to agricultural operators and businesses.

91 responses



Please provide any additional input that you have for the following statement: Provide a welcoming environment to agricultural operators and businesses. 9 responses

Just not super farms, like industrial pig farms.

We should provide a welcoming environment to everyone, not just agricultural operators and businesses.

A traffic plan should, to the extent consistent with state law, limit the width of farm equipment on town streets.

Without farmers we cannot eat they need all of our support.

This is why I'm anti charging parking spots only provided by government, very few farmers would have electric cars however they have as much need to come into town and park as then.

We are a farming community. NOT Aboite 2.0.

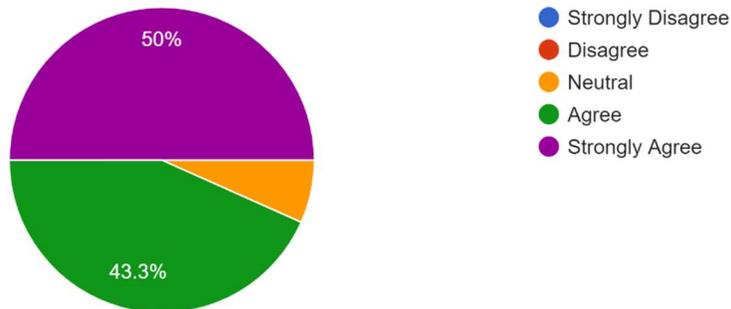
Small operators and businesses are preferred to large scal commercial operations.

Not sure what this questions means, plow up main street and plant corn? Farming is and should be outside of the town limits and planning areas.

Agriculture is already part of the town's heritage/ economy. The town can become a larger promoter of this niche (more easily than a larger town such as Fort Wayne).

To what extent do you agree or disagree with the following statement: Protect natural resources and the public.

90 responses



Please provide any additional input that you have for the following statement: Protect natural resources and the public. 7 responses

Of course

I'm somewhat hesitant concerning the breadth of this question. I would oppose environmental extremism. Anyone wishing to limit residential consumption of natural gas should move to California.

As long as it's not detrimental to people and their lives.

Silly question. Who is against this?

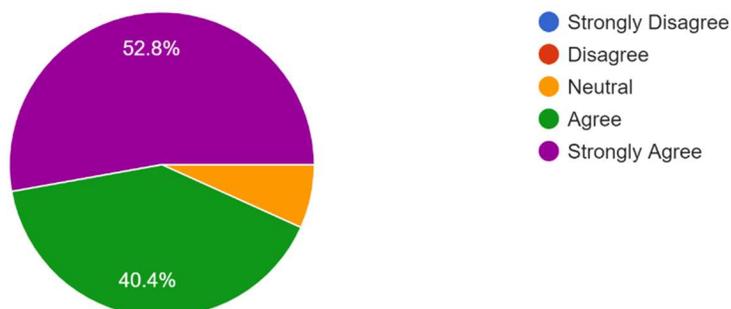
Identify the key natural resources (including historic elements)

These questions are all so vague. How? How can I agree or disagree with such vague goals?

Define protection and how you plan on doing so.

To what extent do you agree or disagree with the following statement: Protect the community's natural resources and ensure public health, welfare, and safety.

89 responses



Please provide any additional input that you have for the following statement: Protect the community's natural resources and ensure public health, welfare, and safety.⁵

responses

Of course

We should already be doing this based upon guidelines given to us by the state.

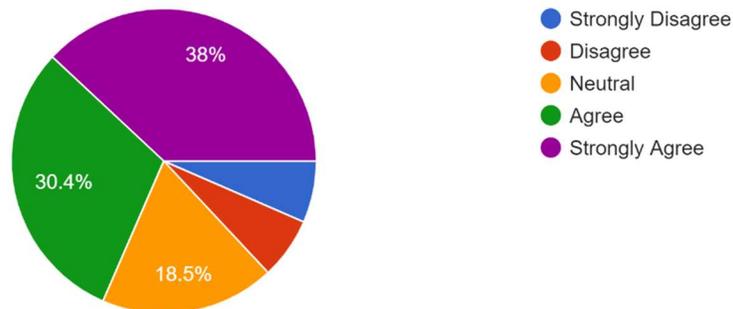
Silly

This needs more explanation.

DEFINE PROTECTION AND SAFETY. STOP BEING WISHY-WASHY WITH YOU TERMINOLOGY.

To what extent do you agree or disagree with the following statement: Roanoke's trails should be further developed and connected to regional trails.

92 responses



Please provide any additional input that you have for the following statement: Roanoke's trails should be further developed and connected to regional trails.²⁴

responses

WALKING TRAILS?!?

I think this is a great idea

Feasibility may be an issue

Trails are important and can entice people to relocate, but I do not think current trails are close enough to connect, or (if they are) are not advertised well enough that I know of them.

Regional trails should be state and federal projects.

I would LOVE for this to happen. To be able to ride my bike on a path rather than on a road would be FANTASTIC!!!

As long as the regional trails give us an incentive to do this.

Again pay back homeowners who homes to damaged first!!!!!! It's ridiculous!!!!!!!

Young and old like to get outside with their families!!

As long as it doesn't take away from other more widely used funds from something else. Not everyone would use trails, so keep that in mind.

We have trails?

We do not need to be connected to Fort Waynes trail system. When we were kids, we had no problem walking through the woods in the park without a marked trail. Leave it alone.

Plenty of sidewalks in town & additions.

This would be a big plus for attracting new residents.

Roanoke has no trails. Let's create some first.

This would be wonderful as long as land owners' property rights are respected.

Roanoke needs a trail. Around park, up posey hill, along river, to school

Roanoke has NO trails to connect with others. Let's get those established before concerning with connecting with Fort Wayne and Huntington.

Roanoke is close to Southwest Fort Wayne. That area has many trails that also connect to other areas of Fort Wayne. Have trails that connect will provide safer biking, walking, and running areas.

Create a river front development district along the tributaries in and around Roanoke similar to what Auburn has done this will open up a lot of development an funding possibilities in all directions. We have one section of river walk on the east side of us24. I've got the PDF file on what Auburn has done. Thx Kyle Kitt

HARTA, Little River Weland, etc

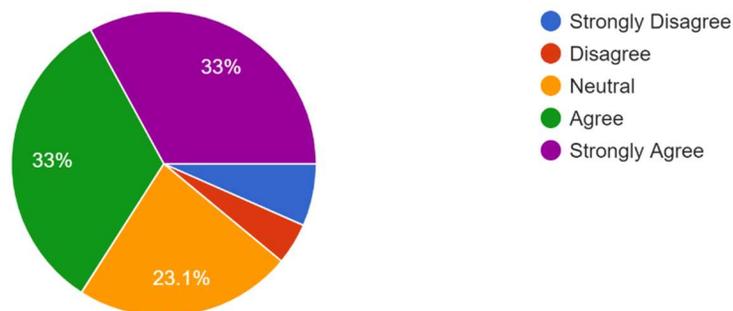
This is a great idea and would be used a lot.

Especially hiking/biking. Currently it requires roughly 10 miles of county road travel to reach the nearest part of the Fort Wayne trails and nearly the same to connect with Huntington.

Not sure it would be cost effective.

To what extent do you agree or disagree with the following statement: Increase recreational opportunities for residents to utilize in the floodplain east of US 24.

91 responses



Please provide any additional input that you have for the following statement:
Increase recreational opportunities for residents to utilize in the floodplain east of US

24.18 responses

Community pool like Columbia City's?!?!

Possibly if there is a way to better utilize space with development that doesn't create additional flooding issues

To the extent improvements do not reduce the retention pond the area now provides. Groundwater retention by upstream wetlands such as Eagle Marsh, has enhanced drainage of Roanoke area streams into Little River and immensely reduced potential flooding of the town and surrounding lands.

The only areas that the town owns east of 24 in the floodplain are currently a shooting range for the police and a sewage treatment plant and the town garage. I'm not sure how you could utilize any of this for recreational purposes.

Put in a dirt bike or mountain bike trail!

I'm not informed on this issue...but interested.

Again pay back homeowners who's property you damaged first!!!!!!!!!!!!!!!

Why not, it's not being used for anything else.

If there are plans to move that flood plan somewhere else, yes however to just allow people to build where it could flood seems as smart as having New Orleans where it is.

Dog park?

It is farm ground and is well utilized. If a private entity wants to try something there, let them. The Town shouldn't waste any time or resources there.

Trail, bike path

A lake in the flood plain is pretty stupid. It would serve no purpose to flood control within Roanoke city limits. Why eliminate agri business?

Call me Kyle Kitt 260-358-7713

Will involve vision, but beyond a healthy lifestyle implications, would serve as a welcome and inviting entry into the community off the major corridors

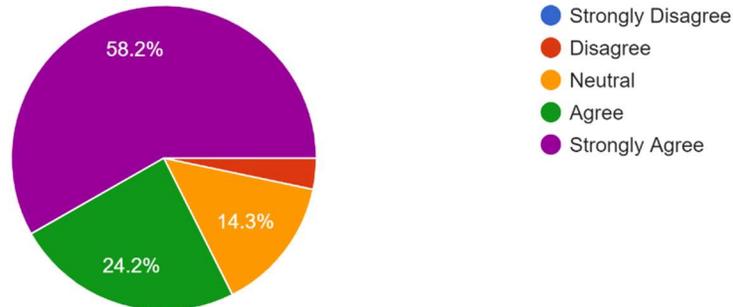
Roanoke's large lagoon is a beautiful lake and IDEM should not be allowed to destroy it.

What sort of opportunities are you talking about here?

A safe way to cross 24 would be essential in this plan.

To what extent do you agree or disagree with the following statement: Ensure that the community has access to high-quality and affordable broadband.

91 responses



Please provide any additional input that you have for the following statement: Ensure that the community has access to high-quality and affordable broadband. 14 responses

And the surrounding area, we were on 800 just outside of borders prior to moving in town and my lanta, the internet...

This already exists and isn't the role of government other than maybe the library

Take optimum advantage of governmental grants available to rural communities to foster enhancement of connectivity.

TWN is amazing. We just got signed up and love them. Prior to them we only had 2 options of frontier or dish.

The community already has access from multiple providers

We work from home so this would be great.

At this day and age it is almost impossible to live without access to Internet. And we should all have access.

The community shouldn't be providing, allow the market to dictate where things are needed capitalism will bring down cost.

We have comcast, frontier, and Metronet. We are good except outside of town

REMC is already doing this. Within Town limits, residents have choices. Don't waste time and energy on things already happening.

We already do.

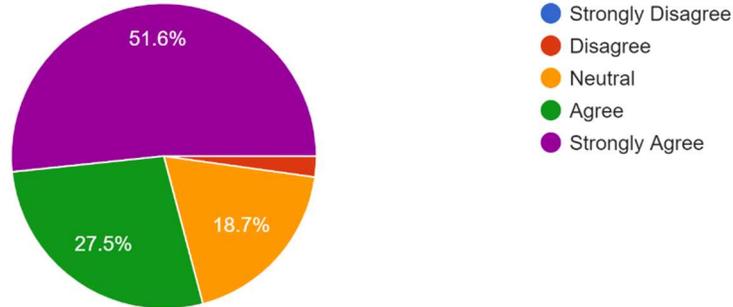
Please define your terminology.

More and more people work from home. Internet access in Roanoke is abysmal.

We already have high quality and affordable broadband access.

To what extent do you agree or disagree with the following statement: Signal to broadband providers and other stakeholders that the community is committed to providing high-quality and affordable broadband to residents and visitors.

91 responses



Please provide any additional input that you have for the following statement: Signal to broadband providers and other stakeholders that the community is committed to providing high-quality and affordable broadband to residents and visitors.

Why?

This is almost a requirement at this stage of life.

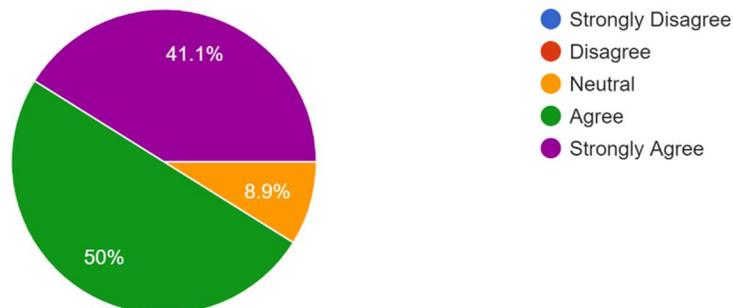
They already know it.

Roanoke has several broadband providers, Comcast, Metronet, Verizon and others.

What does this mean???

To what extent do you agree or disagree with the following statement: Preserve historic and archaeological resources.

90 responses



Please provide any additional input that you have for the following statement:

Preserve historic and archaeological resources. 9 responses

Always

This is great, but does need to be balanced with bringing in businesses.

We must preserve our past.

My family is one of the early families here (Zents)...the history of our town is very important.

Fire and police need better resources to protect these. Aka new building and any other equipment to aid the public health

Our heritage is part of our culture. Please preserve it.

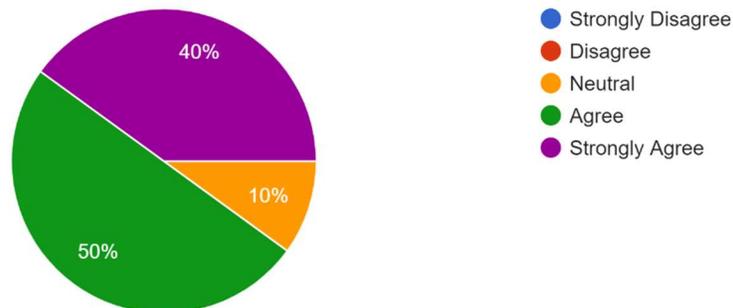
What resources? What of historical significance still exists?

The canal and Native American items are significant treasurers.

What historic and archeological resources?

To what extent do you agree or disagree with the following statement: Protect the community's historic and archaeological resources.

90 responses



Please provide any additional input that you have for the following statement: Protect the community's historic and archaeological resources. 6 responses

Yes

Develop a program with input of major stakeholders of downtown real estate. Most have demonstrated a willingness to engage in facade restoration while repurposing former store buildings. It appears that restoration of historic or architecturally significant homes has succeeded in neighborhood revival & sought after occupancy in other communities, e.g., North Central Indianapolis and West Central Fort Wayne. LUV IT!

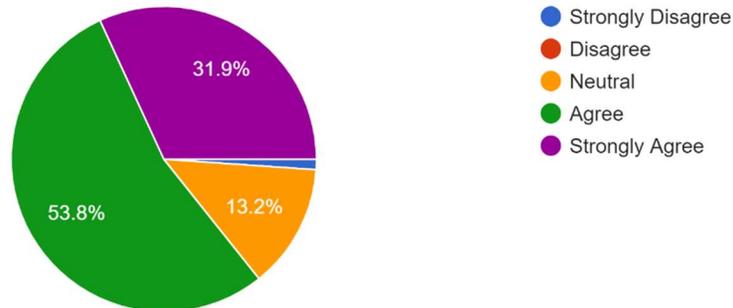
We must preserve our past.

Absolutely! It is part of our history and should be preserved!

Work with museum to identify and mark historical uses of downtown buildings, businesses, and homes. Add historical markers throughout downtown, better tell the story of Roanoke
What is left to preserve?

To what extent do you agree or disagree with the following statement: Protect people and places through hazard mitigation and emergency management planning.

91 responses



Please provide any additional input that you have for the following statement: Protect people and places through hazard mitigation and emergency management planning.
6 responses

And what's the plan should something ever happen at the school??

Safety is job 1

This should be something that is already done.

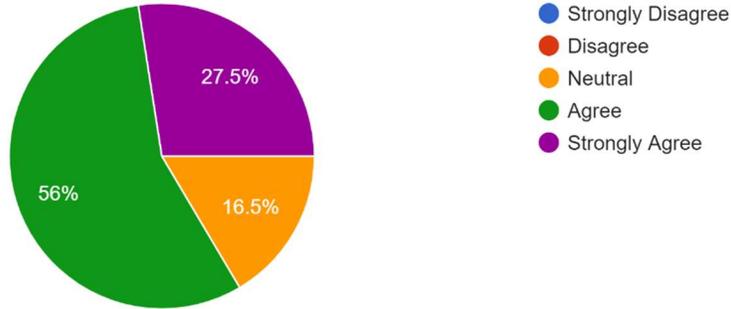
With the Hunt Co EMA

Need to do flood planning in downtown Roanoke.

What. Do. You. Mean. Give me examples.

To what extent do you agree or disagree with the following statement: Educate and encourage residents and organizations on community emergency preparedness.

91 responses

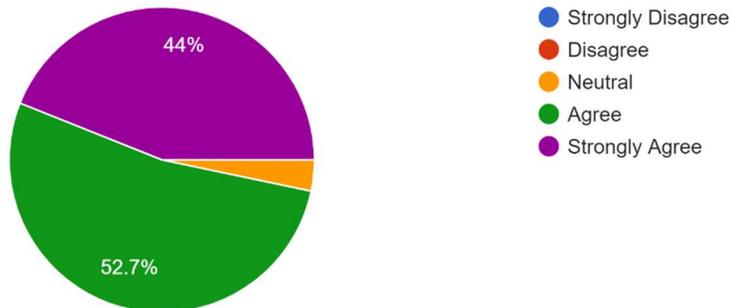


Please provide any additional input that you have for the following statement: Educate and encourage residents and organizations on community emergency preparedness. 1 response

With the Hunt Co EMA

To what extent do you agree or disagree with the following statement: Notify residents of natural and man-made disasters.

91 responses



Please provide any additional input that you have for the following statement: Notify residents of natural and man-made disasters. 4 responses

In this age of social media and internet, word spreads pretty fast.

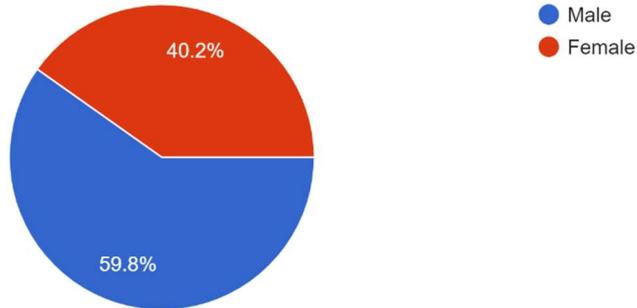
Not the Town's role - EMA already does this

ALREADY HAVE SIREN

Does Roanoke have a Tornado siren? If so, I have never heard it or it being tested.

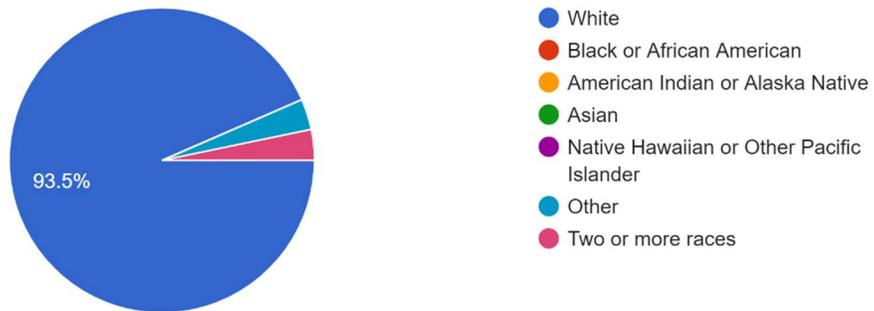
What is your gender?

92 responses



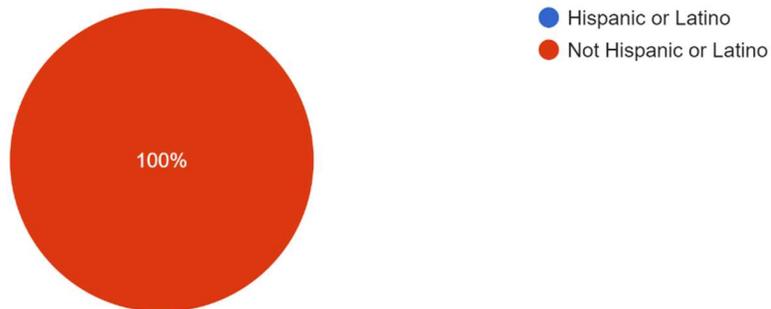
What is your race?

92 responses



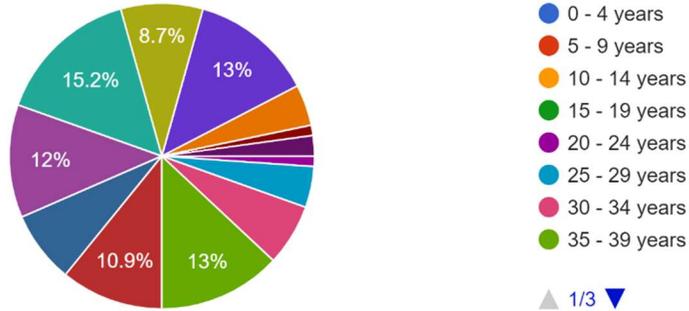
What is your ethnicity?

88 responses



What is your age? (We understand that it's slightly absurd to ask a respondent if they are 0-4 years, 5-9 years, or even 10-14 years old. How many peop...age of respondents to the age of town residents.)

92 responses



What is the highest degree or level of school that you have completed?

91 responses



Town of Roanoke
 Comprehensive Plan Workshop and Public Hearing
 February 7, 2023

(Results)

Please rate the following statements on a scale of 1 to 5 with 1 being strongly disagree, 2 being disagree, 3 being neutral, 4 being agree, and 5 being strongly agree.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that the Zoning Code serves the needs of the community.	Ensure that available zoning districts serve the needs of the community.	In collaboration with the Huntington County DCD, periodically review the zoning districts to ensure they continue to serve the Town, its residents, and stakeholders.

Rating: 1 2 3 4 5 **(Average Score 3.86)**

Comments:

- Village zoning
- Historical district, residential district, business district, TIFF district
- Zoning to ensure large organizations (Walmart, Dunkin, etc.) are restricted or have to abide by appearance/character

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that the Town has adequate room to grow.	Encourage growth of the Town's area through voluntary annexation.	In collaboration with Town Counsel, local property owners, developers, and other stakeholders, identify areas that may be amenable to voluntary annexation.

Rating: 1 2 3 4 5 **(Average Score 3.86)**

Comments:

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Ensure that new commercial construction meets established architectural standards.	Identify standards for new development that ensure any new commercial structures align with the fabric of the community.	Establish architectural standards and form a committee appointed by the Town Council that will review plans and specifications to ensure the standards are met with new commercial construction.

Rating: 1 2 3 4 5 **(Average Score 3.92)**

Comments:

- Some level of ordinance to maintain the charm of Roanoke with new developments.
- Crucial

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Support and enhance the Town's culture.	Maintain Roanoke's small-town feel.	Continue to support the places, spaces, organizations, and events that give Roanoke its unique identity.

Rating: 1 2 3 4 5 **(Average Score 4.36)**

Comments:

- Establish a committee to plan or seek out businesses that residents and community would like to have join the Roanoke Business Community. Committee would help keep Roanoke unique and quaint.

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Address wastewater lagoon contamination.	Reduce contamination in the wastewater lagoon to acceptable levels of tolerance.	In collaboration with IDEM and an engineering firm, identify methods to reduce contamination. Investigate funding sources, such as OCRA or IDEM, to assist with this effort.

Rating: 1 2 3 4 5 **(Average Score 4.43)**

Comments:

<i>GOAL</i>	<i>OBJECTIVE</i>	<i>STRATEGY</i>
Improve pedestrian safety and walkability.	Improve pedestrian safety and walkability by constructing new and repairing existing sidewalks.	Enforce existing ordinances concerning sidewalks and identify state and/or federal funding to construct new and repair existing sidewalks.

Rating: 1 2 3 4 5 **(Average Score 4.46)**

Comments:

- Bricks around trees lining Main Street are buckled. This is a big trip hazard.

What do you like best about the Town of Roanoke?

- The small town feel. Walkability.
- Small-town charm.
- Quaint downtown buildings with an appealing aesthetic that is cohesive throughout the town.
- Clean, well-maintained small-town feel.
- Friendly people, great businesses, fun place to live.
- It's small-town charm, events, shops, and restaurants.
- Small-town feel.
- Small-town atmosphere, no one is a stranger.
- The culture of a small town with proximity to the amenities of Fort Wayne.
- Cooperation between neighborhoods.
- Small town that represents "small town USA/Indiana".
- Retail tourism offerings that still preserves the historic aspects of Roanoke.

If you could add something to the Town, or change something about the Town, what would it be?

- Repair existing sidewalks that need repaired.
- Grocery store.
- Hardware store.
- More parking.
- Comprehensive plan for businesses needed.
- Better appeal on 24 corridor. Strong vision for which growth can occur while protecting its appeal, culture, and value. Not really a change as much as heading off things that need to be changed in the future.
- New fire station, park improvements, trails, Highway 24 entrance appeal.
- Improve parks.
- We would like more access to daycares and market.
- A grocery store would be nice, but I understand it would be difficult to sustain and make money for the owner – too small of a community, prices would be high.
- Greenway/bike path connection to Fort Wayne Trails.
- Larger/prominent gateway signage.
- Grocery store.
- Acreage requirements needed.
- Upgrade and make changes to the park.