

COMPREHENSIVE PLAN
FOR THE
TOWN OF DILLSBORO
INDIANA



SPRING 2007

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We would like to extend our thanks to following people and organizations that helped to make the Dillsboro Comprehensive Planning process for the Town of Dillsboro a success. Many people contributed their time, commitment, and insight to make this a project of “action”.

Local Representatives

Scott Fortner, Town Manager
Janice Sullivan, Clerk-Treasurer
Dillsboro Town Council
Dino Schmaltz, Utility Department
Ryan Brandt, Chief of Police
Residents of Dillsboro

Comprehensive Plan Steering Committee

Scott Fortner – Dillsboro Town Manager
Janice Sullivan – Dillsboro Clerk-Treasurer
Jim Seward – Dillsboro Town Council
Mary Lou Powers – Dillsboro Town Council
Carolyn Robers – Dillsboro Town Council
Veda Vertz – Resident and Business Owner
Rev. Richard Kolaskey – Resident and Minister
Paul Filter – Resident and Business Owner
Cheryl Richwine – Resident and Business Owner
Rick Fields - Resident and Business Owner
Mary Fields – Resident and Business Owner
Londalea Murray – Resident of Dillsboro

Dillsboro Area Representatives

Dillsboro Civic Club
Businesses of the Greater Dillsboro Area

Regional Representatives

James F. West, Jr. – Dearborn County Economic Development Initiative
Michael Rozow, Jr. – Dearborn County Chamber of Commerce, President
Margaret Mizner – Dearborn County Planning & Zoning, GIS Coordinator

Bonar Group Planning Services Area Team

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Chris Tallman – Digital Mapping Services
Jennifer Loy – Administrative Assistant – Indianapolis Office

ACKNOWLEDGEMENTS



ACKNOWLEDGMENTS



INTRODUCTION

I. INTRODUCTION

This comprehensive plan is a guide for the Town of Dillsboro's future. The community seeks to improve the quality of life for its existing and future residents, focusing on the existing benefits within the community and developing a plan for future growth.

As the Town of Dillsboro and other Indiana Communities within the Greater Cincinnati Metropolitan Area continue to grow during the next ten years, the community will experience changes in development, transportation, population, and in services such as parks, sewers, and public safety. All of these changes will have potential effects upon the quality of life of the residents of the Dillsboro Community.

The future of Dillsboro will be dependent upon a balance of growth and the necessary public services and facilities that can support this growth. This will be accomplished through commitments to:

- Sound Comprehensive Planning
- Diligent Protection of Natural Resources and Agricultural Land
- Maintaining a Long-Range View of the Public Interest When Evaluating Land Use Issues

The final outcome of these planning efforts requires all to acknowledge that the public good is affected by private and community development. The individual actions of landowners, developers, and residents affect the whole community. Similarly, the actions taken by the Town through zoning and investments in infrastructure also contribute to the overall development of the Dillsboro Community.



A. The Comprehensive Plan

A comprehensive plan is an official public document adopted by a local government to serve as a policy to guide decisions about the development of the community. As a policy guide, it must recognize the interdependence of land use decisions, resource management, the process of governing, and the physical infrastructure of the built environment.

What does a Comprehensive Plan do?

Because it is comprehensive, the plan provides guidance to the decision-making process of the *Plan Commission, Board of Zoning Appeals, Town Manager, and Town Council*. Officials within these groups have been empowered to protect community character and natural resources, ensure efficient expenditure of public funds, and promote the health, safety, and general welfare of those living within the Town of Dillsboro. A comprehensive plan is developed as a vision for the community's future and a road map for community decision-making.

How is a Comprehensive Plan Developed?

A successful comprehensive plan relies upon resident participation to represent the voices of a wide range of citizens. Their input is an essential element to formulate the goals and objectives of the plan. These activities define a course of action that the Town of Dillsboro needs to undertake to maintain a vision for the future.

It is critical that the document represents those individuals who have been active participants in the planning process and identifies the actual interests of area residents. Through community workshops, public hearings, and meetings with the *Comprehensive Plan Steering Committee and Town Council*, the Comprehensive Plan is a statement about the Town's future, by and for the people of the Dillsboro Community.

Indiana Code 36-7-4-201 specifies that comprehensive plans should “encourage units to improve the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities...” The “Goals and Objectives” section of this plan has been designed with the following general principles in mind, as specified in IC 36-7-4-201:

- Carefully plan transportation systems.
- Allow growth with adequate provisions for public ways, utilities, healthcare, educational opportunities, and recreational facilities.
- Consider the needs of industry in future growth decisions.
- Ensure that residential areas help to create healthy surroundings for family life.
- Support growth of the community through a proportionate and efficient expenditure of public funds.



What is the value of a Comprehensive Plan?

The value of a comprehensive plan is to articulate the community's future vision and how it will move toward that vision. To some degree all development is planned, but a comprehensive plan looks at all of the pieces as a whole, coordinating efforts to avoid duplication and limit expensive public expenditures. It protects the general welfare of the community by ensuring quality development occurs in the right locations and that incompatible uses are not adjacent. A comprehensive plan promotes *proactive thinking* about issues central to the community, rather than addressing them in a reactive manner. Planning can provide numerous benefits to a community, including:

- Helping local government provide efficient services.
- Ensuring that developers will pay their fair share of improvements needed as a direct result of their development projects.
- Directing development to areas capable of handling increased growth pressures.
- Coordinating capital improvement expenditures.
- Protecting property values.
- Preserving and enhancing community character.
- Improving the quality of life.
- Preventing incompatible development from locating in a residential neighborhood.
- Providing a circulation network of safe streets and sidewalks.
- Limiting and mitigating impacts to natural resources of all types.

The Dillsboro Comprehensive Plan contains the following sections:

- Introduction
- Community Profile
- Public Participation
- Action Plan

The Comprehensive Plan for the Town of Dillsboro includes the following major recommendations:

- Increase the number of people involved in community events, activities, and general leadership.
- Provide adequate community services to support new growth.
- Encourage economic investment within the community.
- Provide a broader range of products and services in the community.
- Promote carefully-planned growth.
- Encourage quality development, redevelopment, and revitalization.
- Promote the efficient use of land.
- Increase residential investment in the community.
- Provide a wide-range of housing options within the community.
- Capitalize on existing transportation infrastructure.
- Promote collaborations and partnerships to address regional decisions that may affect the community.
- Enhance the community identity of the Town of Dillsboro.
- Reinforce community pride.
- Protect the small town character of Dillsboro.

Ultimately, the implementation of the Dillsboro Comprehensive Plan requires the recognition and acceptance that public interest is affected by both personal and community actions.

If one overall goal exists for this document, it is to help the Dillsboro Community to analyze its decisions for the future within the context of its local character, history, and traditions.



B. 2007 Comprehensive Plan

This Comprehensive Plan is the first document of its kind completed for the Town of Dillsboro. The development of the document relies heavily on guidance from community leaders, the Comprehensive Plan Steering Committee, and comments from the general public.

Over the past twenty years, many communities across the nation have realized that planning with community participation is the most effective way to plan. The residents of Dillsboro are the true experts on community issues within their community. The assembled planning team members from Bonar Group serve only as facilitators and information transmitters to guide the community and its leaders in identifying, inventorying, and formalizing the informal planning that they undertake in their daily lives.

The planning process was designed to enhance day-to-day planning efforts by increasing the information available to leaders and citizens to make informed decisions. The intent was to establish a dynamic planning process that would continue to facilitate and stimulate communication among community stakeholders well into the future. This approach to planning ensures that future development and community decisions and activities will continue to adapt to the changing needs and demands of the community as a whole.

The Comprehensive Plan process was undertaken to establish a new framework to guide land-based decision-making for the incorporated areas of the town, possible extra-territorial jurisdiction areas, and any areas that may be annexed in the future. The policies contained in this document are aimed at promoting public health, safety, morals, convenience, order, and the general welfare and the efficient provision of services during all stages of development. Ultimately, it outlines the needs of the community, sets policies that address planning issues, and recommends appropriate actions to achieve the desired results.

Project Partners

Town Council: Dillsboro is governed by a Town Council, which consists of five elected officials who are responsible for the administration of town business. The powers and duties of the council (related to planning and development) include the following: managing town property, constructing and maintaining roads, operating and funding services/programs, approving and passing ordinances (including zoning-related ordinances), levying taxes for public services, and sitting on or making appointments to various commissions and boards, including the Plan Commission and the Board of Zoning Appeals.

The Town Council holds the legislative authority (under Indiana Code) to adopt the Dillsboro Comprehensive Plan and implements all planning-related policies and strategies for the incorporated area. Implementation will take place with the guidance of the Plan Commission, the Board of Zoning Appeals (BZA), and acting Zoning Administrator. The Town Council is also the fiscal authority for the local government. They provide funds for the completion of the comprehensive plan document and will assist in the ongoing implementation of the plan through the Plan Commission's operating budget.

Town Manager: The Town Manager is a full-time paid position that helps to direct the general welfare of the Town of Dillsboro. This position is responsible for day-to-day operations of the Police Department, Volunteer Fire Department, City Utilities, Road Department, and also oversees the activities and maintenance of civic properties, including the Town Hall, Fire House, Water Towers, Sewage Treatment Plant, the Community Park, and other public utility properties. The Town Manager also acts as a liaison between the community and many regional and county representatives for issues and concerns related to the Town of Dillsboro. Also, this person often acts as a grant administrator, zoning administrator, and office manager.

Steering Committee: The steering committee draws from a variety of different public organizations and offices. It also includes concerned citizens who wanted to play an active role in the Comprehensive Plan process. The steering committee acts as the voice of the public as provided by a diverse group of community representatives. Upon review and approval of the Dillsboro Comprehensive Plan, it is the Dillsboro Comprehensive Plan Steering Committee's responsibility to recommend the adoption of the document to the Plan Commission.



Bonar Group – Planning Services Area: Bonar Group was the primary consultant for the Dillsboro Comprehensive Plan under the direction of the Town Manager, Town Council, and the Steering Committee. Bonar Group provided the services of its Planning Director, Project Planner, and Mapping Specialist, as well as other members of the firm to form the Planning Team. This team gathered and processed the data for the community profile, facilitated workshops and meetings, provided expertise in all phases of the project, and drafted the comprehensive planning document.

Process

The Town Council initiated the Comprehensive Plan Update to ensure that the plan reflects the ongoing changes within the region; including the growth pressures from the Cities of Aurora and Lawrenceburg, as well as the Cincinnati Metropolitan Area.

The Dillsboro Comprehensive Plan is to be used by policy makers as a tool for guiding decisions and the development of ordinances, but it can also serve the development community as a reference to make informed development choices. The following basic principles guide this comprehensive plan:

- Decision-making processes should recognize and integrate short-term and long-term land use, transportation, environmental, and economic development options.
- Planning efforts should be coordinated between all levels of government.
- Cost-effective solutions should have primary consideration.
- Citizen participation should remain an integral part of the implementation and amendment process.

Phase I: Initiating a Plan - The first phase of the planning process started with the Town Council's realization that a comprehensive plan was needed. Subsequently, the local officials dealt with administrative tasks while setting up the project framework. This preparation phase included:

- Securing funding.
- Choosing the consultant.
- Negotiating the Scope of Work.
- Creating the Comprehensive Plan Steering Committee.
- Creating base maps to record data and researching relevant publications.
- Coordinating public participation activities and establishing meeting schedules.

Phase II: Data Gathering and Analysis - The second phase of the planning process involved implementing a variety of data gathering activities. The existing condition of facilities, services, and land development were gathered and analyzed. The majority of this data is located within the Community Profile Section. Some of these tasks included:

- Surveying current land uses, classifying each parcel by principal use.
- Reviewing US Census Data and county records to construct a community profile based upon demographic, socio-economic, and development-related information.
- Gathering existing data on local utilities, community services, and regional amenities.

Phase III: Public Participation – Resident participation was an important portion of the Comprehensive Plan process. The Comprehensive Plan Steering Committee was consulted throughout all the phases of the planning process to discuss issues important to them and the community. Additionally, the community played an active role by participating in public meetings and workshops, geared toward both adults and children to identify critical issues and other important community information. A more thorough investigation of these activities is presented in the Public Participation Section of this plan.

Phase IV: Draft Plan Development - This planning phase included revisions to the future land-use map and the organization of the information gathered to create a draft plan. Comments gathered at public meetings provided the essential information for textual components. The Comprehensive Plan Steering Committee participated by reviewing the goals and objectives and offering comments and suggestions. Following the receipt of these comments, the final goals and objectives were presented and agreed upon. Once these were completed, a draft plan was presented to the Comprehensive Plan Steering Committee for review and comment.

Phase V: Final Plan Completion - In the final phase, revisions and edits were made based upon the comments and feedback from community members and leaders. Additional information, maps, and graphics were added to the document, as well as the final future land-use map. A final document was recommended by the Dillsboro Plan Commission to the Dillsboro Town Council for further review and its final adoption.



COMMUNITY PROFILE

II. COMMUNITY PROFILE

For any Comprehensive Plan to be effective, it should address both the existing conditions of the community as well as its needs and desires for the future. This section identifies those factors through a summary of data, trends, and facts about the Town of Dillsboro. The information collected and presented in this inventory is has been used as a guide to develop this Comprehensive Plan.

As the first step in the Comprehensive Plan process, this inventory identifies the issues, opportunities and constraints that serve as a basis for the remainder of the Plan. Overall, the information reported here will provide valuable direction to assess the existing needs of the community, as well as reveal recent trends within the community, county, and region. It is important to include this information to identify where a community has been and what natural course it may follow. Utilizing this information in the development of this Comprehensive Plan will substantiate further actions as the community evolves in the future.

A. History

Early pioneers who settled in the area above the Ohio River often established their homes and farms along Laughery and Hogan Creeks in the valley area, south and east of present-day Dillsboro. It was not until 1816 that a group of families came from the Springfield, Ohio area and settled along the ridgeline in the vicinity of Dillsboro. Early history documents the beginnings of an organized settlement in the area with the founding of a Presbyterian Society in 1826. These settlers built a log meeting house known as the Hopewell Presbyterian Church in an old graveyard located a half mile north of Dillsboro from land donated by William Williamson. Later the congregation moved the meeting house to Dillsboro and occupied it until about 1854 when it was replaced by a brick building. A Methodist Episcopal Society was also formed in Dillsboro in 1838, temporarily using the Presbyterian Church building until purchasing land in March 1840 to erect their own building within the town.



The actual Town of Dillsboro was laid out into 16 lots by Matthias Whetstone and surveyed by Nathaniel L. Squibb on March 16, 1830.



Because there were no funds to pay the recording fee; the acting Dearborn County Recorder, General James Dills volunteered to record the town without a charge if he would be allowed to name the new community. Thus, the town was given the name in its original spelling, *Dillsborough*.

The original plat identifies four streets: North, Front, Back, and Main. The first merchant was David Gibson, who remained only a short time before transferring his business to Jacob Eggleston who later expanded the business to provide the first Blacksmith's Shop. Others occupying the new community during this early period were other businesses, including Hooper's Hardware Store, Edwin Rueter's Mill, and John Heffelmire's Mill, as well as the residences of the Cole and Ellerbrook families.

As the years passed, the new town grew rapidly and needed to accommodate the additional influx of people. On June 7, 1837, William Glenn recorded Glen's Addition for 25 lots that were surveyed earlier in April. Later Glenn continued his contribution to the growth of the community and bought the Eggleston Store. He later opened the first Inn in the community and on February 2, 1837, a post office was established within the town with William Glenn as postmaster. Mr. Glenn went on to become one of the wealthiest businessmen in Cincinnati. Other additions to the original plat were also made by Garrett V. Swallow and again by Joseph Lenover. By 1837, the Town of Dillsboro had 41 lots and a thriving local economy.

The first roads west of Cincinnati led to Lawrenceburg and then on to Aurora. Another road traveled west from Aurora along the Ohio River to Rising Sun, Vevay, and Madison. It was not until, 1837 that Dearborn County commissioners began to plan for an improved road from Aurora to Dillsboro. In 1847, a charter was established to build this road that extended from Dillsboro and then onto to Farmer's Retreat with its terminus at Hart's Mill (now known as Friendship). Until this road was built, mail for Dillsboro came via Rising Sun along the Versailles-Rising Sun Road. By 1850, John Lenover utilized the new Aurora-Dillsboro Road and began running a daily omnibus from Dillsboro to Aurora, this being the earliest transportation between the two towns.

Several early industries also contributed to the growth of the new town:

Barrel Manufacturing: A cooper business was established and operated by Philip, Samuel, and James Wymond. They manufactured barrels for the Cincinnati market and helped to build the growing economy of the small town.

Casket Manufacturing: Between 1850 & 1860, Henry Wittenburg, originally a builder of furniture, operated a casket factory three miles south of Dillsboro on the road to Farmer's Retreat. The stone building had a frame house attached with a well in the basement where wood was soaked so that it could be bent to shape caskets. Casket-making became such a large part of his woodworking business that he gradually moved into the funeral business in which his descendants continued for many years after his death.

Milled Grains: The Dillsborough Mill, a flouring mill, was built in the town by Arthur Beckett in 1858, but it was later remodeled by Nehemiah Gullett who also added a saw-mill to the structure.

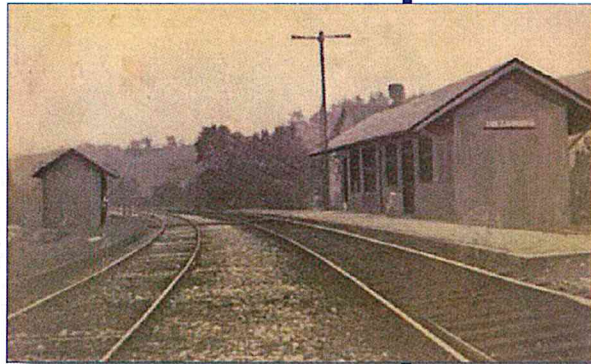
Wagon Manufacturing: A wagon-making establishment was also located within the community during this time and operated by F.H. Tholke.

By 1859, the town had grown to total 700 residents and in addition to the Presbyterian Church had several prominent buildings made of brick including several businesses, and a large 3-story brick schoolhouse.

Through the latter part of the 1800's and well into the early 1900's, the Town of Dillsboro continued to flourish. With the development of the *Ohio & Mississippi Railroad*



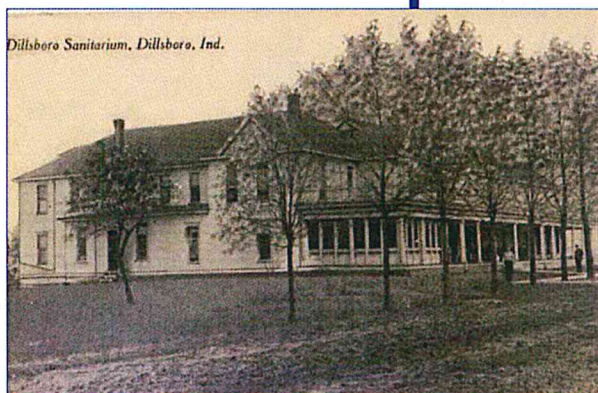
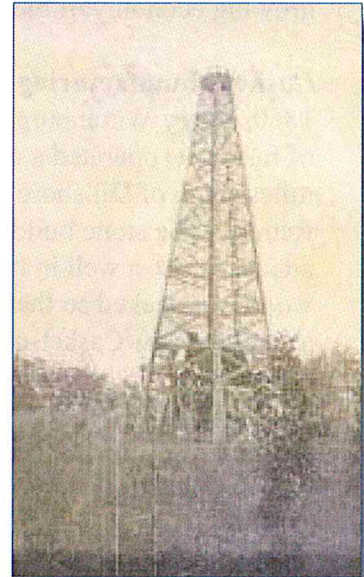
in July of 1854, a regular modern transportation was now available to move people and goods to and from the community providing connection to Cincinnati and Indianapolis. The railroad depot was located just one and half miles north of Dillsboro, an area known as Dillsboro Station that included a large and prosperous mill owned by William B. Miller that he had built in 1839.



Another significant advancement of the Dillsboro community was the search for natural gas or oil by the Dillsboro Oil and Gas Company in the late 1800's. A test

well was drilled in search of natural gas and in 1905, while drilling at a depth of 1003 feet, Trenton Rock was struck thus indicating the presence of gas or oil. Drilling continued but was later halted after they struck sulphur-laden water in a bed of pure white sand 1,400

feet below the surface. At a later date, a group of businessmen from Newport, Kentucky (Joseph H. Greene, Michael W. Long, Holland P. Long, John W. Fleming) sent a sample of the water to a chemist (Mr. Fennel) at the Cincinnati College of Pharmacy to analyze its value. The report noted that the water was almost identical with one of the famous spa waters of Europe. De Leon Springs was born and grew in popularity, thus the beginning the bath industry in Dillsboro.



Dillsboro Sanitarium, Dillsboro, Ind.

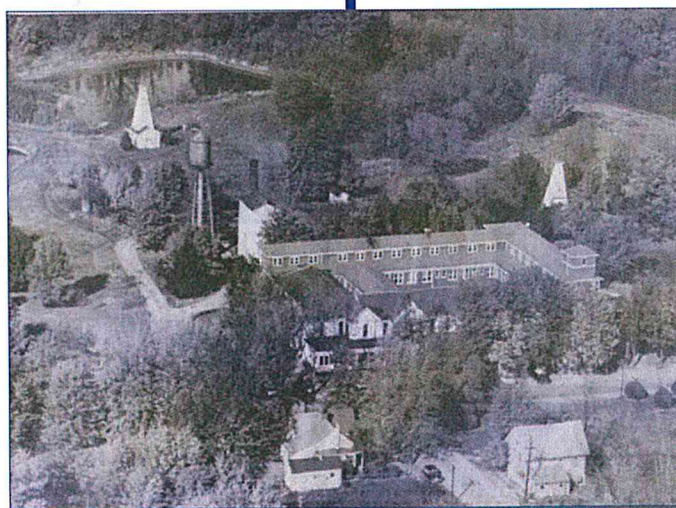
In 1907, these same businessmen formed the White Crane Water Company and waters changed from De Leon to White Crane Mineral Water. In 1908, the announcement was made that the company would be building a "Sanitarium" at the site of the original drilling and a contract was let for erecting a pumping station and bottling works. On August 14, 1911 the Dillsboro Sanitarium Company was formed and in

1912, the farm and residence of Dr. A.G. Miller was purchased. During the first year, mineral baths were given in the bedrooms of the home and the visiting patients boarded within town. By 1922, the fame of the White Crane Mineral Water had spread and a large brick addition was built around the old structure, making over 100 rooms available to the public.

The Dillsboro Sanitarium thrived throughout the 1930's and 1940's, providing a vacation spot for hundreds of people from all over the United States. Its success was in part due to the regular stops of the Cincinnati-St. Louis bus route that stopped in front of the building for many years. The establishment also hosted the Dillsboro Fox Hunters Association for several years, allowing dog trainers across the United States to meet annually at this event. In addition, the National Muzzle Loading Rifle Association was formed in Dillsboro in 1933, later relocating their headquarters just south of the town in Friendship, hosted several weekend shooting events throughout the year, with many of the visitors often utilizing the resort during their stay.

The popularity of the resort began to decline in the late 1940's and in 1951 Mr. Dellas Ross became the new manager. With the assistance of the board of directors, Mr. Ross attempted to sell the resort several times during its slow decline, while at the same time finding any way to keep the business profitable. After traveling and seeing other mineral spas being closed all across the country, he knew that it was only a matter of time.

In 1958, Mr. Ross began advertising weekly and monthly rates for retirement living and began to have several full-time residents. In 1964, the notion of a full-time retirement facility was pursued, the resort was purchased by a group of four investors from the region, changed its name to Dillsboro Manor, and by 1965 the mineral baths had ceased all operations. Through the years the business evolved and the management changed, and so did the building, with several demolitions,



improvements, and additions to the property, including the construction of Ross Manor on top of one of the original well sites at the rear of the property.



The impact of the Dillsboro Sanitarium and the sulphur-laden waters extracted from wells on this property drove the economy of the Dillsboro community for over 60 years and as a retirement community complex, continues to contribute to the community's financial success. Today, Dillsboro continues to rely on this retirement community as its primary employer within the town.



Another prominent factor in the historical development and growth of the Dillsboro community were the continuing improvements of the Aurora-Dillsboro Road. Significant enhancements to the road were commissioned in 1923 for its inclusion as a part of US Route 50. Today a four-lane divided highway stretches from Aurora to the Ripley County line and serves as the primary artery connecting the Town of Dillsboro to regional population centers such as Seymour, Greensburg, North Vernon, Aurora, and Lawrenceburg and the metropolitan areas of Indianapolis, Louisville, and Cincinnati.

B. Location

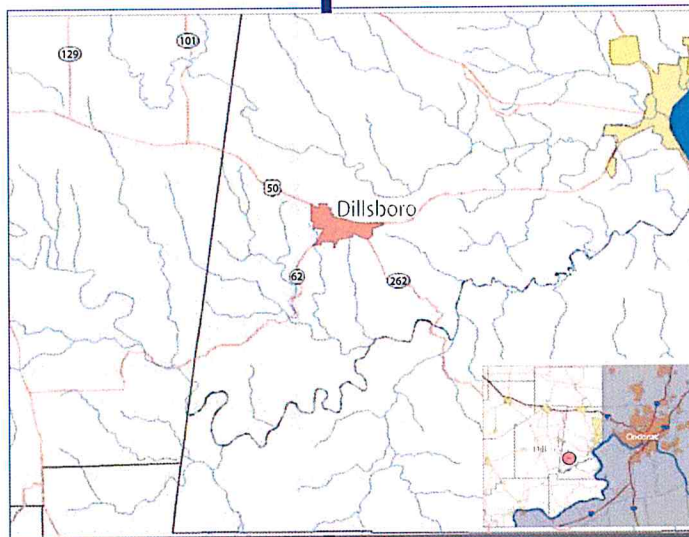
The Town of Dillsboro is located in Dearborn County, Indiana, just a little over 50 miles south and west of Downtown Cincinnati and only 15 miles south of Interstate 74. The community is located on a ridge above the Ohio River near Aurora, Indiana, approximately 11 miles away. While Dillsboro is within the Greater Cincinnati Metropolitan Area, it maintains its identity as a small agriculturally-based Indiana community.

US Route 50 lies just to the north of the community and links Dillsboro with the Ohio River communities of Rising Sun, Lawrenceburg, and Aurora to its east. Along US 50 to the west, it leads through Ripley County to Versailles and on to Jennings County to North Vernon. Beyond this point and approximately 50 miles west of Dillsboro lies Interstate 65 at the edge of Jackson County and along the fringe of Seymour, one of the regional economic centers of South Central Indiana.

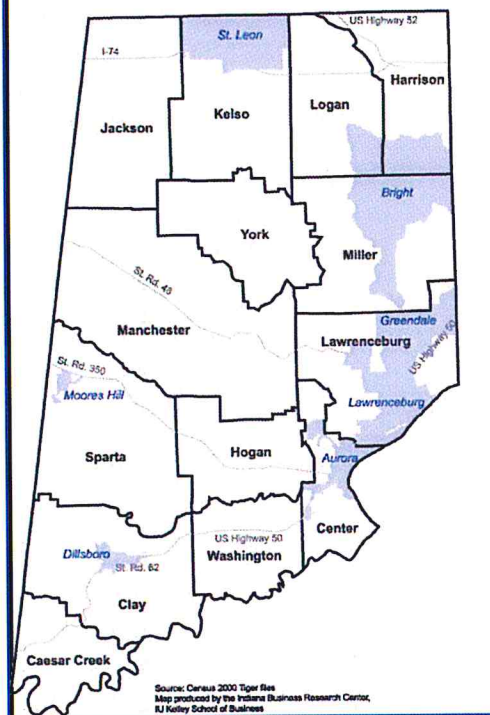
More specifically, the Town of Dillsboro is located in the center of Clay Township, fourteen miles southwest of Lawrenceburg and one and a half miles south of the CSXT Railroad (formerly the Ohio & Mississippi Railroad) at Dillsboro Station. The township is bounded by the Ohio River in the southeast, Caesar Creek Township to the South, Sparta Township to the north, Hogan Township to the northwest, Washington Township to the east, and Ripley County in the west.

State Routes 62 and 262 each meet within the Town of Dillsboro and form the east and western edges of what is known as North Street. Just west of town near the Ripley- Dearborn County Line along US 50 is the junction of State Route 101, leading to Exit 156 along Interstate 74.

Since its settlement, the Town of Dillsboro has remained an agricultural community situated in Southeastern Indiana,



Dearborn County Townships



but is also historically-known as a center of rehabilitation and resort living because of the several high-quality mineral springs located here. The community is beginning to experience growth pressures from the successful Riverboat Gambling Casinos located in the nearby communities along the Ohio River.

Another potential catalyst for growth is the ongoing construction of a new automotive production plant by Honda Motor Company, located in Greensburg, Indiana along Interstate 74. With a capacity of producing 200,000 fuel-efficient four-cylinder engine vehicles annually. Production should begin in the fall of 2008, providing employment for approximately 2000 people. Because the plant will be approximately 35 miles from the Town of Dillsboro, it may provide an opportunity for those wanting to remain in the Dillsboro Area or with an interest in relocating to an area within a moderate commuting distance.

Dillsboro's downtown areas and surrounding residential area retains much of the historic character of the early community. With the possibility for future growth, the community will undoubtedly be affected.

Although Dillsboro is located toward the outer edges of a growing metropolitan area; the social, economic, and geographic relationships between neighboring counties will also affect Dearborn County. As one of several counties that form the periphery around the City of Cincinnati; the Town of Dillsboro is often included in studies as an entity within the Greater Metropolitan Area of Cincinnati.

C. Population

To understand the needs and desires of a community, it is important to recognize the composition of a community's population. It is also helpful in planning for the future of the community and guiding the decisions that will help the community to flourish. The following information provides insight for the comprehensive planning process and future decisions for the Town of Dillsboro and adjacent areas.

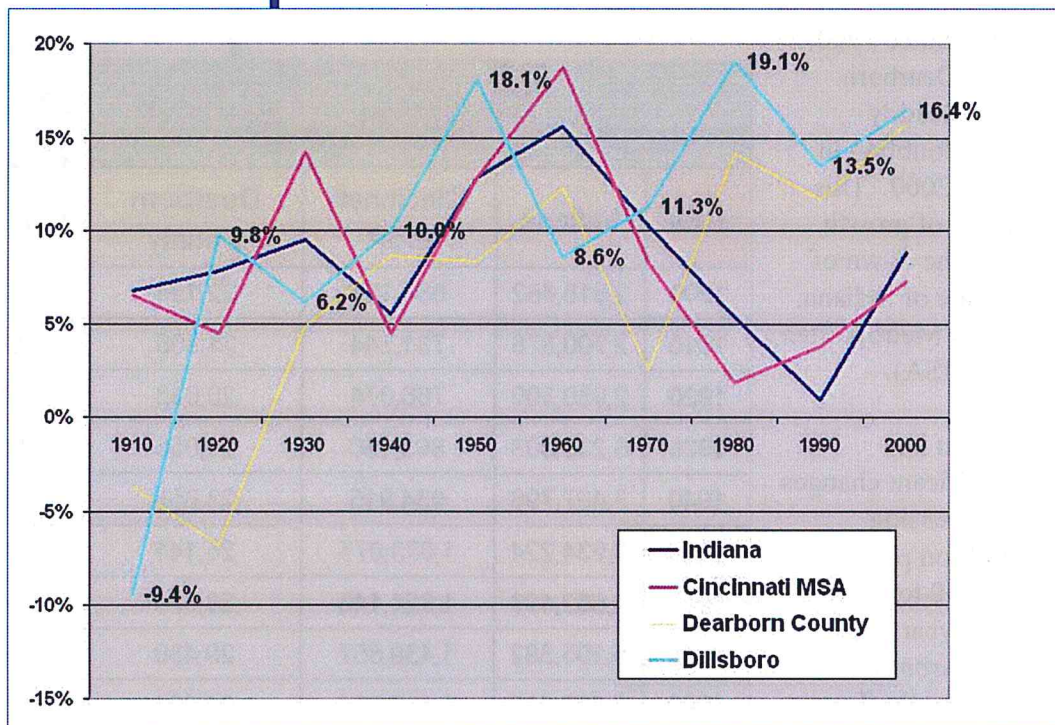
According to the US Census Data, the Town of Dillsboro had a population of 1,436 and Dearborn County had a population of 46,109 in the year 2000. Since 1920, the population of Dearborn County has been steadily rising, more than doubling in size from 1950 to 2000. This continuing pattern of growth is also evident in the Town of Dillsboro, the State of Indiana, and the Cincinnati Metropolitan Statistical Area (MSA).

Overall, this region has experienced significant changes in population, increasing from about a million people (1,073,077) in 1950 to over 1.6 million in the year 2000. However both Dearborn County, Indiana and the Town of Dillsboro have experienced an increase in their populations between 1970 and 2000 at a rate greater than the entire MSA.

For example, the population of Dearborn County increased 11.7% (4,544 people) from 1980-1990 and 15.8% (7,274) from 1990-2000. Compared to increases of 3.8% and 7.3% for the MSA, it seems that the growth of the region is much higher in Dearborn County than in other areas, making it clear that this region is growing more rapidly along its western and more underdeveloped side near the Ohio River.

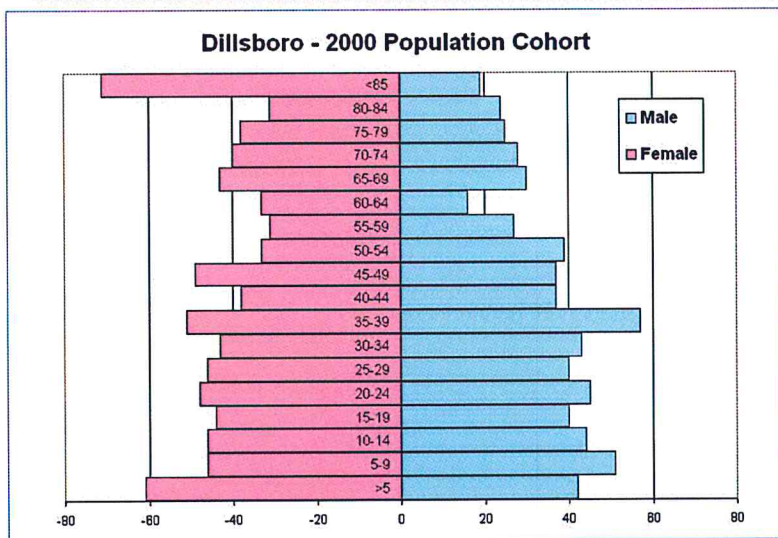
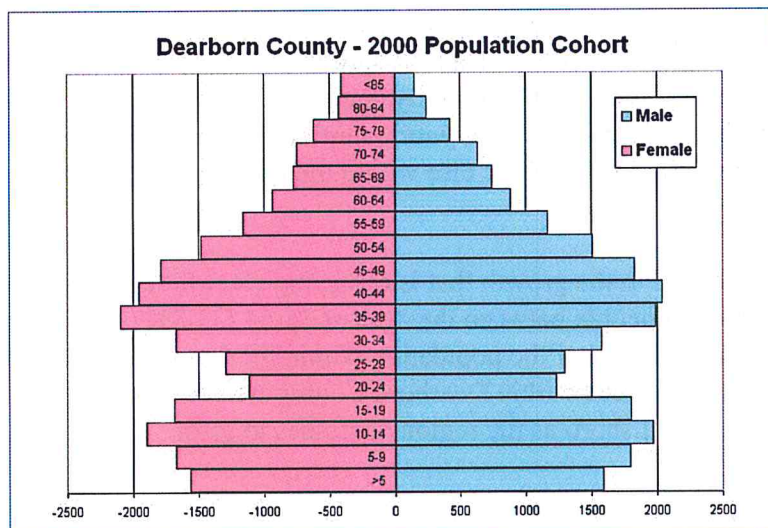
Population: 1900 - 2000				
Year	Indiana	Cincinnati MSA	Dearborn County	Dillsboro
1900	2,516,462	684,161	22,194	465
1910	2,700,876	731,744	21,396	425
1920	2,930,390	766,074	20,033	471
1930	3,238,503	893,150	21,056	502
1940	3,427,796	934,915	23,053	558
1950	3,934,224	1,073,077	25,141	681
1960	4,662,498	1,321,146	28,674	745
1970	5,195,392	1,439,857	29,430	840
1980	5,490,210	1,467,664	34,291	1,038
1990	5,544,159	1,526,092	38,835	1,200
2000	6,080,485	1,646,395	46,109	1,436

It also seems likely that this spillover growth from the Cincinnati Metropolitan Area will continue into the future and likely have a significant impact upon the Town of Dillsboro and the future of Dearborn County. Overall, the percentages of growth for the Cincinnati Metropolitan Area, Dearborn County, and the Town of Dillsboro (shown in the chart below) have been experiencing steady increases in population between 1990 and 2000. (The percentage changes for the Town of Dillsboro are labeled on this chart.)



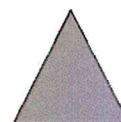
Age Distribution

Changes in the age of the population can be visualized with the following growth pyramids for the Town of Dillsboro and Dearborn County. (*The diagram to the left helps to explain the types of growth which can occur by examining the shape of each cohort pyramid.*) When comparing these two charts, it seems that Dearborn County is growing, while the Town

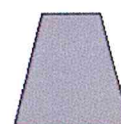


of Dillsboro is not experiencing much growth. Comparing the growth pyramid shape diagram to the age distribution chart, it appears that the Town of Dillsboro is experiencing only **Low to Medium Growth**.

GROWTH PYRAMID SHAPES



HIGH GROWTH



MEDIUM GROWTH



LOW GROWTH

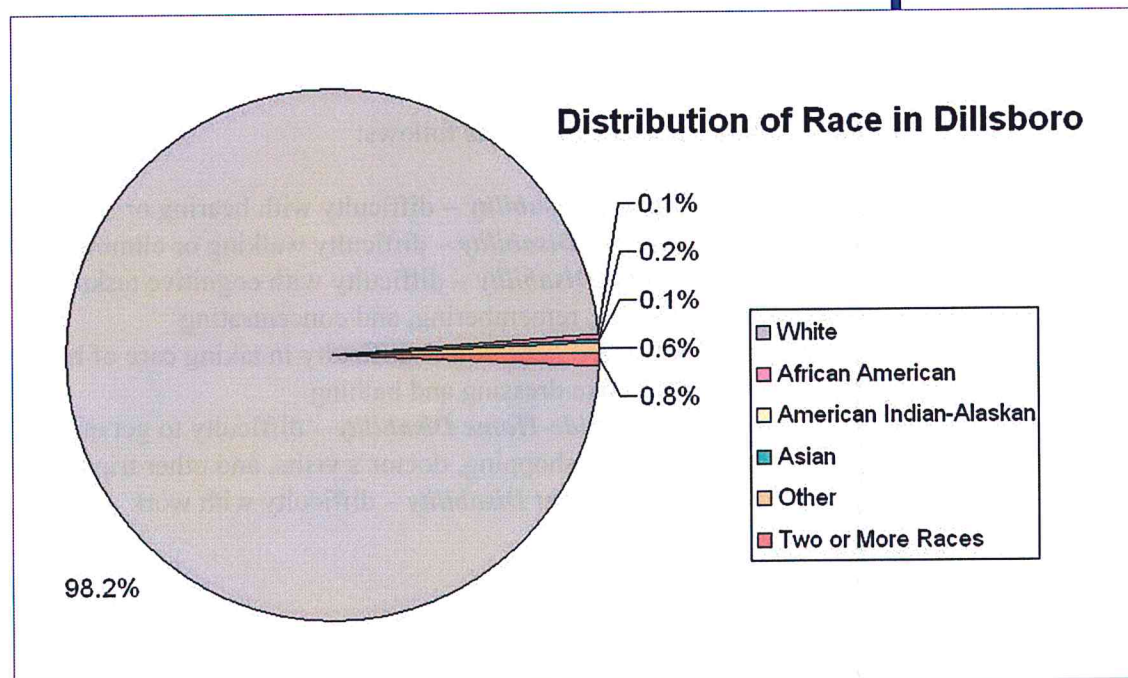
However, several points can be made in review of these charts. First there are a significant number of females (71) living in the Town of Dillsboro that are over the age of 85. This can be explained because of the community's primary industry and employer, Dillsboro Manor, a retirement facility for the elderly.

Secondly, in comparison to other age groups within the Town of Dillsboro, there is a larger number of children (103) under the age of five years and matched only by the number of persons between the ages of 35 and 39 (108). Because it appears that there has been little growth in the Dillsboro Community, the growth that is evident, while still minimal, are persons with young families who may have relocated to the town from somewhere else within the Cincinnati Metropolitan Area.

Looking ahead to the growth that is occurring elsewhere in the region, the number of people between the ages of 35-54 (31.8% of the county's population and 30% of the population within the Cincinnati MSA) that is being experienced within Dearborn County will continue to impact the Town of Dillsboro as the region continues to grow.

Race & Ethnicity

The distribution of race for the population within the Town of Dillsboro is predominantly white. While the State of Indiana remains predominantly white (87.5%), there have been significant changes in the racial make-up of the population. However, the same changes have not occurred within the Town of Dillsboro.



With only 26 persons (1.8% of the population) that are of any other race than white, it is clear that the Town of Dillsboro is not a diverse community.

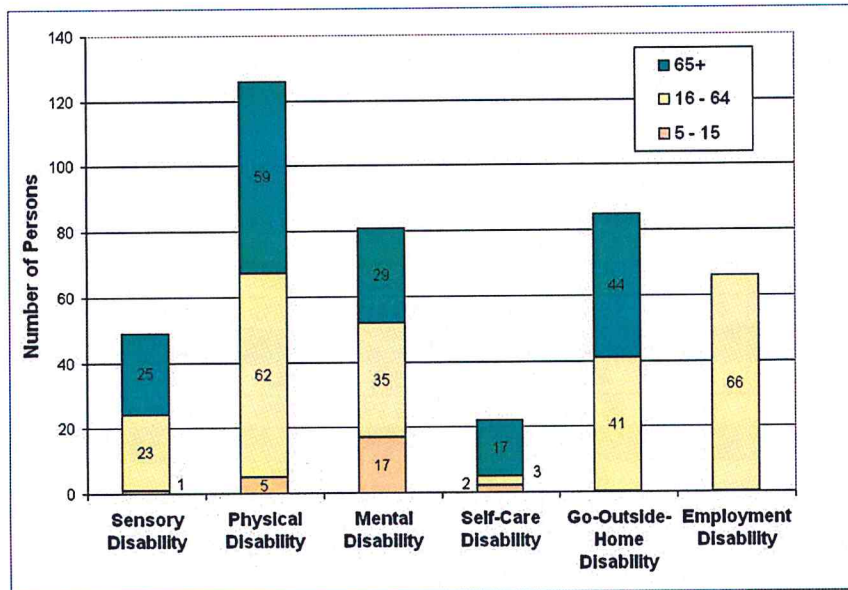
Disabilities

A disability is defined as a long-lasting physical, mental, or emotional condition. These disabilities can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. They also can impede a person from being able to work go or to even go outside the home alone. Because of these affects, persons with disabilities may need special accommodations, such as wheelchair access to facilities and interpretive stations for the hearing and visually impaired.

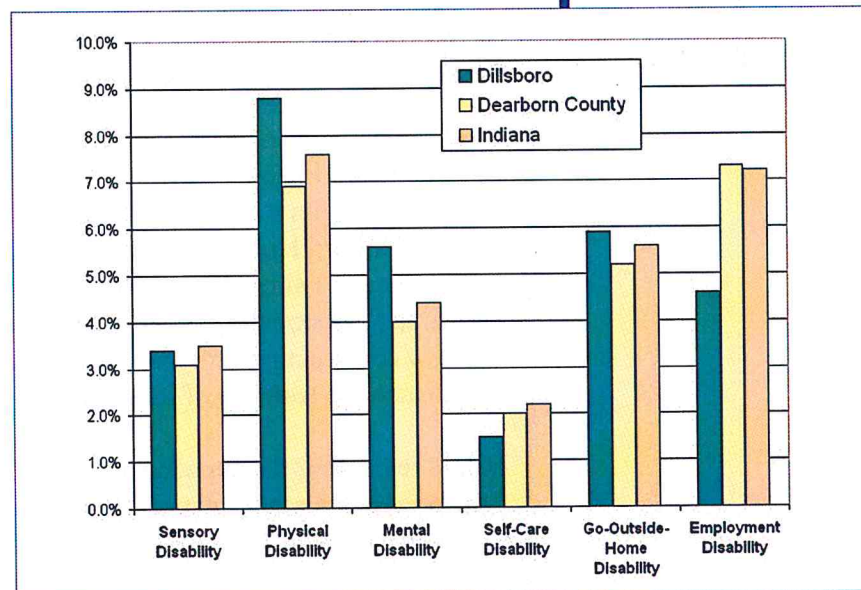
Disabilities are categorized as follows:

- ***Sensory Disability*** – difficulty with hearing or seeing
- ***Physical Disability*** – difficulty walking or climbing stairs
- ***Mental Disability*** – difficulty with cognitive tasks like learning, remembering, and concentrating
- ***Self-Care Disability*** – difficulty in taking care of basic needs like dressing and bathing
- ***Go-Outside-Home Disability*** – difficulty to get outside the home for shopping, doctor's visits, and other trips
- ***Employment Disability*** – difficulty with work

The chart below shows the dispersion of different disabilities reported in the 2000 Census. The Town of Dillsboro has a varied population of disabled individuals, ranging from physical to mental, as well as many other special needs. The most significant area is the number of individuals with a physical disability, a total of 126 people and about 9% of the population. There is also significant number of people who have a Mental or Go-Outside-Home Disability (78 and 85 respectively).



While these are the most significant areas of disability, when compared to the State of Indiana and Dearborn County; the Town of Dillsboro has a much smaller percentage of the population in all areas and disability types.



D. Education

The Town of Dillsboro is served by the South Dearborn County School Corporation. Three communities comprise the corporation: Dillsboro, Moore's Hill, and Aurora. The schools within this corporation include Aurora Elementary School, Dillsboro Elementary School, Manchester Elementary School, Moore's Hill Elementary School, South Dearborn Middle School, and South Dearborn High School. The Town of Dillsboro is specifically served by the Dillsboro Elementary School, with students graduating to South Dearborn Middle School and South Dearborn High School to complete their Primary Education.

South Dearborn Community School Corporation		98 - 99	99 - 00	00 - 01	01 - 02	02 - 03	03 - 04	04 - 05	State
	Corporation Enrollment	3189	3155	3111	3091	2955	3030	3046	~~~
	Corporation Attendance	95.2%	95.5%	95.5%	95.7%	95.1%	95.6%	95.7%	~~~
Dillsboro Elementary School									
	Student Enrollment	342	325	312	318	308	290	288	~~~
	Attendance Rate	96.1%	96.6	96.3%	95.7%	95.5%	96.0%	96.0%	~~~
South Dearborn Middle School									
	Student Enrollment	771	781	784	791	751	801	777	~~~
	Attendance Rate	94.2%	94.8%	94.2%	95.2%	93.6%	95.0%	95.2%	~~~
South Dearborn High School									
	Student Enrollment	1009	1020	993	999	983	971	1028	~~~
	Attendance Rate	95.4%	95.6%	96.2%	96.2%	96.0%	95.9%	95.4%	95.9%
	Graduation Rate	88.3%	90.4%	87.6%	88.5%	84.8%	85.8%	90.1%	89.0%
	SAT Average Score	992	959	967	932	985	1008	995	1012
	ACT Composite Score	20.7	20.4	21.5	20.5	20.9	20.5	~~~	21.6

Over the past seven years, the corporation's overall student enrollment has fluctuated in both directions; however, increases over the past two years have begun a new trend in growth. In contrast, enrollment for South Dearborn High School for the 2004-2005 academic year saw its largest increase since 1999. Within the Town of Dillsboro, the local elementary school enrollment has been in a steady decline since 2001, yet new construction will make significant improvements to the facility to enhance the learning of its students.

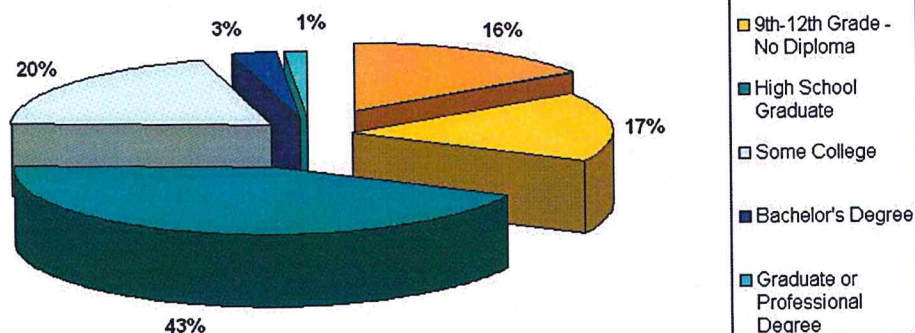
While reviewing the attendance rates for the three schools that serve Dillsboro residents, it seems that students maintain good attendance and consistently remain near the state attendance rate of 95.9%. There are no significant disappointments evident in the data and at times it seems that attendance rates for Dillsboro Elementary School and the

South Dearborn High School are both above the state average.

The record established for graduating seniors has also fluctuated over the past seven years and for most years has been below the State Average (89%). Both the Average ACT Composite Score and the Average SAT Score seem to hover just below State Averages with the corporation's best improvements being made during the 2003-2004 academic year. What is significant is that these improvements were reported during the same year that South Dearborn High School experienced one of its lowest graduation rates of the seven year period (85.8%).

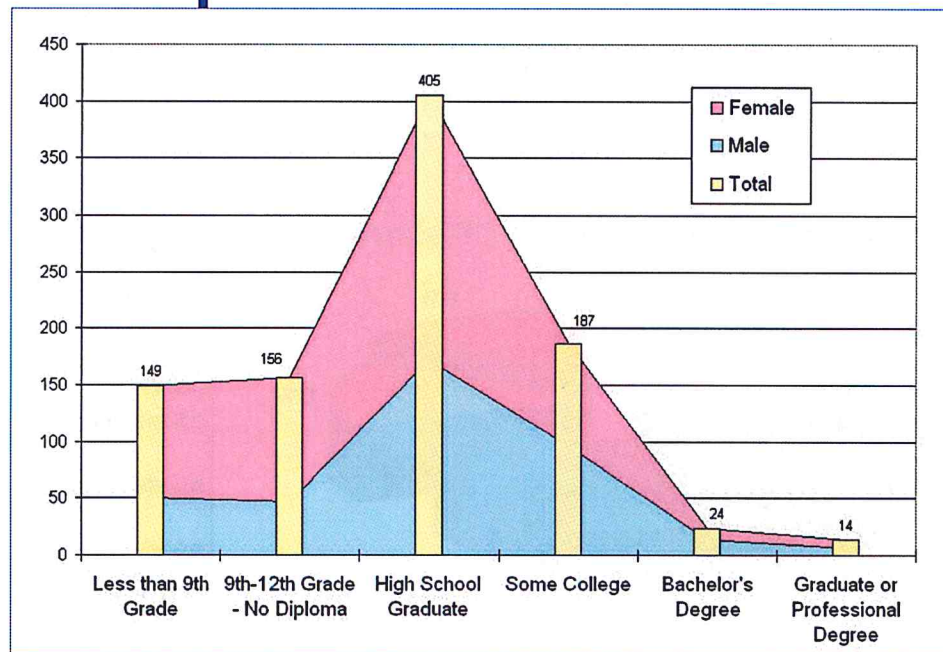
While the record of South Dearborn High School can be recognized for its success in the number of students graduating each year and also have comparable college-placement test scores of the ACT and SAT, the number of persons still living within the Town of Dillsboro who have pursued education beyond high school is limited. Of the 1436 residents of the community, only 935 people are above the age of twenty-five.

Educational Attainment in Dillsboro



Of these 935 people, only 225 people (24%) have acquired any type of degree or pursued any higher education. This paired with the number of people (305) who have not achieved at least a high school diploma (32.6%), illuminates the concern and furthermore, the importance of improving the local standards and goals of the current educational system.

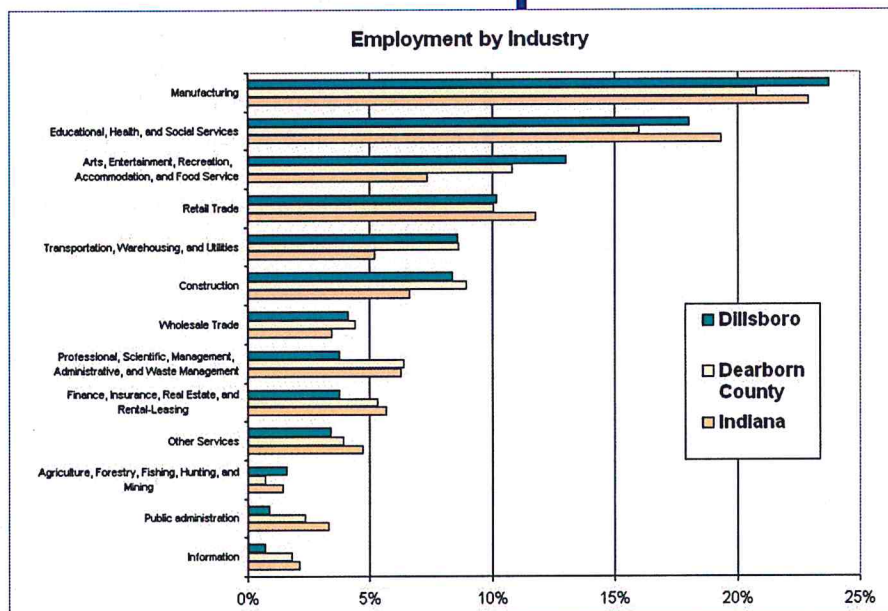
Another significant point is the number of females living within the Town of Dillsboro who have graduated from high school or the equivalent. Of the 405 persons who have received a high school diploma, 288 (46%) are male and 342 (54%) are female. But, it is important to keep in mind that there are more females than there are males. Therefore, the number of persons attaining these education levels is relative to the overall distribution of males and females within the Town of Dillsboro. Of the 935 persons over the age of twenty-five, 385 (41%) are male and 550 (59%) are female. Regardless of this distribution, the data shows that the 630 (67%) of this age group hold at least a high school diploma, a low number when compared to the State Average (82%) and the National Average (80.6%). In contrast, 23% of the Dillsboro population has no High School Diploma.



E. Employment & Income

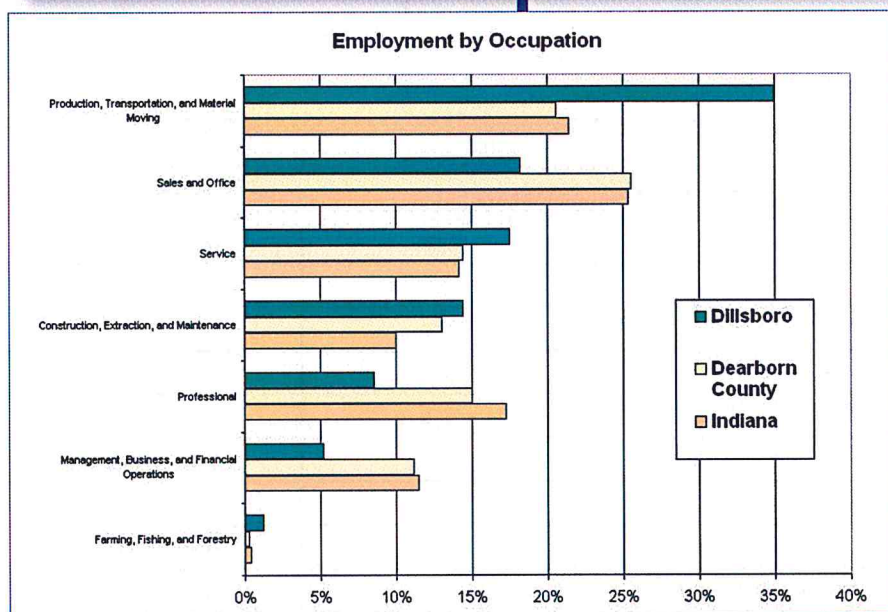
The residents of Dillsboro are employed by many types of employers. There are 561 residents within the Town of Dillsboro that were employed at the time of 2000 US Census.

This is only 39% of the total population (561/1436 persons). As stated previously, a large number of persons, especially females, are over the age of 85. Further review shows that 24% (349 persons) are above retirement age (65) and 26% (290 persons) are below the working age (14). This equals approximately 50% of the population that is not in the current workforce, leaving only 11% of the population unaccounted.



Unemployed Workforce

The total number of unemployed workers within Dearborn County, Indiana was 1,479 out of the 26,340 person labor force; an unemployment rate of 5.6%. However, in October 2006 the unemployment rate for Dearborn County had improved to 4.5%, slightly better than the average of 4.6% for the State of Indiana. In October of 2005, the Town of Dillsboro had an unemployment rate of 5.5%.



Employed Workforce

Manufacturing dominates as the number one type of employer; 133 out of the 561 people employed (24%). The second largest field of employment is in the area of Education, Health, and Social Services employing 101 people (18%). The five largest employers for Dearborn County include, The Argosy Casino and Hotel in Lawrenceburg, Dearborn County Hospital, Seagram's America, Aurora Casket Company, and Wal-Mart Supercenter.

Dearborn County's Largest Manufacturing Employers			
Company	Employees	City	Product/Service
Seagrams America	600	Lawrenceburg	Spirits
Aurora Casket Company	500	Aurora	Caskets, metal stamping
Anchor Glass	300	Greendale	Glass containers and bottles
PRI-Pak	140	Lawrenceburg	Canned and bottled carbonated beverages,
Batesville Products	68	Lawrenceburg	Mold castings
Stedman Machine Company	61	Aurora	Crushing, grinding, mixing, and screening
Omni Technologies	54	Lawrenceburg	Plastic fabrication
Paul H. Rohe Company, Inc.	45	Aurora	Asphalt paving
D & S Machine	40	Aurora	Machine parts, custom grinding and plating
Specialty Adhesive Film Company Inc.	38	Aurora	Adhesives
Tradeline Fabricating Inc.	33	Lawrenceburg	Laser tooling and welding
Northbend Pattern Works Inc.	30	West Harrison	Wooden, metal, and plastic industrial patterns

Dearborn County's Largest Non-Manufacturing Employers			
Company	Employees	City	Product/Service
Argosy Casino and Hotel	2,024	Lawrenceburg	Riverboat Casino/Entertainment
Dearborn County Hospital	768	Lawrenceburg	Medical Facility
Sunman-Dearborn Community School Corporation	515	Sunman	Education
Wal-Mart Supercenter	400	Aurora	Discount Retail
South Dearborn Community School Corporation	369	Aurora	Education
Dearborn County	350	Lawrenceburg	County Government
Lawrenceburg Community Schools	220	Lawrenceburg	Education
Kroger's #363	170	Lawrenceburg	Groceries
Community Mental Health	158	Lawrenceburg	Mental Health Services
American Electric Power	157	Lawrenceburg	Electricity
Greendale LaRosa's	153	Greendale	Italian Restaurant
Lowe's	140	Lawrenceburg	Hardware Sales
Ivy Tech State College	135	Lawrenceburg	Education

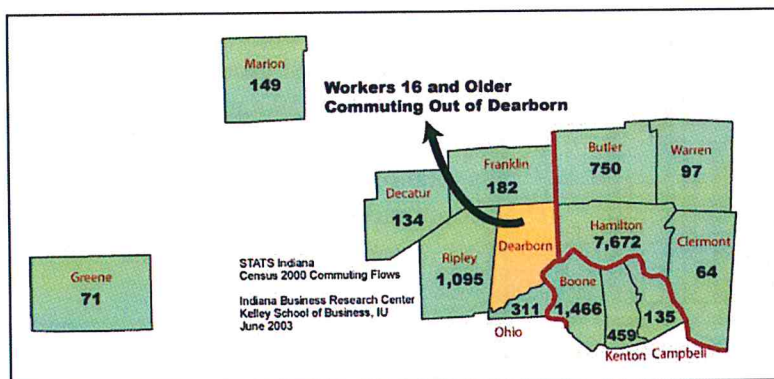
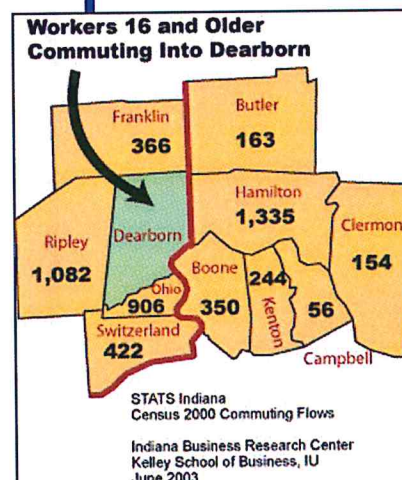
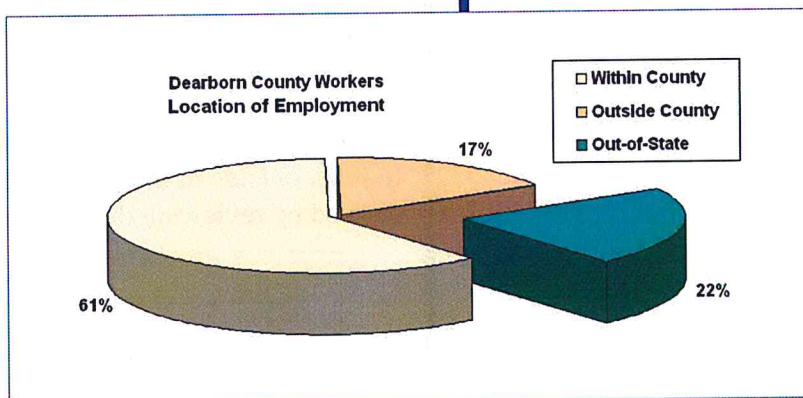
Commuting Patterns

Dearborn County has approximately 23,083 workers. Of those workers, some work within the county, while others are commuting to other counties for their primary place of employment. About 61% of those workers are employed within Dearborn County. However, a total of 39% of those workers travel to some other location.

Although Dearborn County employs approximately 13,081 employees from Dearborn County, 5078 people travel to Dearborn County from other locations for their primary place of employment. Of these, the primary contributors are Hamilton County, Ohio; which provides 1,335 workers and Ripley County, Indiana; which provides 1082 workers to the Dearborn County economy.

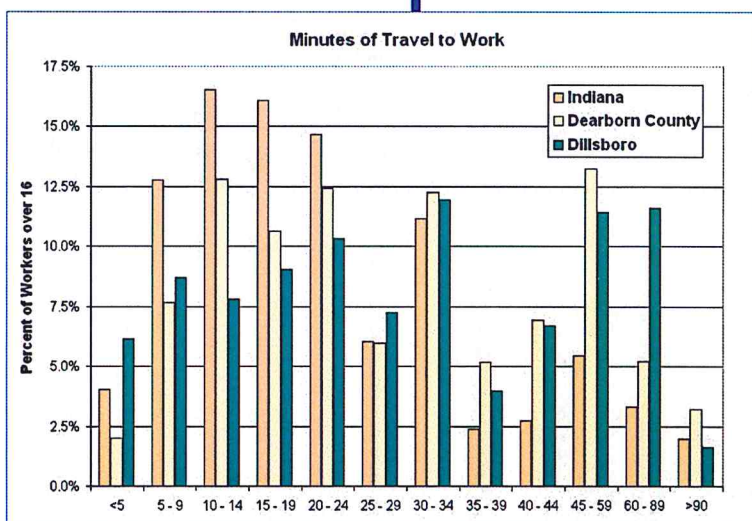
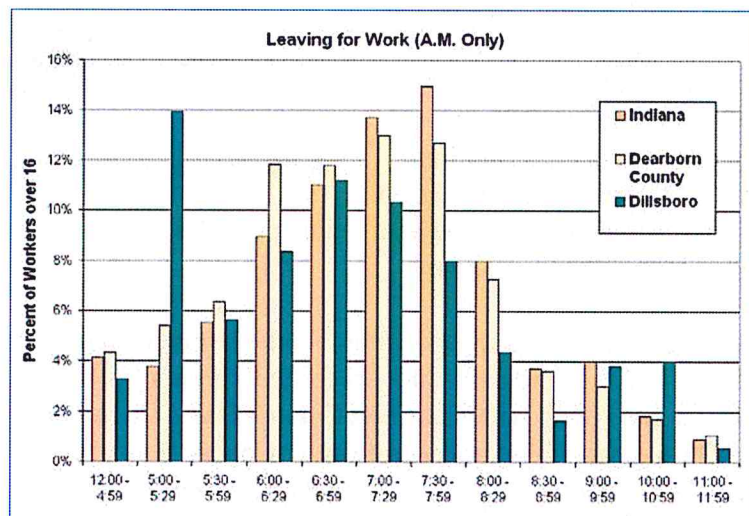
Because of Dearborn County's location, workers travel from nearby counties beyond the borders of Indiana for their primary place of employment. Along with Hamilton County, Ohio; Clermont County, Ohio sends 154 workers and Butler County sends 163 workers. Additionally, Boone County, Kentucky sends 350, Kenton County, Kentucky sends 244, and Campbell County, Kentucky sends 56. This equals 2,302 people commuting from outside of the State of Indiana.

Although there are some significant contributions to the Dearborn County workforce from outside of the county, it is



evident that the total number of persons who work in Dearborn County is still significantly less than the number of workers that live within Dearborn County. Although nearly 40% more workers commute out of Dearborn County than those who commute to the county for employment (5,078 commuting in vs. 12,588 commuting out), Dearborn County retains the majority of its workforce for employment within the county; about 13,081 (51%) out of the 25,666 people in the county workforce.

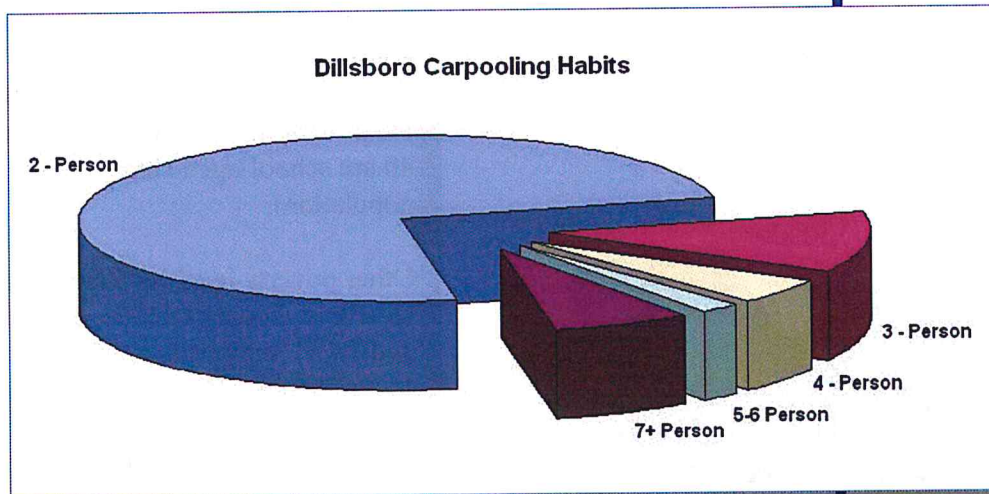
Because there is such a large number in the workforce that commute to work outside of the county, the distance of this commute can be derived by reviewing the time persons are leaving for work each



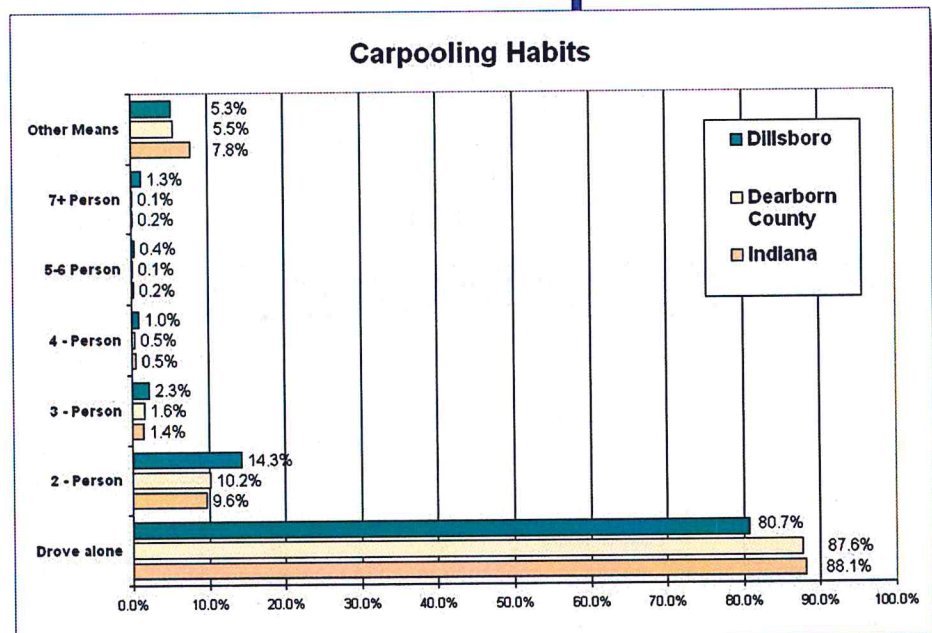
morning. Out of the 533 workers who commute to work from the Town of Dillsboro, the largest number (77 commuters) leaves their home between 5:00 a.m. and 5:29 a.m.; about 14% of the Dillsboro commuters. The second and third largest group of workers is from 6:30 a.m. to 6:59 a.m. and from 7:00 a.m. to 7:29 a.m., 62 workers and 57 workers; a total of about 22% of the Dillsboro commuters.

Mode of Transportation

Dillsboro residents travel to work mostly using the automobile (i.e. car, truck, van); about 95% of the workers. This is consistent with data for the Dearborn County (95%) and the State of Indiana (93%). The



carpooling habits of the populations of these three areas show that the majority of people drive alone to their primary place of employment; 80.7% (Dillsboro), 87.6% (Dearborn County), and 88.1% (Indiana). However, when comparing each of these areas to those workers who utilize alternative modes of transportation or carpool, the Town of Dillsboro ranks higher than the others; 24.6% (Dillsboro), 17.9% (Dearborn County), and 19.6% (Indiana).



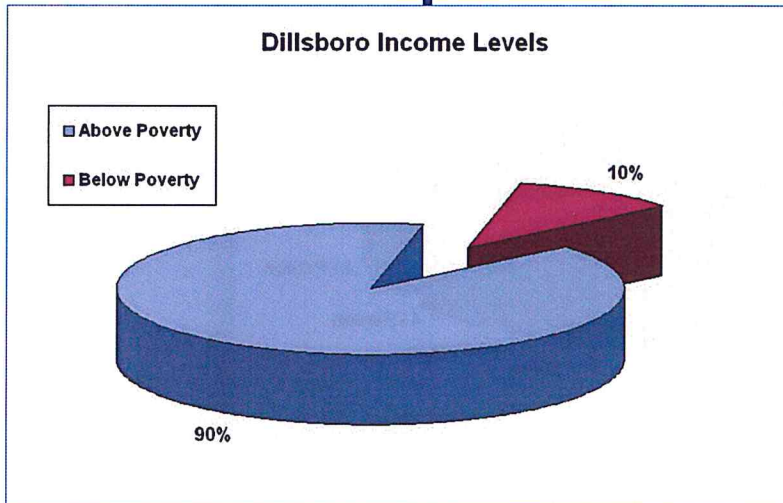
Income & Poverty

In 1999, the median income for the Town of Dillsboro was \$28,462. This is significantly lower than Dearborn County and the State of Indiana; \$48,899 and \$41,567 respectively. Because the median income is so low in comparison to the county and state, poverty levels for the Dillsboro Area are an important indicator of the local economy;

a little over 10% of the population within the Town of Dillsboro is below the poverty level. Of these 135 persons, 40 are school-aged children (3% of the population).

Other poverty level indicators for Dearborn County include; 178 Welfare and TANF recipients in 2004 (less than 1% of the population), 2,327 Food Stamp recipients in 2004 (5% of the population), and 1,662 Free or Reduced Fee Lunch recipients (nearly 4% of the total population).

Further review of those receiving Free or Reduced Fee Lunches shows that 15% of the county's school-aged population is utilizing this program (1662 of the 10,812 students between the ages of 5 and 19). Further review of information regarding the students enrolled at the Dillsboro Elementary School shows that of the 288 students enrolled during the 2004-2005 academic year, nearly 19% (54 students) utilize the Free or Reduced Lunch Program. While this includes a large percentage of the students at the Dillsboro Elementary School, it compares well to other Elementary Schools in the South Dearborn Community School Corporation.



Name of School	Location	Free	Reduced	Total	Enrollment	Percentage
Dillsboro Elementary	Dillsboro	45	9	54	288	18.8%
Aurora Elementary	Aurora	97	24	121	380	31.8%
Manchester Elementary	Manchester	29	9	38	243	15.6%
Moores Hill Elementary	Moores Hill	88	15	103	330	31.2%
Central Elementary	Lawrenceburg	81	11	92	323	28.5%
Bright Elementary	Lawrenceburg	31	18	49	545	9.0%
North Dearborn Elementary	Guilford	65	30	95	606	15.7%
Sunman Elementary	Sunman	68	17	85	437	19.5%

F. Housing

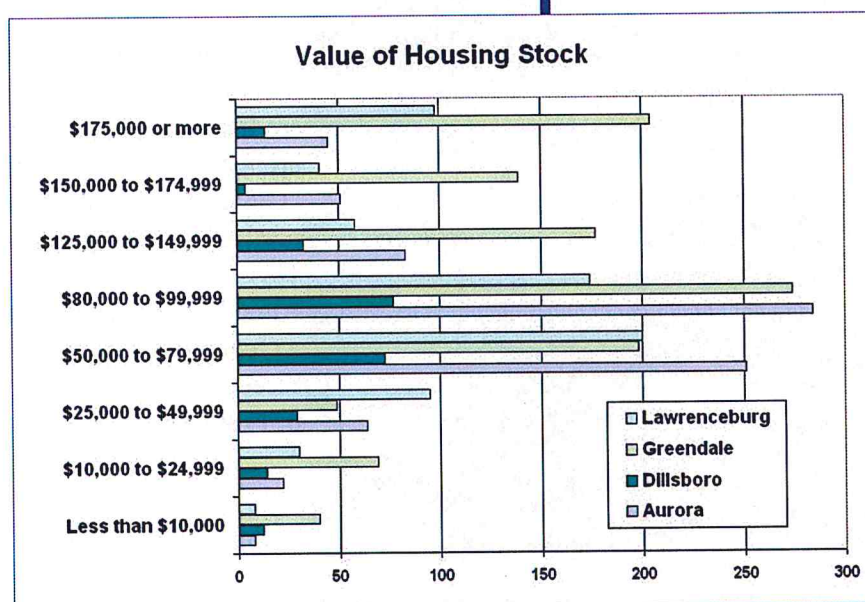
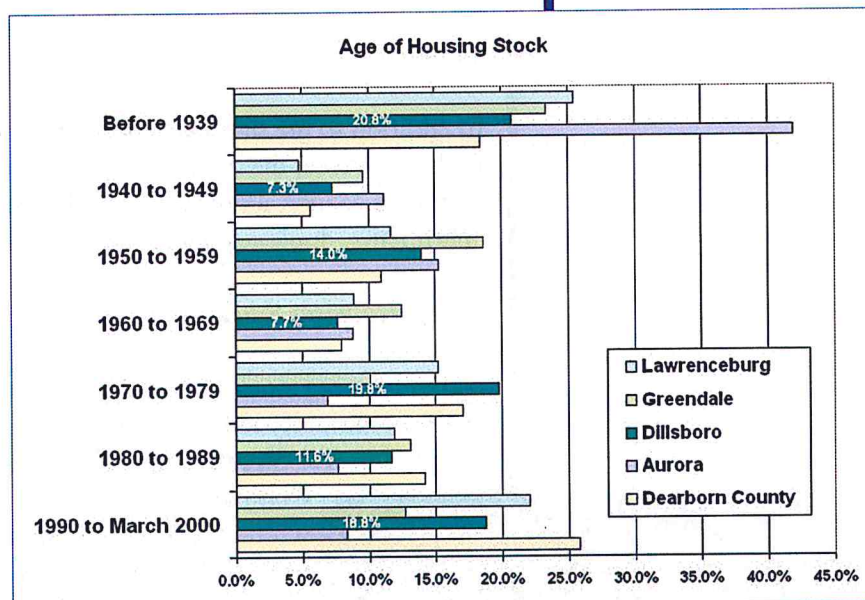
The Town of Dillsboro has a mixture of housing choices that includes a multi-family apartment complex, several duplex groupings, some double residential homes, and wide variety of single-family residential units.

Also, there are some mobile and manufactured homes scattered throughout the community. Below is a chart showing the make-up of the existing housing stock within the Dillsboro Community and compared to the Cities of Lawrenceburg, Aurora, and Greendale; as well as Dearborn County as a whole.

Single-Family Housing

Single-family homes built between 1970 and 2000 (30 years old or less) make-up 50% of the housing stock within the Town of Dillsboro. Compared to the City of Aurora (23%), City of Greendale (36%), and the City of Lawrenceburg (49%); the Town of Dillsboro leads the communities of Dearborn County in their quality of housing stock.

The median value of a single-family home in Dillsboro is \$90,000. This number is significantly lower than the median value for Dearborn County (\$120,600), but comparable to the neighboring communities of Aurora (\$87,300) and Lawrenceburg (\$88,100).



Multi-Family Housing

The median rental cost within the Town of Dillsboro is \$384 per month. Compared to Dearborn County at \$429 per month and the neighboring communities of Aurora (\$429), Greendale (\$402), and Lawrenceburg (\$404); the monthly housing costs for rental units is slightly less.

In addition to the duplexes, doubles, and apartment complexes in the Dillsboro Area; the community is home to the Waters of Dillsboro and Ross Manor, a housing complex for the elderly that includes apartments, duplexes, and a fully-staffed home health care facility.

Aging Housing Stock

Aging housing stock within the community can be found in the core of the community along Front Street, Back Street, Main Street, Bank Street, Lenover Street, North Street, Pullman Drive, and State Road 62.



Compared to other communities, aging housing stock within the Town of Dillsboro is limited. The number of historic homes within the community (built before 1939) that may be eligible for the National Register of Historic Properties are also limited, some utilized as doubles or altered to have multiple rental units. Many of these properties have deteriorating architectural elements crucial to their historic significance.



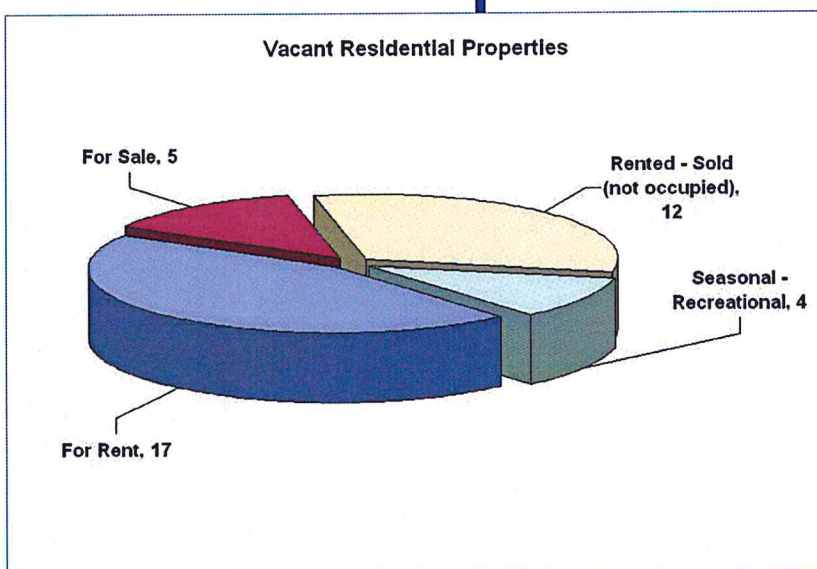
According to the Dearborn County Historic Structures Inventory – Interim Report, 75 residential structures are listed as “Contributing” and 5 residential structures are listed as “Outstanding”. Those that are noted as “Outstanding” are a Bungalow built ca. 1930 on the north side of East North Street, an Italianate built ca. 1870 on the south side of East North Street, a Queen Anne built ca. 1900 on the north side of Main Street, a Queen Anne built ca. 1900 on the west side of Front Street, and a Free Classic built ca. 1911 on the west side of Front Street.

Vacant Housing

Vacant housing may include vacant rentals, homes for sale, and those properties that have been rented or sold and are not yet occupied. According to the 2000 US Census, nearly 3% of the housing stock in Dillsboro was “for rent”. This is slightly higher when compared to Dearborn County (1.5%), Aurora (2%), and Greendale (1.4%), yet much lower than the City of Lawrenceburg (7%).

When reviewing the number of homes “for sale” in Dearborn County, the Dillsboro Community had only .8 % of its total housing stock. This is similar for Dearborn County (1%), Aurora (1.5%), Greendale (.9 %), and Lawrenceburg (1.7%).

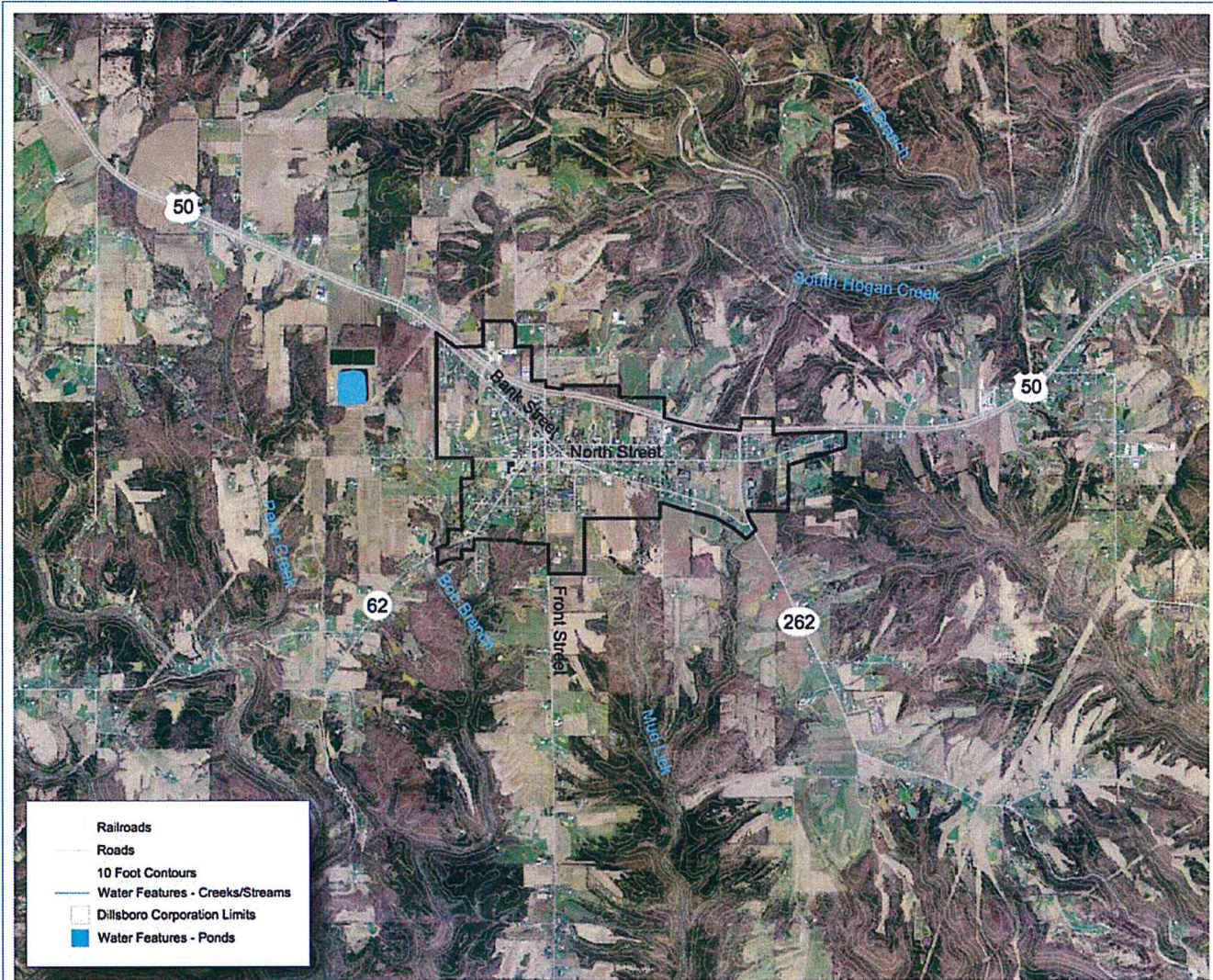
Overall, the Town of Dillsboro has several different reasons for housing vacancies, as shown in the Vacant Residential Properties Chart.



G. Natural Resources

Certain amenities exist within a community and of these; its natural resources can guide much of the decision-making process. The availability of land, the composition of that land, the availability of water resources, and percentage of natural landscapes all contribute to the identity of the community. Maintaining and preserving these natural resources can greatly impact the growth and sustainability of the Dillsboro Area.

According to the US Census Bureau, Dearborn County has a total area of 795 km² (307 mi²); 790 km² (305 mi²) or 94% land and 5 km² (2 mi²) or 6% water. Dearborn County is dissected by numerous creeks,



streams, rivers, and drainageways, which flow into the Ohio River. The Ohio River forms the southeastern boundary of Dearborn County and the area is one of diversified relief.

Topography

The topography in the Town of Dillsboro and the surrounding area is characteristic of many of the counties that are adjacent to the Ohio River. Overall, Dearborn County is a mixture of broad flat upland plains and narrow ridges dissected by steep-sided valleys, which provide rolling hills divided by several creeks that form long valleys throughout the area. Unique to much of Southeastern Indiana, rolling hills extend to the south, north, and east of the community. However, the Town of Dillsboro is located on a flatland plateau about 9 miles west of the ridge that rises above the City of Aurora.

In relation to other areas within the State of Indiana, this area, known to geologists as the *Dearborn Upland* is the easternmost physiographic region in southern Indiana and it is a dissected plateau underlain by limestone and shale of mostly Ordovician age. The western boundary of the Dearborn Upland attains an elevation of 1,100 feet at its highest point and is the drainage divide separating the westward-flowing streams of the East Fork White River and the Muscatatuck drainage systems from the southward- and eastward-flowing Indian-Kentuck Creek, Laughery Creek, and the Whitewater River. Bedrock of the Dearborn Upland disappears under thick glacial drift north of the Wisconsin Glacial Boundary. It is this bedrock high that underlies the highest point in Indiana.

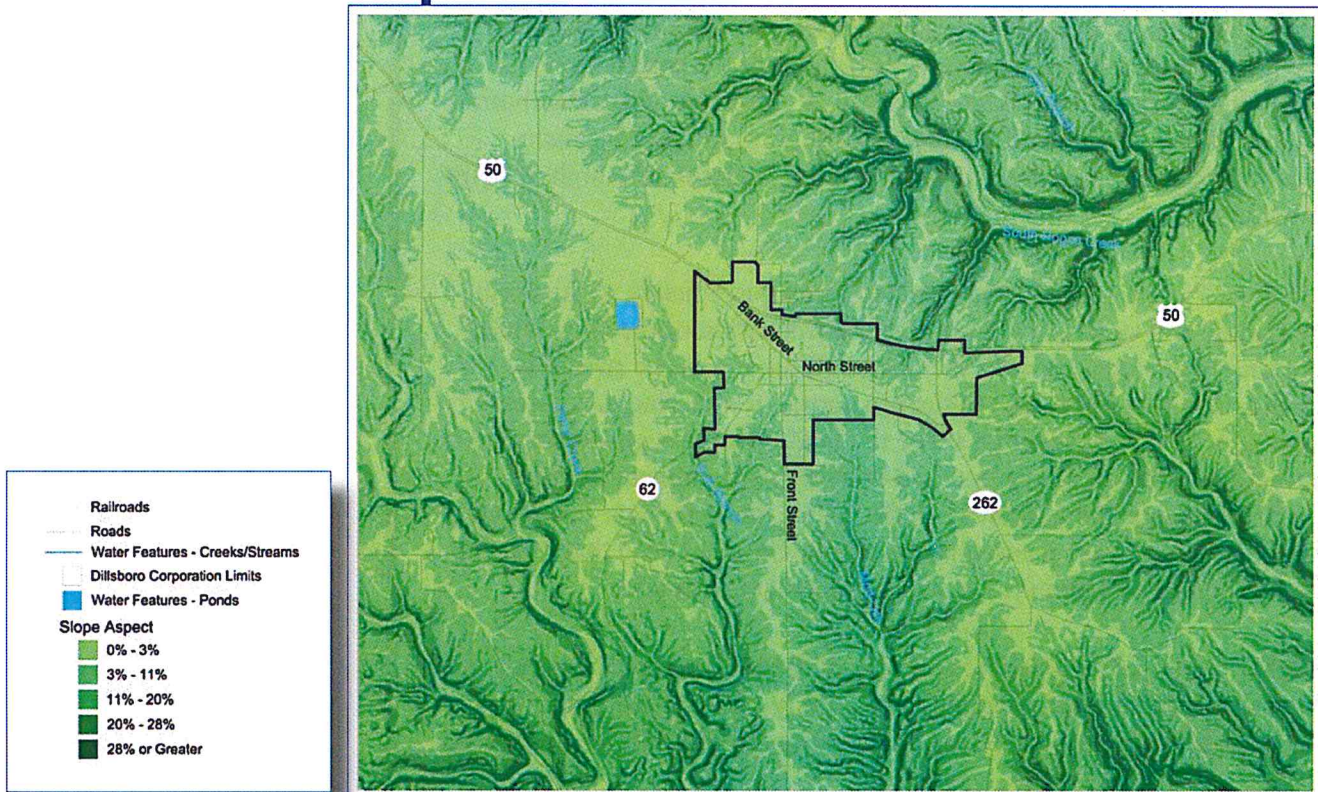
All along the Ohio River, these upland areas immediately to the north are rugged and stand in bold relief to the floodplain of the Ohio River. In terms of geologic process, the downcutting of a major stream is a rapid and powerful force that leaves normal weathering processes lagging behind as agents that shape the land. Even though streams are actively wearing away the land and carrying its sediments to ever-lower elevations and ultimately to the ocean, along the reaches of every drainageway are vast accumulations of silt, clay, and sand that make up the flat lying flood plains over which the streams meander.

Further review of the specific contours of the land in the Dillsboro Area shows the limited availability of readily-developable land. A slope aspect map shows the area contours by the percentage of slope in

the area. Because of the presence of drastic relief changes of the hills, valleys, and floodplains created by local creeks and streams, very few areas provide a flat surface with adequate drainage for development.

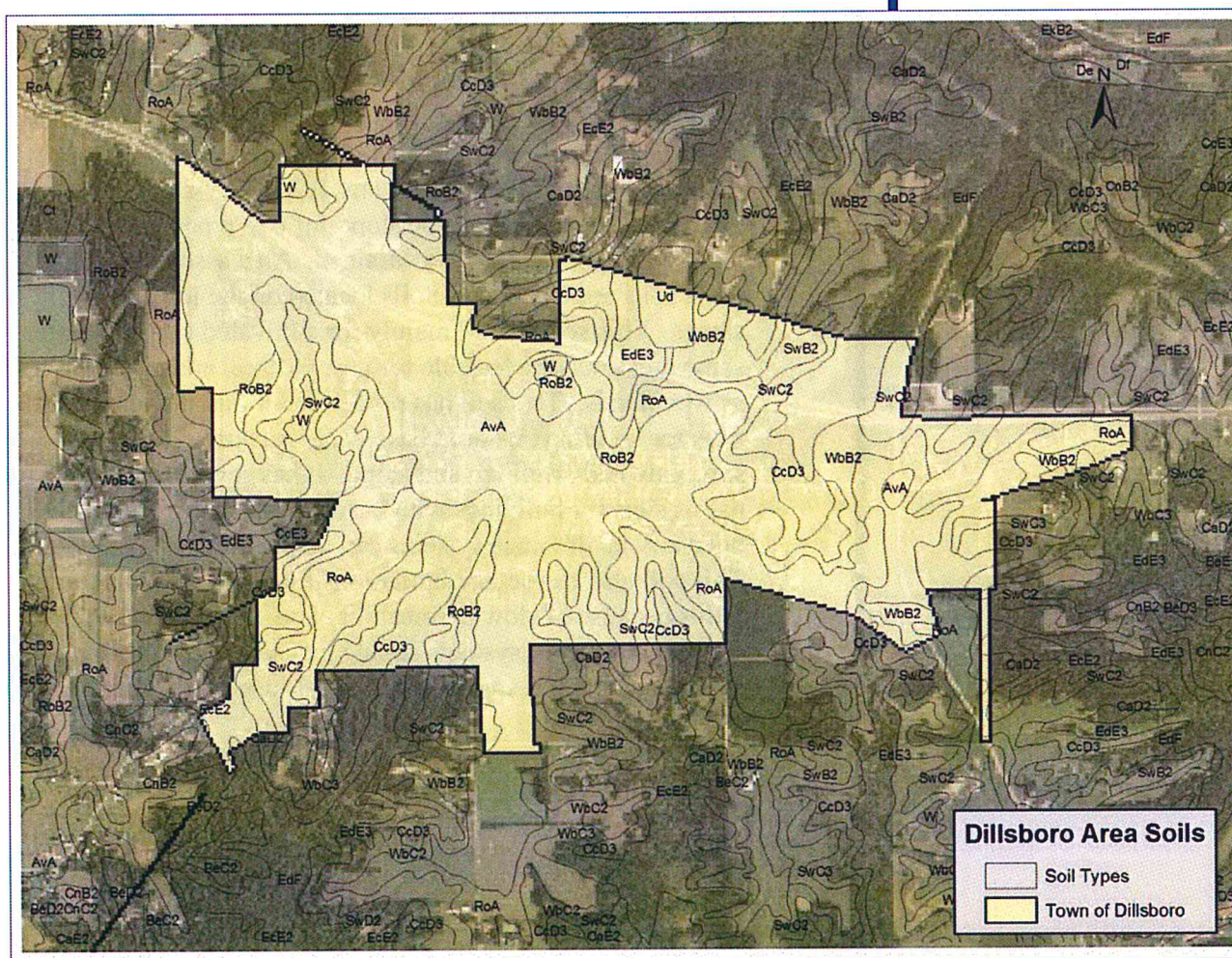
An interesting point is that research completed in 1966 identified geologic features in the Southeastern Indiana as the *Dillsboro Formation*. This designated type is located in Southwestern Dearborn County and East Central Ripley County near Dillsboro. Two sections showing relationships with adjacent formations are, for the lower contact, along Highway 50, 1.5 miles (2 km) west of Aurora in Southeastern Dearborn County (NW¼ sec. 6, T. 4 N., R. 1 W.) and, for the upper contact, along Highway 50 in the N2SE¼ sec. 12, T. 7 N., R. 11 E., Ripley County.

This geologic formation is recognized only in Southeastern Indiana, primarily along the outcrop belt of Ordovician rocks and in drill holes close to the outcrop area. By definition, the Dillsboro Formation is about 400 feet (120 m) thick throughout much of the area in which it is recognized and overlain by the Whitewater Formation (Cincinnatian) and is underlain by the Kope Formation (Cincinnatian).



Soils

Dillsboro contains a variety of soils within both the *Avonburg-Clermont* and *Cincinnati-Rossmoyne-Bonnell* General Soil Map Units. *Avonburg-Clermont Soils* are generally described as deep, nearly level, somewhat poorly-drained and poorly-drained soils that formed in loess and the underlying glacial till on uplands. These areas are at the highest elevation in the Dearborn County Survey Area and are relatively small and not extensive. *Cincinnati-Rossmoyne-Bonnell Soils* are generally described as deep, nearly level to steep, well-drained and moderately well-drained soils that formed in loess and the underlying glacial till on uplands. These areas are located on glacial till plains that are characterized by rolling to hilly topography, which are large and scattered throughout the Dearborn County.



- **Avonburg Series (AvA)** – As the primary soil type, it is found throughout the corporate limits. This soil is a nearly level, deep, somewhat poorly-drained soil on broad ridges on uplands with a slope of 0 to 2 percent. Clermont Soils are found with the Avonburg Series near the center of the broad ridges. Also included are small areas of nearly-level and gently-sloping, deep Rossmoyne Soils near slope breaks. A high water table fluctuates between depths of 1 and 3 feet later in winter and in spring. In most areas this soil is used for cultivated crops, but in a few areas it is used for hay, pasture, and woodland. This soil has severe limitations for use as sites for buildings because of wetness. Artificial drainage can help to remove excess water, but the soil is nearly level and suitable outlets for drainage are hard to find. Limitations for septic tank absorption fields are severe because of the slow permeability and the wetness and therefore not generally suited to this use.
- **Rossmoyne Series (RoB2, RoA)** – Soils within this series are found to the north, northwest, southwest, east, and southeast of the corporate limits. They are generally found in close proximity to Avonburg Soils. This is a gently-sloping soil on ridges and short convex side slopes of 0 to 6 percent. This soil is deep and moderately well-drained. Also associated with these soils are Cincinnati Soils located on the lower part of slopes. This soil is used mainly for cultivated crops, but also in some areas may be feasible for hay, pasture, and also minimally as woodlands. This soil has moderate limitations for use as sites for buildings without basements because of wetness, shrinking and swelling, and slope. It has severe limitations for use as sites for buildings with basements because of wetness, but artificial drainage systems can help correct this limitation. This soil also has severe limitations for septic tank absorption fields because of slow permeability and wetness, and therefore commercial sewer systems should be used, or absorption fields should be enlarged to overcome the slow permeability of the soil.

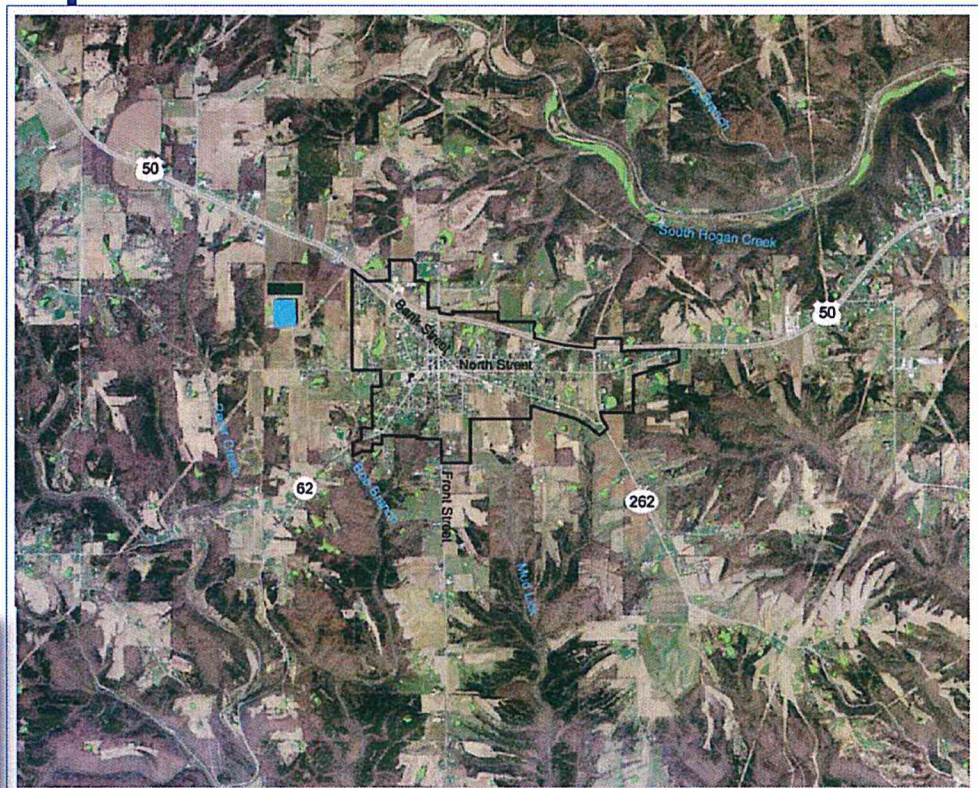
- **Weisburg Series** (WbB2), **Switzerland Series** (SwC2, SwC3), **Carmel Series** (CcD3, CcE3, CaD2) and **Eden Series** (EcE2, EdE3, EdF) – Each of these soils are interspersed throughout the Dillsboro Area and generally follow sloping bands that often emanate beyond the soils within the Rossmoyne and Avonburg Series found within the corporate limits. However, some areas within the corporate limits do contain some a minimal amount of these soil types. Each series includes soils that are deep to moderately deep, well-drained, slow to very slow permeable soils on ridgetops and hillsides in upland areas and till plains. While each series is slightly different, they work together in the drainage process and are relative to the contour and slope of the land. All of the soils represented in these four series have severe limitations for use as sites for buildings and buildings with basements because of slope, shrinking, and/or swelling. They also have severe limitations for septic tank use and suggest using commercial systems.

In review, one soil series is predominant in the Dillsboro Area: the Avonburg Series. However, the Rossmoyne, Weisburg, Switzerland, Carmel, and Eden Series' are interspersed relative to the contours and slope of the land. Overall, all soils have significant limitations for development, either because of slope or drainage. Development is possible without the use of basements and adequate measures to reduce wetness and moisture that could be harmful to structures, as well as eliminating the use of septic systems by linking new developments into the existing commercial sewer system.

Water Features

The principal waterways of Dearborn County are the Whitewater River in the northwest corner of the county, the east and west forks of Tanners Creek, North and South Hogan Creeks, and Laughery Creek all of which empty into the Ohio River. The Town of Dillsboro is situated on an upland plateau between Tanner's Creek and Laughery Creek.

The county is made up of three principal watersheds: Tanner's Creek,

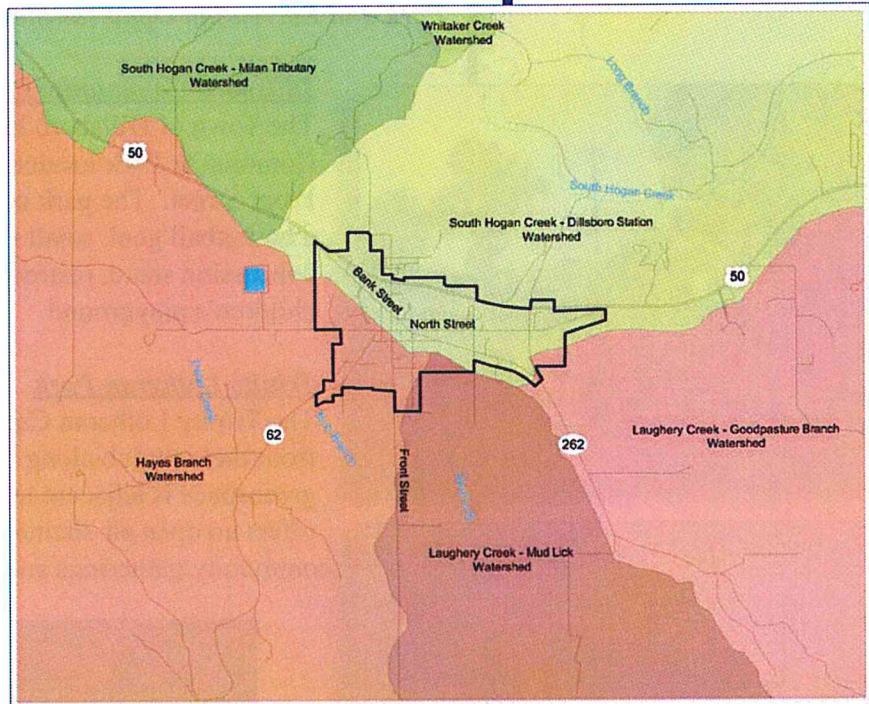


Hogan Creek, and Laughery Creek all monitored by the Dearborn County Soil and Water Conservation District located in Aurora, Indiana. These local watersheds are located within the regional *Middle Ohio-Laughery Watershed*.

There are no floodplains within close proximity to the boundaries of the Town of Dillsboro that affect the community directly. However, significant drainage issues associated with the type of soils located here, it makes some areas prone to flooding. Nearby floodplains include areas along the Ohio River to the west and southwest of Dillsboro, including US 50 and SR 56 and the cities of Aurora and Lawrenceburg; and Laughery Creek to the south, southeast, and southwest of Dillsboro. A map showing water features in the Dillsboro Area provides guidance to the location of wetlands, creeks, ponds, and nearby floodplains.

Woodlands

The woodland areas are limited within the corporate limits. However, areas to the north, northwest, northeast, and southwest are heavily wooded. Areas to the west, southeast, east, and south have some wooded areas. All woodland areas within the proximity of the Dillsboro Area are often located in areas where there are steep slopes that are undeveloped and not used for agriculture. These natural areas provide aesthetic and environmental assets, which the Town of Dillsboro should protect.



J. Community Destinations

The Town of Dillsboro and adjacent communities and regions offer a variety of destinations for residents and visitors.

Park and Recreation Opportunities



Dillsboro Community Park

The Town of Dillsboro has one municipal park, Dillsboro Community Park located south of North Street at the end of Front Street. The park contains 3 ball fields, 3 soccer fields, a basketball goal, small shelter house, large shelter house, concession stand, restroom facilities, small picnic area, and children's playground.

Trinity Lutheran Park

The Trinity Lutheran Church owns a strip of property across from their church along Central Avenue. This community greenspace is adjacent to the Dillsboro Civic Center and offers an open air shelter and several picnic tables for community gatherings and church outings.



Dillsboro Civic Center

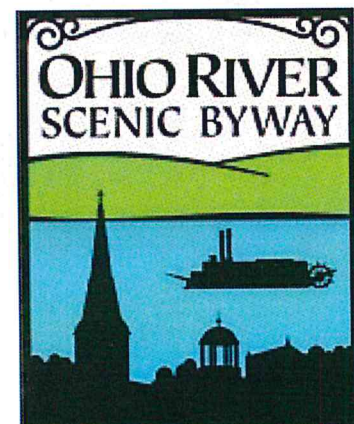
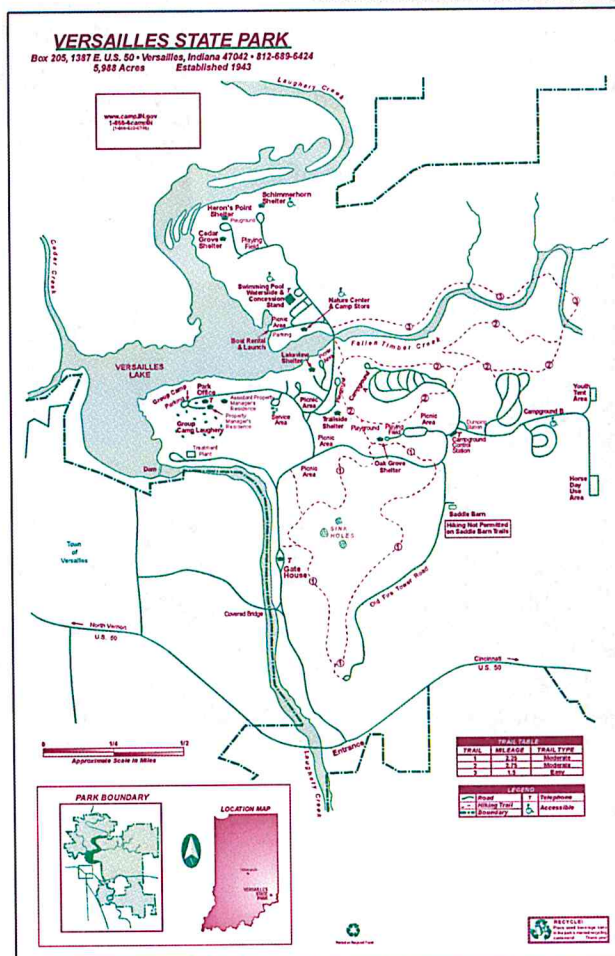
A community center is located along Central Avenue and is operated by the Dillsboro Civic Club. The center offers a meeting room with restroom and kitchen facilities, as well as ample parking for various events.

Regional Recreational Sites

Southeastern Indiana provides a variety of opportunities for outdoor recreation. In nearby Versailles, Indiana, approximately 11 miles from Dillsboro, is **Versailles State Park**. The park offers campgrounds, hiking trails, picnic facilities, and other opportunities for outdoor activity. Another nearby resource is **Dearborn Trails**, a compilation of trails connected between the Ohio River communities of Greendale, Lawrenceburg, and Aurora. This trail system also has the potential to connect to other trails that exist or are planned for other Ohio River Communities between Cincinnati and Louisville to create the **Ohio River Greenway**.



The **American Discovery Trail** is another area resource offering a recreational opportunity. This recently identified trail is a national trail system that often utilizes existing roadways that is the only coast-to-coast, non-motorized recreational trail linking communities, cities, parks, and wilderness. Another area resource is the nationally-recognized **Ohio River Scenic Byway** that connects communities along the Ohio River through Ohio, Indiana, and Illinois.



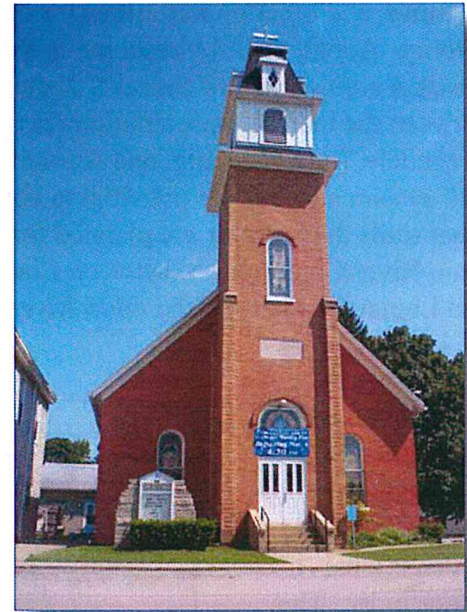
Area Historic Sites

Hopewell Presbyterian Church

Located in the heart of Downtown Dillsboro, this Romanesque Revival structure was built around 1876 and continues to hold services for members of the Dillsboro Community.

Dillsboro Sanitarium (Ross Manor)

The Ross Manor Complex on the north side of Dillsboro still includes several of the original buildings of the ***Dillsboro Sanitarium***. The property stills boasts much of the natural beauty that once made this a resort location. While the building still operates as an assisted-living facility, arrangements can be made to tour portions of the building and the grounds.



Regional Historic Sites

Communities within the counties adjacent to the Ohio River are rich in history and still retain much of their historic character. Because of early settlement patterns, buildings within these communities often date back into the early to mid-1800's. The **Hayes Branch Mill** is located along SR 62 just a few miles south of Dillsboro and north of Farmer's Retreat. All that remains of this site are remnants of the old mill and a sign that was erected to identify the location of the mill in this scenic creek bed settlement area. Also nearby is the **Laughery Creek Bridge** at the Dearborn County and Ohio County Line along old US 56.

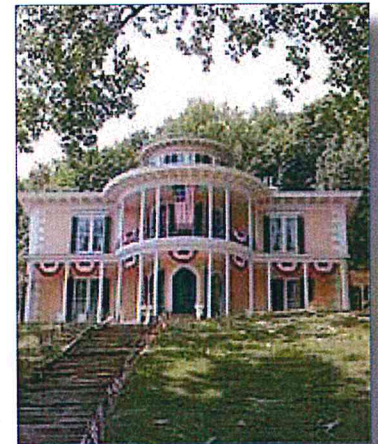


The bridge is the only remaining example of the unique Triple Whipple Design in the United States.

While currently overgrown, grant dollars have been designated for its rehabilitation and subsequent use as a pedestrian bridge and connector for a portion of the Ohio River Greenway.

The **Hill Forest Mansion** in Aurora provides an interesting opportunity to experience the maritime legacy of the region. Shipping and riverboats were a significant part of the life of Thomas Gaff of Gaff Business Enterprises (original owner and builder), which is reflected in the architecture of the home. The design of this mansion emulates a traditional paddleboat, with its second story half-moon balconies that stretches out over the main portion of the home. Today the mansion operates as a home museum and hosts weekly tours for the public.

Another historic property, **Veraestau**, can be found high above Downtown Aurora on a ridge overlooking the Ohio River Valley. It lies 427.4 feet above the Ohio River, just downriver from a sharp bend which causes the river to suddenly flow to the southeast, allowing for a sweeping view of the lowlands of Kentucky, and the cities of Aurora and Lawrenceburg. The large sprawling property lies along a ridgeline and exemplifies the historic preservation practiced by generations of two families - the Holman/Hamilton Clan and the O'Brien/Gibson Family. A two-story log house with a brick addition is open by appointment only.



Downtown Rising Sun, Lawrenceburg, and Aurora also offer many opportunities to admire historic architecture and local history. Numerous sites offer specific historic insight into the history of the Ohio River Valley and provide a unique backdrop for shopping, walking, gathering, or having an evening meal.

Events

The Town of Dillsboro has several annual community events including the *Dillsboro Homecoming* and *Dillsboro Volunteer Fire Department Hog Roast*. The *Dillsboro Homecoming* is a local event when all existing and former members of the community can come back and reflect on their hometown of **Dillsboro**. Many activities are coordinated during this event, such as a parade through downtown and a frog jumping competition.

Aurora Farmer's Fair is another opportunity where residents of the communities in Dearborn County and the region gather during the late summer. A carnival, parade, local and national entertainment acts are often the highlights of this county-wide event.

Municipal Government

Dillsboro Town Hall is a rehabilitated bank building located along US 50. The building houses the Dillsboro Utilities, Town Manager, and Police Department offices. The building also features a large council chambers/meeting room available for town business and meetings.



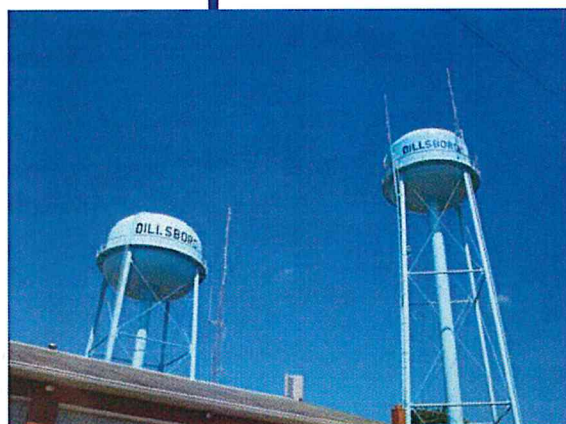
K. Local Services

Utilities

The Town of Dillsboro provides many of its utilities to residents and business owners within the area. Below is a description of each service, including service area and who operates them.

Water

Dillsboro Utilities provides local water service to residents within the Town of Dillsboro and some adjacent areas outside of the Town boundary. Some properties to the west of town are served by the neighboring *Hoosier Hills Rural Water District*, headquartered in neighboring Ripley County in nearby Milan, Indiana. *Dillsboro Utilities* is managed by the Town Manager with billing completed by the office of Clerk Treasurer. *Dillsboro Utilities* owns and maintains one large water tower and a smaller somewhat aging water tower located near the center of town at the intersection of Front Street and Bank Street. One full-time utility superintendent, three other full-time employees maintain regular operations of *Dillsboro Utilities* and other general maintenance of other properties owned by the town.



Sewer

Dillsboro Utilities provides local sewer services to residents within the Town of Dillsboro. *Dillsboro Utilities* is managed in coordination by the Town Manager with billing completed by the office of Clerk Treasurer. The Town of Dillsboro owns and maintains a sewer plant and associated facilities located just to the west of the Town of Dillsboro. One full-time utility superintendent, three other full-time employees maintain regular operations of *Dillsboro Utilities* and other general maintenance of other properties owned by the town.

Electricity

Duke Energy provides local electric services to the Dillsboro Area. A regional office is located in nearby Aurora, Indiana.

Natural Gas

Southern Indiana Natural Gas provides local natural gas services to the Dillsboro Area. Its offices are located in nearby Milan, Indiana.

Emergency Services

Local services that support the local welfare and safety of the Town of Dillsboro include, fire protection, policing, and emergency services. Below is a description of each service, including service area and who operates them.

Police Department

The *Dillsboro Police Department* employs a full-time Chief of Police, as well as one other full-time officer and one part-time officer. Department offices are located at the Dillsboro Town Hall at the intersection of Front Street and US 50. The department's jurisdiction is limited to the boundaries of the Town of Dillsboro and remains the officer's primary responsibility. However, the *Dillsboro Police Department* also provides assistance to the County Sheriff's Department and Indiana State Police, when requested. A local agreement between these three entities provides a home base within the Police Department Office for the County Sheriff's Department and Indiana State Police whenever they are in the area.



All three of these officers are certified in Child Safety Restraints. The department also conducts several programs annually, including a Bicycle Safety Program and "Don't Talk to Strangers" Program held at the *Dillsboro Elementary School*. They also sponsor a "Shop with a Cop" Program during each holiday season for underprivileged children.

Fire Protection

The *Dillsboro Volunteer Fire Department* operates out of the Dillsboro Fire Station at the intersection of Front Street and Bank Street. There are approximately 28 members within the department. No members, including the Fire Chief, are paid for their service to the community. The Town of Dillsboro does provide some annual funding in its budget to maintain the department.



The department conducts several programs annually, including a Smoke Detector Program for underprivileged households, a Battery Replacement Program for Smoke Detectors funded by Energizer Batteries, Public Fire Extinguisher Classes, and a Fire Prevention and Safety Program held at the *Dillsboro Elementary School*, *Dillsboro Head Start*, and a preschool in nearby Farmer's Retreat. The *Dillsboro Volunteer Fire Department* also holds an annual Hog Roast to supplement funding for supplies and other annual needs of the fire department and fire house. They also sometimes sponsor Hog Roasts as a benefit to some specific need for an underprivileged family.

EMT

The local emergency services are the responsibility of the *Dillsboro Life Squad*. This is an independent non-profit organization serving Clay and Caesar Townships in Dearborn County. No direct funding is provided to the *Dillsboro Life Squad* by the Town of Dillsboro. Ongoing funding is provided by charges billed per emergency response and often collected via a property owner's insurance policy.





Information Services

A variety of information services are available to the residents within the Town of Dillsboro and adjacent areas. Below is a description of each service, including service area and who operates them.

Telephone

Embarq provides local telephone services to the Dillsboro Area. A regional office is located in nearby Aurora, Indiana.

Cable Television

Comcast provides local cable television services to the Dillsboro Area. A regional office is located in nearby Aurora, Indiana.

High-Speed Internet

Both Embarq and Comcast provide high-speed internet services to the Dillsboro Area. A regional office is located in nearby Aurora, Indiana.

Human Services

Several businesses and organizations provide human services to the residents of Dillsboro, including healthcare, childcare, and senior services. Below is a description of each service, including service area and who operates them.

Local Healthcare

Two doctors have offices located within the Town of Dillsboro: Dr. LeDuc and Dr. Brown. Additional medical services, specialists, and other healthcare needs are served by other communities within the region, including Lawrenceburg and Aurora, Indiana and other communities in the Greater Cincinnati Metropolitan Region.



Regional Healthcare

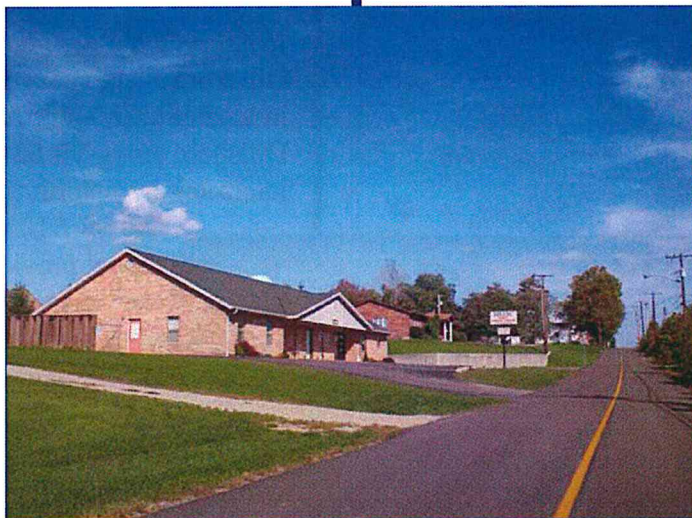
Two primary healthcare centers for outpatient, hospitalization, and counseling services serve the Town of Dillsboro. Community Mental Health Center, Inc. and Dearborn County Hospital are both located in nearby Lawrenceburg, Indiana.

Childcare

Officially-licensed childcare and early childhood education facilities are limited to the Dillsboro Head Start. The Dillsboro Head Start is operated by the SIEOC Community Action Agency that serves the Southeastern Indiana Region. Another neighboring locally-owned preschool is located in nearby Farmer's Retreat.

Senior Services

The Waters of Dillsboro - Ross Manor is located within the Town of Dillsboro along Lenover Street at the northern edge of the community. The large complex of limited-care, extensive-care, and senior living complexes provides services to many of the seniors native to the Dillsboro Area. This facility was formerly the Dillsboro Sanatorium that provided tourists in the late 1800's and early 1900's the healing mineral waters found on the property. Today it remains a primary staple in the economy of the Town of Dillsboro.



Educational Opportunities

The Town of Dillsboro provides opportunity for the local education for the youth of the community. Additionally, the Dillsboro Area also provides several opportunities for continuing education for high-school students, graduates, and adults.

Primary and Secondary Schools

Dillsboro Elementary School is located within the Town of Dillsboro along SR 62 at the intersection of North Street

and SR 62. The school provides classes for children from kindergarten to fifth grade. The school is maintained

and operated by the South Dearborn Community School Corporation located in Lawrenceburg. Sixth, seventh, and eighth grade students attend the South Dearborn Middle School and students between ninth and twelfth grades attend the South Dearborn High School, both located within the City of Aurora.



The Southeastern Career Center located along US 50 in nearby Versailles, Indiana also provides vocational and other non-traditional educational opportunities for high-school students, young adults, and adults seeking continuing education and training.

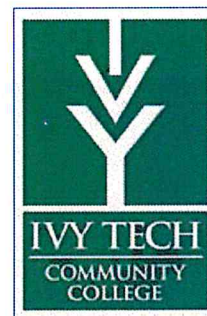
Colleges and Universities

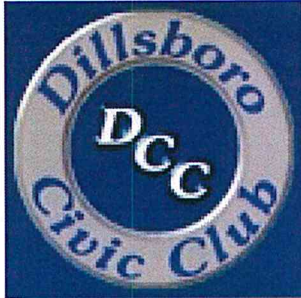
There are several private and state colleges located in the Dillsboro Area. The educational opportunity closest to the Town of Dillsboro is IVY Tech State College – Lawrenceburg Campus located along the Ohio River in downtown Lawrenceburg, Indiana.

Approximately 40 to 60 minutes away, two private colleges are available to Dillsboro Area residents: Hanover College located in nearby Hanover, Indiana just south and west of Dillsboro and Miami University located in Oxford, Ohio just north and east along the Indiana and Ohio border. Other colleges and universities in the area include Northern Kentucky University in Highland Heights, Kentucky; University of Cincinnati in Cincinnati, Ohio; and Xavier University in Cincinnati, Ohio.

Other Opportunities

The Dillsboro Public Library located on Lenover Street at the northern edge of Dillsboro is a modern facility open to all Dillsboro residents. Its basement also houses the Dillsboro History Museum operated by the library and a group of located historians and genealogists native to the Dillsboro Area.





L. Community Outreach

Civic Groups

Several local civic groups that assist in the ongoing development of the Town of Dillsboro are the ***Dillsboro Beautification Committee*** and ***Dillsboro Civic Club***. The ***Dillsboro Beautification Committee*** is volunteer organization that works to maintain planters and other beautification projects that help to enhance the aesthetics of the community. The ***Dillsboro Civic Club*** owns a community building that is often used by the community for local events, community meetings, and family gatherings. The organization operates similarly to enhance the quality of life for the Dillsboro Community.

Local Organizations

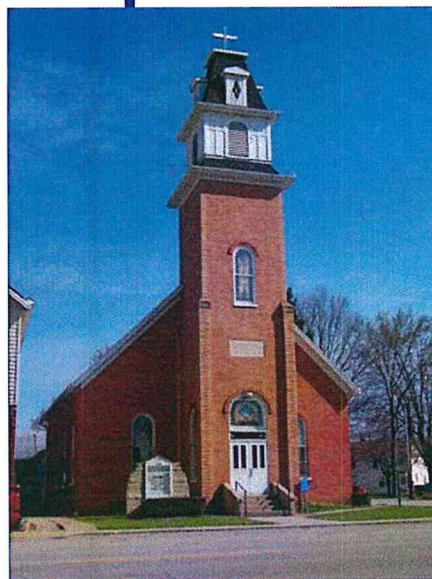
Several local organizations and clubs exist within the Town of Dillsboro. They are the ***American Legion, Masonic Lodge, Sons of the American Legion, Friendly Seniors, Dearborn County 4-H, Boy Scouts, Girl Scouts, Dillsboro Summer Ball, and Dillsboro Soccer Association.***

Each of these groups works within the community and provides activities and programs for a variety of ages of residents within the Dillsboro Community.



Churches

There are many active religious institutions within the Town of Dillsboro. They include *Trinity Lutheran Church*, *St. Peters Lutheran Church*, *Dillsboro United Methodist Church*, *Dillsboro Baptist Church*, *Dillsboro Church of Christ*, *Hopewell Presbyterian Church*, and the *Cedars of Lebanon*.



I. Transportation

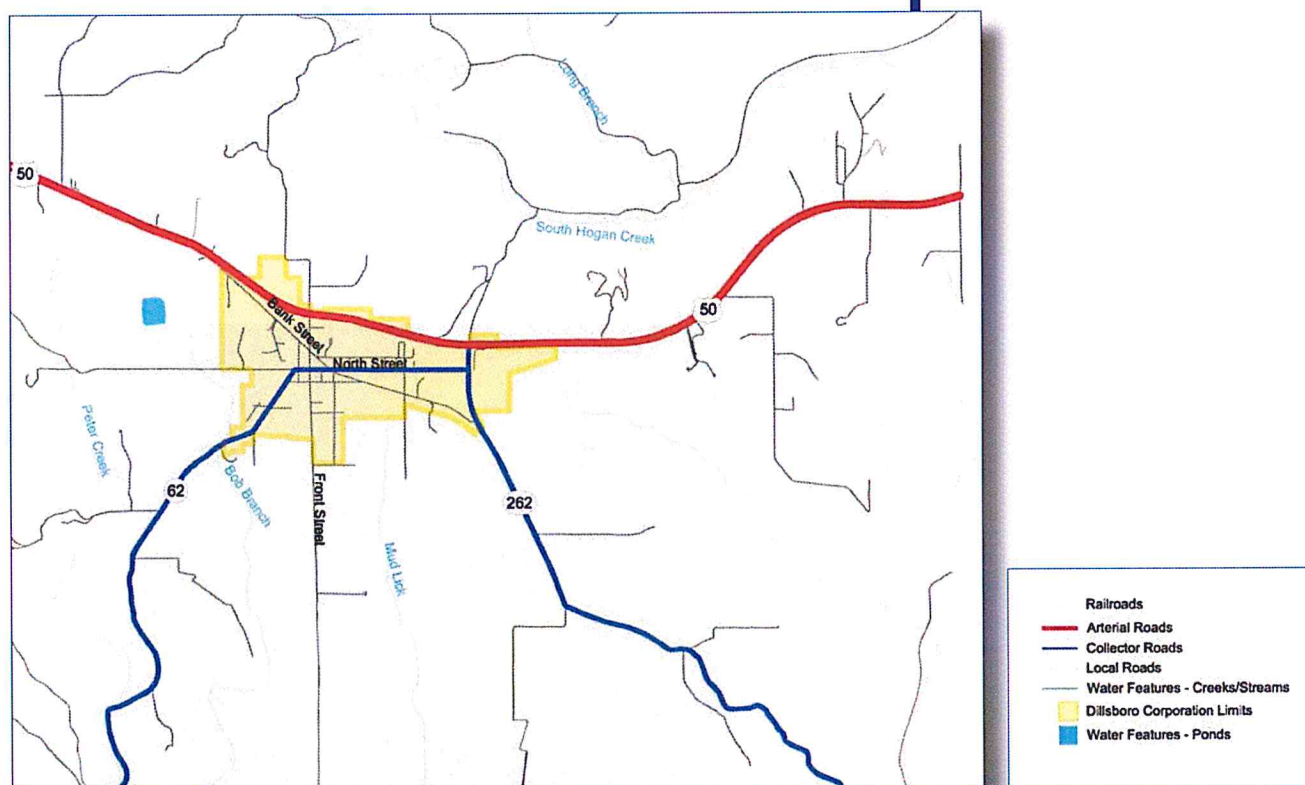
The transportation system, within and around the Town of Dillsboro, provides a wide-variety of modes and associated activities. These different modes and activities are as follows:

- **Vehicular Traffic**
 - **Commercial** – Vehicles traveling to a place of business or work.
 - **Residential** – Vehicles traveling with a neighborhood or subdivision.
 - **Commuter** – The following are all common destinations to work for the Dillsboro Area: Cincinnati Metropolitan Area, Indianapolis Metropolitan Area, Aurora, Lawrenceburg, and Batesville.
- **Pedestrian Traffic**
 - **Commercial** – Pedestrians who walk in a parking lot or commercial area to a place of business or work.
 - **Residential** – Pedestrians who walk within their neighborhood to school, work, civic building, or relative or neighbors home.
 - **Recreational/Wellness** – Pedestrians who walk, bike, jog, hike, run, skateboard, or rollerblade.
- **Air and Rail**
 - Local & Regional Airports
 - Freight Rail - *CSX Railroad*
 - Passenger Rail - *Amtrak*
- **Mass Transit**
 - Catch-a-Ride Program through *Lifetime Resources*

Vehicular Traffic

The roads within the Town of Dillsboro, as well as adjacent areas within the jurisdiction of the county, state, and federal government are described in the following paragraphs. The different roadways and road segments represent the primary transportation system used by the residents of Dillsboro.

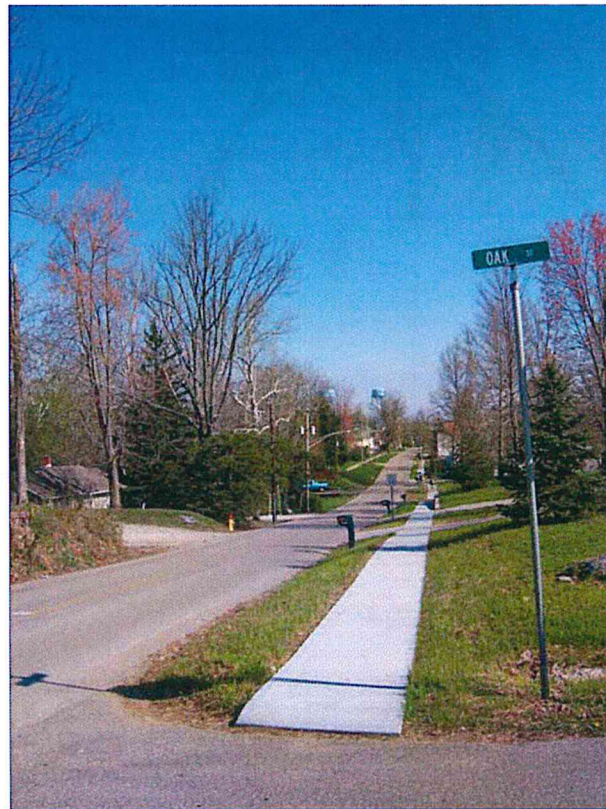
The following map shows the road infrastructure in the Dillsboro Area. The roads are designated as arterial, collector, or local roads.



Pedestrian Traffic

In recent years, non-motorized transportation facilities have become an important part of the transportation network. Support for the development of pedestrians and bicycle trails, sidewalks, and multi-use paths have been identified as economic generators for various communities. They identify the opportunities that pedestrian infrastructure provides for healthier lifestyles, a decreased dependency on the automobile, and the improvement of overall quality of life of a community.

Pedestrian infrastructure throughout the United States helps to connect neighborhoods, schools, parks, sites of interest, communities, and regions. They may include opportunities for bicycling, horseback-riding, running, walking, as well as being accessible to wheelchairs, baby strollers, and roller blades. They may be developed from abandoned railroad right-of-way, along a local waterway (small or large), parallel a primary vehicular corridor, utilize existing roads and sidewalks, or be a combination of all of them.



Air and Rail

Air and Rail Transportation are often independent from the decision-making processes of local government and thus are dealt with differently. The following paragraphs describe the current availability of these two transportation modes and their significance for the Town of Dillsboro.

Air Service

Three International Airports are located within 90 minutes of Dillsboro:

Indianapolis International Airport – Approximately 93 miles from the Town of Dillsboro, its terminal has 33 gates and is served by 10 major and 10 national passenger airlines.

Number of Passengers (2003)	7,360,482
Number of Daily Flights (2003)	280

Dayton International Airport – Approximately 95 miles from the Town of Dillsboro, its terminal has 24 gates and is served by 7 major and 6 national passenger airlines.

Number of Passengers (2002)	2,280,960
Number of Daily Flights (2002)	85

Cincinnati - Northern Kentucky International Airport – Approximately 29 miles from the Town of Dillsboro, its 3 terminals and is served by 9 different airlines.

Number of Passengers (2006)	11,364,701
Number of Daily Flights (2006)	500

Regional & Local Airports – The **Greensburg-Decatur County Airport** is located in Greensburg, Indiana approximately 36 miles from the Town of Dillsboro.



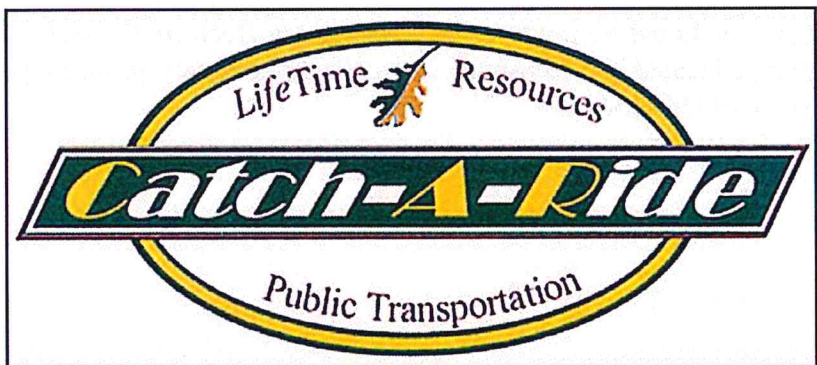
Rail Service

There is no rail service through the Town of Dillsboro. However a CSX rail line traveling from the City of Aurora to North Vernon, Seymour, Washington, and Vincennes is located approximately 2 miles from the Town of Dillsboro. The nearest passenger rail service is provided by Amtrak in Cincinnati along the *Cardinal Line*, which runs from Chicago to New York City three days a week.

Mass Transit

Because a limited population exists in the Dillsboro Area, the need does not constitute provisions for a comprehensive mass transit system. However, one opportunity is available for the residents of Dillsboro. *Lifetime Resources* operates the "Catch-A-Ride Program" and serves Dearborn, Jefferson, Ohio, Ripley, and Switzerland Counties in Indiana. The service is a "Point Deviation Route Service" that will stop at the curb to pick you up and deliver you to your destination.

Rides must be planned ahead of time, up to 7 days in advance and no less than 24 hours before noon of the day prior to the day a ride is requested. The program operates Monday through Friday, 7 a.m. to 6 p.m. and Saturday from 9 a.m. to 4 p.m. The cost to the rider is \$1.00 for 5 miles or less within the same county, \$3.00 for over 5 miles within the same county, \$4.00 to cross one county line, and \$1.00 extra for each additional county line. Children under 12 years of age, persons with disabilities, and persons over 60 years of age are half price.



H. Land Use

The use of land directly affects the progress and quality of life within a community. Now, and in the future, it is important to support land use patterns that conserve natural resources, reduce the dependence upon the automobile, alleviate traffic congestion, contribute to the character of the community, and adequately serve the needs of the citizens.

This section and its maps indicate the general distribution, location, type, and relationship for each of these land uses. More specifically, this section highlights the current zoning, existing or proposed land uses, possible new terrain roads, potential road or intersection improvements, potential pedestrian infrastructure, and possible growth possibilities in the future.

Existing Land Use

The Town of Dillsboro has maintained its small town atmosphere, but anticipates continuing growth pressures stemming from the US 50 Corridor; the Ohio River Communities of Greendale, Lawrenceburg, and Aurora; and the Greater Cincinnati Metropolitan Area. However, its small town character still remains, evident in its central core, but has had slow growth along the US 50 Corridor over the past 10-20 years.

Agricultural

While the Town of Dillsboro is a rural area, agricultural land is limited because of the topography of the area. However, the predominant land use surrounding the town's periphery and adjacent portions of the US 50 Corridor provides many opportunities for growth. It is possible that the future will bring interest in residential development to serve the region. Given this consideration, the Dillsboro Area provides a great opportunity to become a rural, bedroom community of the Greater Cincinnati Metropolitan Area. Agricultural land can be found to the west, east, north, and south of Dillsboro, but often in limited quantity because of the topography.

Residential

The Town of Dillsboro is primarily traditional residential development, but some newer subdivisions and homes are scattered along various transportation corridors to the southeast and southwest. Most of the residential land uses in the area consist primarily of single-family housing. But in recent years, other housing forms have been developed, such as rental units (apartments), duplexes, and senior apartment housing units. The older residential units have often been divided to adapt for rentals, but there are a significant number of single-family units that are rentals as well. A larger multi-family complex is located directly west of downtown along Bank Street and another to the east along SR 262.

Recreational

The existing recreational land uses within Dillsboro include a park at the southern border of town that includes a small playground, picnic area, a large open space used for soccer, and a baseball diamond. The Dillsboro Elementary School also has a playground on its campus.

The Dillsboro Civic Club operates the Dillsboro Civic Center used for special occasions, various meetings, and as a general community gathering place. A small pocket park is located nearby that provides a small picnic area.

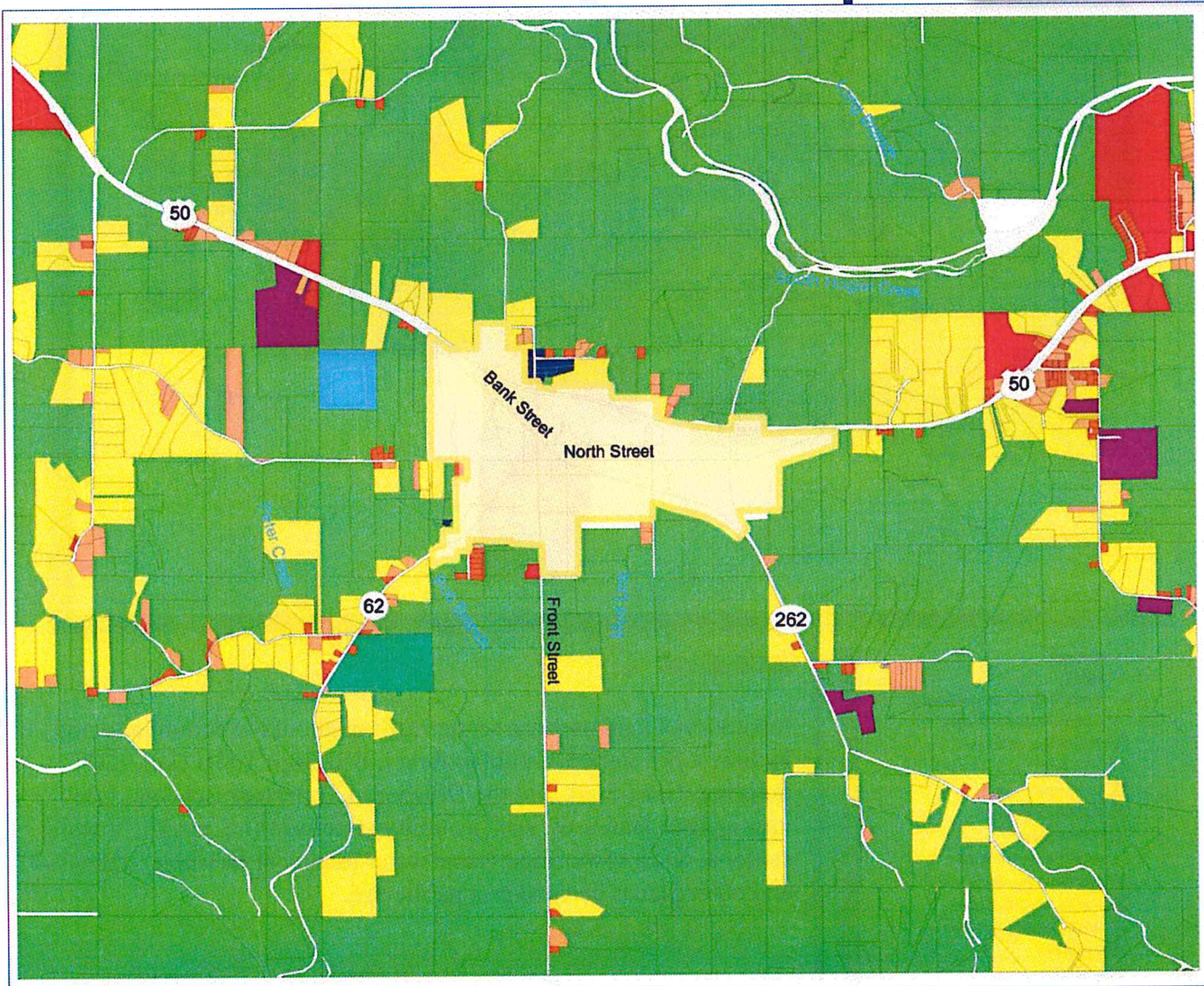
Commercial

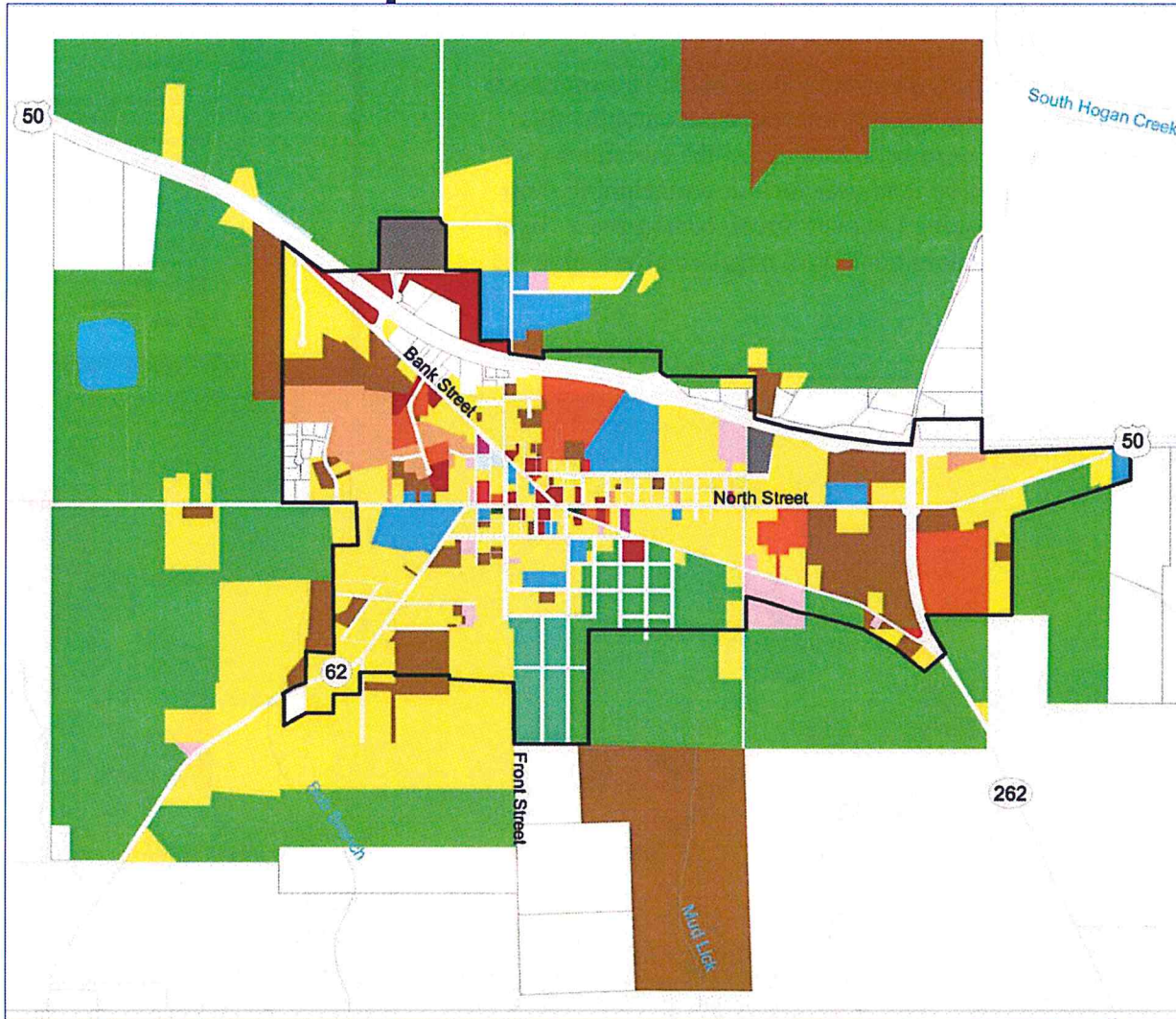
A historic downtown houses a core commercial area for the community, but many buildings are empty or abandoned. Areas along US 50, Bank Street, and North Street and Rullman Drive to the east also have several commercial land uses, including a grocery store, a Dollar General Store, and a hardware store.

Businesses in the Dillsboro Area rely on their location in a high-traffic area serving passers-by and as limited shopping destinations for area consumers. Many different types of commercial establishments can be found in this land use category: gas stations, auto repair services, banks, a drug store, and small locally-owned businesses.

Industrial

While, the Town of Dillsboro currently does not have a multitude of industrial land uses, the Town is interested encouraging this type of development or expansion to broaden the community's tax base. Current industrial land uses include a machining shop to the east of Dillsboro along Lenover Street, considered a "light industrial" business that does not have a negative affect upon the community.





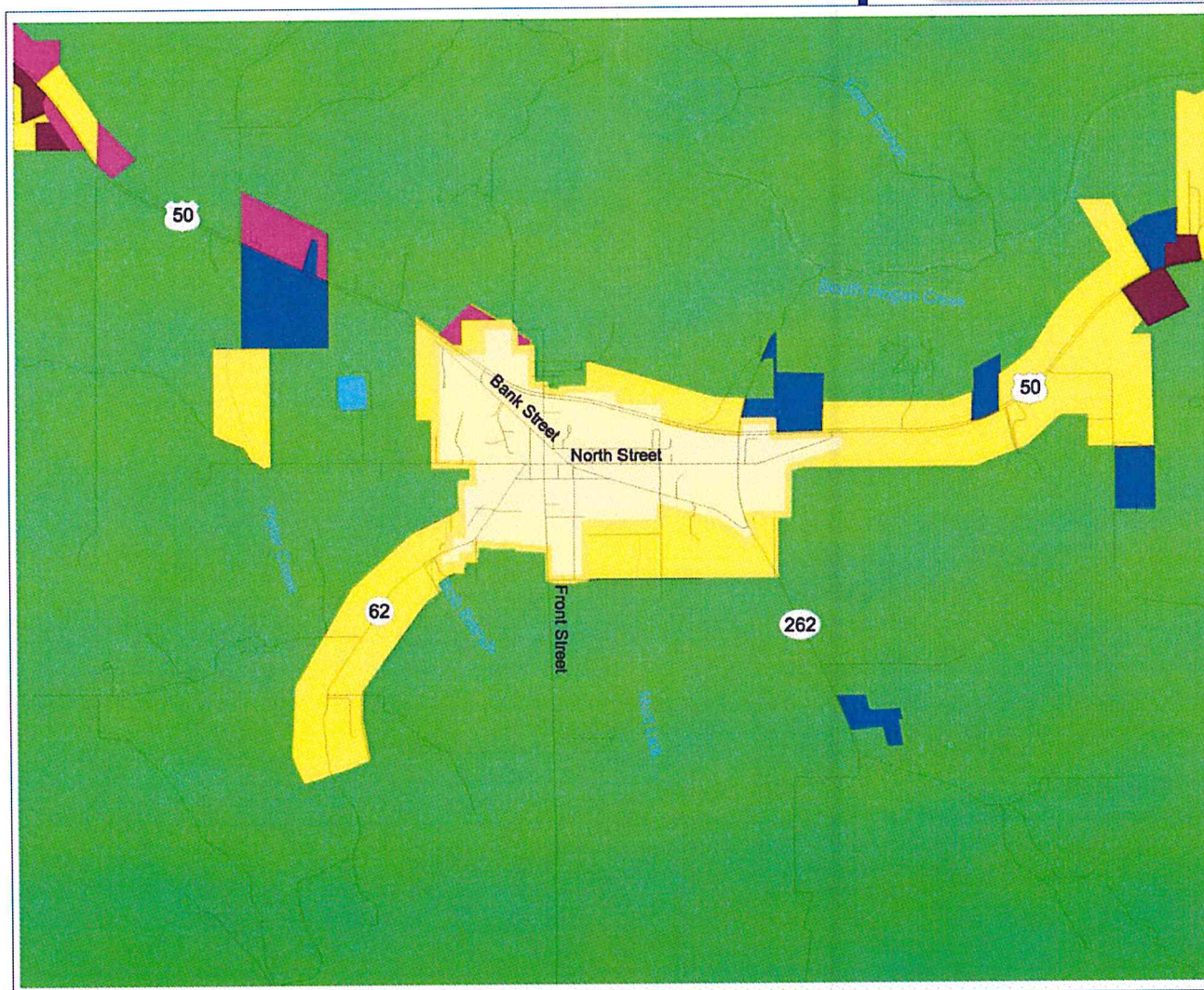
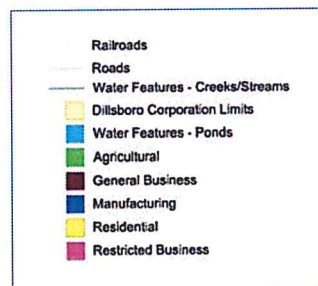
Institutional

Institutional land uses are scattered throughout the community and include a fire station, a public library, Dillsboro Town Hall, EMT building, Head Start, and the Dillsboro Elementary School. They also include land uses, such as utility structures (i.e. electric transfer stations, water towers and waste water treatment facilities), churches, and other places deemed as a public use.

Existing Zoning

The Town of Dillsboro currently has an existing set of zoning ordinances. The majority of these ordinances date back to the mid-1970's. However, the ordinances are limited to three zones: *residential*, *commercial*, and *industrial*. The ordinances are also not specific to modern land use concerns, such as infill development, environmental management, signage, pedestrian infrastructure, access management, or planned-unit developments (PUD).

To maintain a community with a wider economic base and provide services for Dillsboro's residents and visitors, a variety of land uses should be outlined in a zoning ordinance. These should include the





following: Agricultural, Commercial Office and Retail, Home Business, Single-Family Residential, Two-Family Residential, Multiple-Family Residential, Parks and Recreation, Industrial, as well as Schools and other Institutional Uses. Current planning practice also encourages provisions for mixed-use developments. Public infrastructure such as streets, trails, paths, water lines, sewer lines, and other utilities are needed to serve these land uses.

Upon adoption of this Comprehensive Plan, the Town of Dillsboro will begin updating their existing zoning ordinances to reflect current needs of the community and any future growth and development.

Projected Land Use

The use of land within a community is directed by zoning, dedications, and the items outlined within the goals and objectives of the comprehensive plan. However, as growth opportunities are presented, the Town of Dillsboro must plan how and where it would prefer to grow, as land becomes available and development interests are pursued.

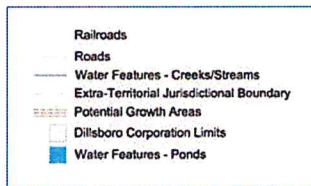
In the recent past, the town has annexed several areas adjacent to the existing boundaries due to voluntary annexations and some new developments that found it ideal to be connected to the town's water and sewer systems. If additional there is interest in additional development opportunities, it would be important to review the potential development for its possible affect upon the community and its infrastructure if development were to occur.

To encourage carefully-planned development, it is important to consider where additions to the community's existing land uses would be developed. Therefore, the following map has been developed to recognize where the community prefers different land uses. It is important to recognize that the following future projections are just that, projections. Growth for any community depends on any number of factors. If and when the community feels that growth pressures warrant future annexation or infrastructure plans, adjustments and location priorities may change. However, it is most important to consider the following questions as final decisions are made:

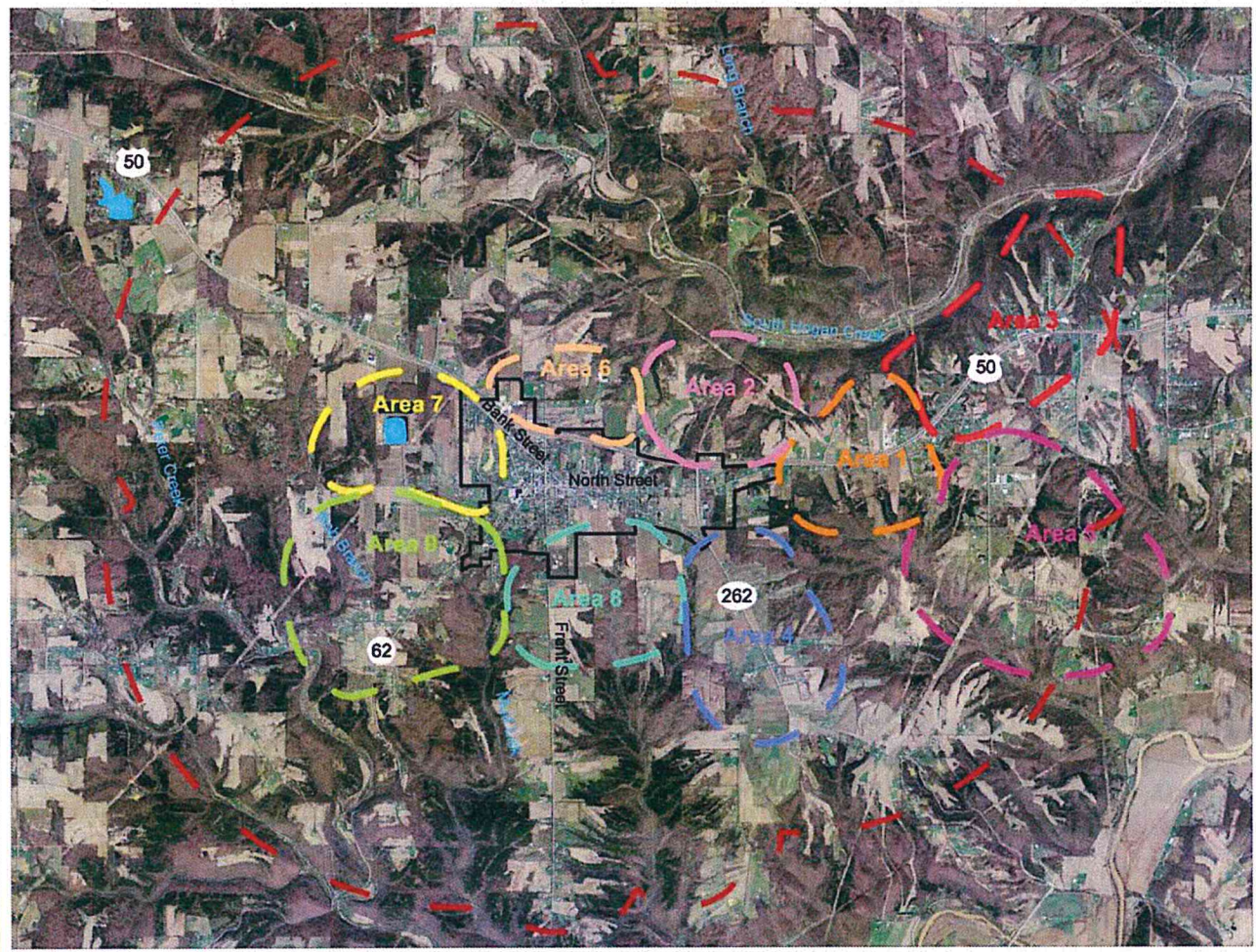
- How to promote an environment encouraging new investment and quality development?
- Can current infrastructure sustain new development and at what rate?
- What changes or improvements must be made to the road system to accommodate the increased travel demands caused by new development?
- What costs are incurred by developer in comparison to the community?
- How will the design of the new development relate to the current built environment?
- How will the new development connect with the current built environment?

Future Growth

To meet future demands for growth, a limited plan for areas of potential annexation has been developed to consider where Dillsboro could grow, where it wants to grow, and where it should grow. These questions are difficult to answer for the next ten years, yet it is important for the community to begin making choices and planning for the future. The following map reveals areas that community leaders have deemed potential areas for future annexation. Although this map has been created, it does not reveal an exact vision, only a model what could be.



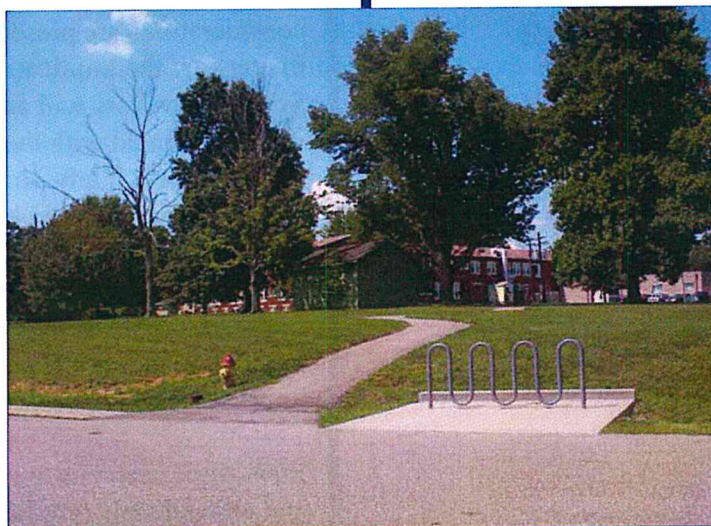
The following recommendations are noted within the following map only as guidelines for future annexation for the Town of Dillsboro. There are several specific areas outlined and are numbered according to their development potential, access to utilities, and the preferred direction of community growth.



Pedestrian Infrastructure Considerations

To maintain connectivity to amenities within the community such as the park, library, downtown, and school; the Town of Dillsboro is planning for additional pedestrian sidewalks and paths to keep the existing community connected with any future developments; residential, commercial, or industrial. It is important that pedestrian connectivity is maintained during this growth process.

While many sidewalks exist throughout the community, often there are missing links from block to block and in some cases within the same block. Also, some sidewalks are in disrepair because of drainage, topography, and past state road improvements. It is important that pre-existing pedestrian infrastructure issues and potential expansions to the pedestrian infrastructure available within or adjacent to the Town of Dillsboro is considered during any decisions regarding growth and development, whether single-family residential, multi-family residential, commercial, or industrial.



Road Infrastructure Considerations

In addition to maintaining a high-level of pedestrian connectivity in the Dillsboro Community, it is important to consider what road improvements should be made to the existing infrastructure system within the Dillsboro Area. As new growth and development considerations are presented to the Town of Dillsboro, it is important to consider the implications upon the existing vehicular infrastructure. Specifically, how will an influx of additional vehicles and pedestrians interact or meld with the existing roads and intersections. What infrastructure, if any, should be provided by the development itself? What measures should be taken to ensure that quality infrastructure is provided within the development? Will the Town of Dillsboro one day or immediately be responsible for the vehicular infrastructure in the new development or growth area? Each of these questions are very important to answer so that the best possible infrastructure improvements, enhancements, and additions can be constructed.

First, improvements to existing roads with better support new growth and alleviate any pre-existing limitations or problem areas within the community. These improvements may include, but are not limited to road widening, extra lanes, turn lanes, adding traffic calming features, resurfacing, tree-lined medians, and aesthetic beautification, such as trees or landscaping. The second improvement type is intersection improvements. These improvements may include, but are not limited to, crosswalks, turn lanes, widening, drainage, or resurfacing.



PUBLIC PARTICIPATION

IV. PUBLIC PARTICIPATION

The Dillsboro Comprehensive Plan was initiated by the Town Council as a necessity for the potential growth pressures in the Dillsboro Area. They also considered that a plan should be updated every 10 years to ensure its validity and effectiveness for the community. Members of the Comprehensive Plan Steering Committee, the Town Council, City Staff, local business owners, and residents participated in the various public participation activities.

A series of public participation opportunities were conducted in order to gather valuable information from the general public and community leaders. Specific concerns and innovative ideas for the future of the community and the overall quality of life for its residents were gathered to help the Bonar Group to develop this plan.

A. Initial Dillsboro Comprehensive Plan Steering Committee Meeting

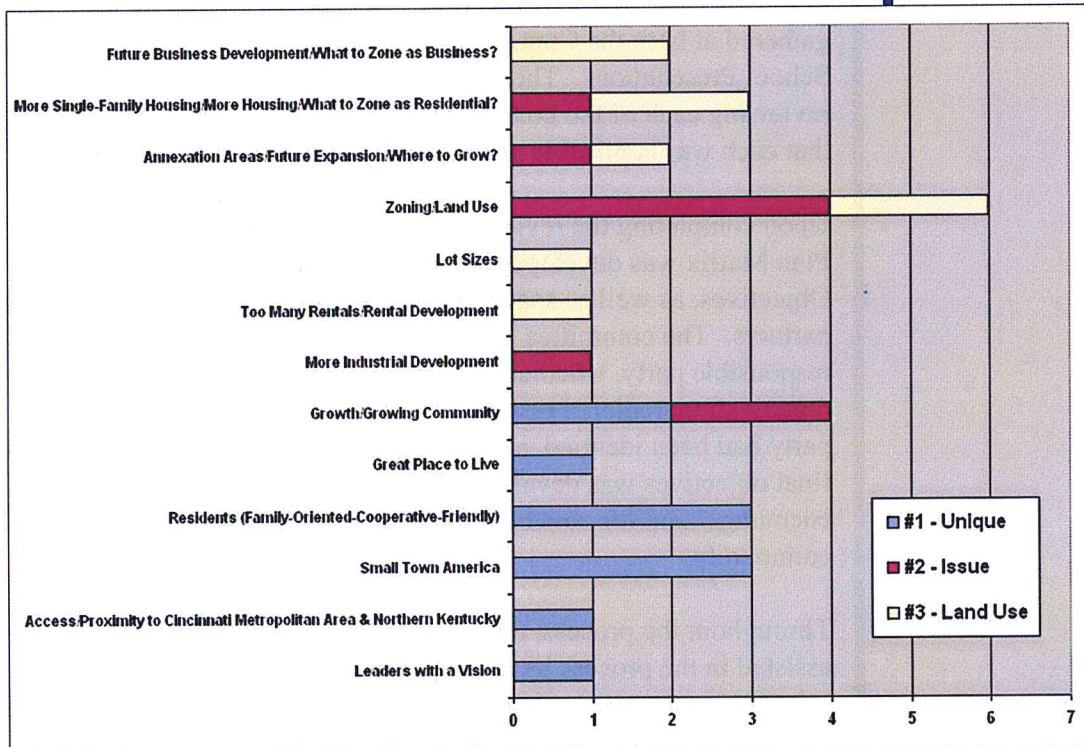
The first meeting of the Dillsboro Comprehensive Plan Steering Committee was conducted as an informational session to explain the intended use, reasons for, and components of a Comprehensive Plan. This meeting also established the best meeting place and time for future meetings, as well as dates for upcoming meetings. During this meeting, the group was given a short survey to complete before the left the meeting. The following questions were asked:

- 1. What makes Dillsboro different or unique from the other communities in Southern Indiana ?**
- 2. What is the most important community issue that the Comprehensive Plan should address ?**
- 3. What is the most important Land Use issue in the community right now ?**

The responses were separated into similar categories to help identify the concerns that were of most importance to the Steering Committee. The results of this short survey concluded the following results:

BASIC QUESTIONS	COMMENTS	#1 - Unique	#2 - Issue	#3 - Land Use
Community Assets	Leaders with a Vision	1		
	Access/Proximity to Cincinnati Metropolitan Area & Northern Kentucky	1		
	Small Town America	3		
	Residents (Family-Oriented-Cooperative-Friendly)	3		
	Great Place to Live	1		
How to Grow?	Growth/Growing Community	2	2	
	More Industrial Development		1	
	Too Many Rentals/Rental Development			1
	Lot Sizes			1
Where to Grow?	Zoning/Land Use		4	2
	Annexation Areas/Future Expansion/Where to Grow?		1	1
	More Single-Family Housing/More Housing/What to Zone as Residential?		1	2
	Future Business Development/What to Zone as Business?			2
How Big?	How Big should we Grow?			1

When looking at the total number of responses in each general category for all three questions, totals were calculated. Zoning was the number one concern of this group, with growth coming in second. While this survey was very simple, it provided a quick look into the most important concerns of the Steering Committee. These totals are shown in the following chart:



B. Dillsboro Comprehensive Plan Steering Committee Meetings

The steering committee met throughout the Comprehensive Planning Process, focusing on several tasks. The first and foremost was to help coordinate the community meeting. The second major task was to take the results from this meeting and finalize a series of goals and objectives to be used as the foundation for the Dillsboro Comprehensive Plan. During this phase of the planning process, draft goals and objectives were developed based upon the comments gathered at both the Community Workshop and at the Elementary School Presentations. The steering committee was instrumental in reviewing each of the goal and objective statements to ensure they felt that each was applicable and representative of the Town of Dillsboro.

Upon completing the review of the goals and objectives, an Action Plan Matrix was developed that included the Goals and corresponding Objectives, as well as space to insert a responsible party and suggested partners. The committee provided guidance in identifying each responsible party, whether an individual community role, local organization, regional resource, or state agency. Once a responsible party had been identified, a list of suggested partners for each of these final objectives was developed for easy identification and ongoing encouragement for collaborative endeavors that benefit the entire community.

Throughout the process, the Comprehensive Plan Steering Committee assisted in the process by coordinating meetings, providing informational support about the Town of Dillsboro, and direction for the desired outcome of the project.

Additional meetings were conducted to present a Draft Action Plan and a Draft Comprehensive Plan for their review. The following is a list of those meetings:

- September 12, 2006
- September 27, 2006
- October 23, 2006
- November 6, 2006
- November 27, 2006
- February 15, 2007
- February 20, 2007
- March 7, 2007
- March 26, 2007

C. Dillsboro Elementary School Planner's Day @ School Presentations

On **October 11, 2006**, two Elementary School Workshops were conducted with fourth grade students. The students were given a one-page questionnaire prior to the workshop that asked the following questions:

- **List three things that you like about where you live...**
- **List three things that you don't like about where you live....**
- **When someone visits your family from another place or state, where is the first place you always take them?**
- **Where would you never take them?**
- **List three things that you think need to be improved about where you live.....**
- **List three things that you think are alright just the way they are....**
- **What is the biggest problem where you live?**

These questions helped to identify the students' concerns about their community. The answers to these questions were analyzed by placing them into categories: Strengths, Weaknesses, Assets, & Threats. Each list was discussed with the students to give them an opportunity to explain their concerns.

Once this portion of the workshop was completed, the students completed an activity where built their own community by placing different community components into a designated area identified by specific boundaries. This activity began in 1865 and continued through 2006. At the end of four time periods, the students were asked how they liked the way that their community was growing.

The following lists are a synopsis of the comments that were made by the students of both classrooms where the workshop was conducted:



STRENGTHS

- Ball Park
- Can get everywhere by bicycle
- Churches
- Close to friends, school, and stores
- Community
- Community – because it's nice
- Easy to get along with neighbors
- Emergency Squad
- Family
- Fire Department
- Have a couple of stores and restaurants, so we don't need to drive to Aurora
- Hills
- Houses are sort of ok
- I know everyone
- Library
- Lots of friends
- Neighborhood
- Peaceful Country – Quiet
- People
- People who live here
- Police Officers
- Schools
- Size of the Town
- Teachers

WEAKNESSES

- Can only have "Direct TV" in the country
- Clean the town
- Construction workers making noise
- Improve Drugstore
- Improve Ross and Dillsboro Manor
- Improve the Post Office – nobody at the post office
- Make school bigger
- Need a camping lot
- Need a Dillsboro Zoo
- Need a History Museum for children
- Need a swimming pool - in the park?
- Need a theater
- Need another gas station
- Need bigger houses
- Need more banks
- Need more farms
- Need more flowers to brighten up town
- Need more parks
- Need more restaurants
- Need more stop signs and traffic lights
- Need more stores – no department store
- Need security cameras for school
- No bike trail
- No public swimming pool
- No shopping mall
- No store to buy clothes
- No video arcade
- Not enough activities
- Only 2 restaurants
- Only one grocery store
- People don't recycle
- People who live in the country are 10 minutes from everything
- The drugstore needs to be improved
- The street where the drug store is...
- Where the ball park is located



ASSETS

- Animals and Forest
- Bank
- Baseball and Softball Fields
- Dillsboro Fair
- Dollar General
- IGA Store
- Janet's Diner
- Land
- Library
- Local stores
- New Road
- Our Community
- Our Water
- Park
- Playground
- School
- School's Progress
- Soccer field
- Sports
- Town
- Trees
- Wal-Mart

THREATS

- All the empty houses in Dillsboro
- All the sidewalks are not good
- All the trash in people's yards
- Ballpark needs more grass and a better playground (bigger)
- Buildings need to be improved
- Can't get all your groceries here
- Cutting down trees and not planting them back
- Hills on my road
- Improve buildings
- Improve the community park
- Improve the streets – need more gravel on our road
- In certain places people drive too fast
- More houses for homeless people (and books, food, water, and clothes)
- Need a new soccer field
- Need better health benefits
- Need more playground equipment
- Need more shade
- Need more sidewalks
- Need more stores
- Need to fix some roads
- Need to stop speeders
- Neighborhood/neighbor's dogs
- No parking places in town
- Not enough wide open areas/more space
- People fighting for no reason
- People use too much gas
- Pollution – people pollute
- Pollution - no "don't litter" signs
- Softball fields need to be improved
- Traffic
- Trash that people throw out of their cars - trash laying around

D. Dillsboro Community Workshop

On **October 11, 2006**, a public meeting was held at the Dillsboro Civic Center to provide opportunity for the community to provide their input into the Comprehensive Planning Process. Those in attendance were asked to evaluate different aspects of their community. The meeting was publicized encouraging members of the community to participate in the meeting activities.

Those in attendance were first divided into three groups and then asked a series of questions relating to their community. These questions were developed as discussion progressed during each section of the analysis: Strengths, Weaknesses, Opportunities, & Threats. The following lists are a synopsis of the comments that were made by the community.

STRENGTHS

- 4-H club
- Annexation
- Auctions at Civic Center
- Beautification Committee
- Beautiful Scenery
- Better maintained than others
- Blue Ribbon School Award
- Churches for the Community
- Civic Center Sponsored Activities
- Civic Club – Christmas lights, auction, blood drives
- Civic Involvement & Pride
- Civic Pride – Fair, Christmas Lights
- Close to city, but far enough away
- Community Events – Halloween, Christmas, Homecoming
- Community Park
- Community Support & Spirit
- Convenient to Greater Tri-State Area
- Dollar Store
- Drug Store
- Excellent Fire Department & Ambulance
- Fire Engine Unit
- Friendliness – Safety
- Friendliness of People
- Good fire protection
- Good infrastructure – growth area
- Good Schools
- Good, efficient post office
- Have basic stores
- Homecoming – parade, church booths, togetherness, frog jumping
- IGA
- Improving infrastructure
- Lack of Vandalism
- Library
- Library
- Lifetime Residents
- Like home & location
- Low crime – feel safe
- My Restaurant

- Necessities available – business access
- New Highway Blacktop
- Nice Cemetery
- Nice Churches
- Nice people to come home to
- Nice Store Fronts
- Park
- People – involvement
- Public services – fire, police & EMS
- Recycling
- Retirement community
- Rural Character – know everyone
- School - small
- Small – close-knit community
- Small Town Atmosphere
- Small Town Businesses – employment
- Small Town Feel
- Soccer & softball
- Something for all ages
- Streets - good
- Town & Municipal Employees
- Town Doctor
- Trees
- Village Apartments
- Cemetery - well-maintained
- Youth activities
- Youth programs

WEAKNESSES

- Advertising - signs on Hill along 50 & 262
- Better paper people
- Big Brick House - board fence North St.
- Community Activity - (real life) in empty lot in town
- Community Vehicles - in town, part on street
- Crime Rate Rising
- Curb-side Recycling
- Dentist – needed
- Don't like intersection at Elders, IGA, North St., Bank St., Main & North
- Downtown – core infrastructure
- Empty Buildings – especially downtown
- Empty Buildings & Run-down Buildings
- Empty Lot in Town – something done with it
- Farmers Market
- Gazebo
- Going eastward on 50
- Hate fence over back windows
- House next to post office
- Job Opportunities
- Lack of Employment
- Lack of Light Industry
- Lack of Public Transportation
- Lack of Zoning Codes & Enforcement (no spot zoning)
- Lawrenceburg & Aurora Traffic
- Littering Kroger Advertisements
- McDonald's – needed
- More activities in evenings
- More Community Development
- Need Car Wash - new automatic
- Need Coffee Shop
- No young people & no one planning for the future
- Outside sewer usage
- Parking
- Parking on Sidewalks
- Property to be cleaned up



- Rental property & absentee landlords
- Sewer rates too high
- Sidewalks
- Something to offset Wal-Mart
- Squad not always in operation
- Starbucks – needed
- Street Lights - new
- Too much rental & not enough roots
- Unkempt property
- Vacant Properties
- We need money
- Young Activities – lack of entertainment

OPPORTUNITIES

- Access to major highways
- Beautification Committee - good to build on
- Better Playground Equipment
- Better Sidewalks
- Big Department Store
- Businesses off North St. – detain
- Businesses on US 50 – factor
- Community could set-up stands to sell refreshments
- Community Spirit
- Emergency Preparedness
- Encourage Involvement in Community - volunteer & donor
- Greensburg Honda Plant
- Improving Infrastructure
- Keep school here
- More evening activities
- More light industries
- Nice Park – more activities for all ages
- Night moves communities together
- People to move forward
- Redevelopment of Downtown Area
- Room for Development
- School – Blue Ribbon
- Sewage Plant
- Sewage Plant expansion for growth
- Sidewalks
- Skateboard Park
- Small Supporting Businesses
- Swimming Pool
- Tap into economic opportunities – Honda, N. KY, casinos
- Town Center – identity to town, center of town
- US 50 Corridor – convenience
- Vacant Buildings
- Vacant Land – for business or single family dwelling
- Walking Path around park
- Water Supply
- Willingness to work with businesses



THREATS

- Aging Community – youth flight
- Aging Leadership
- Apathy
- Continuation of more rental property
- County having TIF Districts
- Don't have Main Street Organization
- Encroaching Communities
- Extension of Crime & Drugs
- Failure to take action today
- Gas Prices
- Increasing Utility Rates
- Involvement of the Youth
- Lack of Growth
- Lack of Involvement – apathy
- Lack of Leadership
- Lack of new business
- Lack of Volunteers
- Limited Employment Opportunities
- Limited Resources
- Losing business
- Losing Tenants because of traffic problems
- No Planning
- Not enough community involvement
- Not willing to change
- Paid Fire Department
- Paid School Guard
- Population Increase
- Property Tax
- Traffic problem in Lawrenceburg affects us
- Transportation through Lawrenceburg
- US 50
- We don't get enough focus from Dearborn County – think we are too far out
- Young Adults Leaving – need more opportunity to keep young people here in community.

Once the three groups had compiled their lists of Strengths, Weaknesses, Opportunities, and Threats; each group was asked to make a “Top 10” List of the ten most important issues that their group had discussed overall. These lists were then posted on the wall and each person was given the opportunity to cast five votes with dot stickers directly onto the lists. The community members were informed that they could vote on any of the three lists using their 1 “red dot” for the most important issue listed and then the 4 “blue dots” for the others concerns that they deemed most important.

During the voting, the results of the Elementary School Workshop were posted on the wall so that the community members in attendance could view and compare the issues that their children found most important.

The next page shows a table with a compilation of these “Top Ten” Lists and their total number of red, blue, and a combined total of red and blue dots for each item on the list. The list is sorted by the number of red dots. Boxes shaded in yellow show the highest occurrences of red and blue dots. Those items highlight in gray received no red or blue votes.

DILLSBORO - TOP 10 LISTS	Red	Blue	% Red	% Blue	Total	% Total
Infrastructure – redevelopment of downtown – sewer, sidewalks, businesses & vacant buildings – 21 red, 6 blue	21	6	56.8%	4.2%	27	15.0%
Rental properties & absentee landlords – 3 red, 14 blue	3	14	8.1%	9.8%	17	9.4%
Sidewalks (storm sewers) – street lites – 3 red, 4 blue	3	4	8.1%	2.8%	7	3.9%
Growth (control & planned) annexation – 2 red, 11 blue	2	11	5.4%	7.7%	13	7.2%
US 50 (L'burg & Aurora) – 2 red, 4 blue	2	4	5.4%	2.8%	6	3.3%
Too much rental property – 2 red, 2 blue	2	2	5.4%	1.4%	4	2.2%
Com. development (job op.) North St – US 50, Improved central business dist. – 2 red, 2 blue	2	2	5.4%	1.4%	4	2.2%
Run down buildings – 1 red, 5 blue	1	5	2.7%	3.5%	6	3.3%
Squad (life) – fire dept – 1 red, 3 blue	1	3	2.7%	2.1%	4	2.2%
Lack of leadership, zoning, planning – 0 red, 13 blue	0	13	0.0%	9.1%	13	7.2%
Zoning – 0 red, 11 blue	0	11	0.0%	7.7%	11	6.1%
Willing to work with businesses (economic incentives) development – 0 red, 9 blue	0	9	0.0%	6.3%	9	5.0%
Lack of employment opportunities – 0 red, 9 blue	0	9	0.0%	6.3%	9	5.0%
Grooming future leadership – 0 red, 7 blue	0	7	0.0%	4.9%	7	3.9%
More com. volunteerism – 0 red, 7 blue	0	7	0.0%	4.9%	7	3.9%
US 50 corridor (development) – 0 red, 6 blue	0	6	0.0%	4.2%	6	3.3%
Code enforcement – 0 red, 5 blue	0	5	0.0%	3.5%	5	2.8%
Community involvement – 0 red, 5 blue	0	5	0.0%	3.5%	5	2.8%
Town center identify town – 0 red, 4 blue	0	4	0.0%	2.8%	4	2.2%
Com. events (empty lot in town) plus other events – 0 red, 4 blue	0	4	0.0%	2.8%	4	2.2%
Lack of youth involvement – 0 red, 4 blue	0	4	0.0%	2.8%	4	2.2%
More benef. & events for seniors – 0 red, 3 blue	0	3	0.0%	2.1%	3	1.7%
Small town feel – 0 red, 3 blue	0	3	0.0%	2.1%	3	1.7%
Financial help (state, county grants) stop state from taking money – 0 red, 1 blue	0	1	0.0%	0.7%	1	0.6%
We want McDonald's and/or Starbucks – will settle for Red Lobster – 0 red, 1 blue	0	1	0.0%	0.7%	1	0.6%
Defend from encroachment – 0 red, 0 blue	0	0	0.0%	0.0%	0	0.0%
Parking – 0 red, 0 blue	0	0	0.0%	0.0%	0	0.0%
Small town atmosphere – 0 red, 0 blue	0	0	0.0%	0.0%	0	0.0%
Good schools – 0 red, 0 blue	0	0	0.0%	0.0%	0	0.0%
Lack of transportation – 0 red, 0 blue	0	0	0.0%	0.0%	0	0.0%
TOTALS	37	143	100.0%	100.0%	180	100.0%



ACTION PLAN

IV. ACTION PLAN

The best measure of the success of a Comprehensive Plan is the extent to which the Plan is implemented. When the Plan's recommendations are translated into actions, then the community can truly move towards its goals and accomplish its objectives.

This Comprehensive Plan for the Town of Dillsboro is the culmination of an eight-month planning process which included the participation and input from the Comprehensive Plan Steering Committee, the Town Council, and Town Staff, and numerous citizens throughout the Town and nearby areas.



An **Action Plan** for the Town of Dillsboro has been developed based upon a series of meetings with the Steering Committee, interviews with various community leaders, comments provided by the Community Workshop, and student comments resulting from the Planner's Day @ School Presentations held at Dillsboro Elementary School. From these activities, a series of eight overall focus areas emerged during the Dillsboro Comprehensive Planning Process.

Community Involvement
Community Services
Land Use
Economic Development
Housing
Community Character
Transportation
Collaboration

Each of these focus areas represent specific aspects of the Dillsboro Area that the community has identified as opportunities for improvement or enhancement. As the community continues to sustain the needs of its residents and provides an atmosphere that welcomes growth opportunities for the Dillsboro Area, it is crucial to identify the specific direction that each focus area should be moving toward.

While some specific endeavors are detailed in this section, the needs of the community are dependent upon broad-based policies and ideas that are represented in the form of the goals and objectives of this comprehensive plan. These broad-based policies provide a foundation for future decision-making and will act as a guide to community leaders.

Additionally, this section of the Comprehensive Plan speaks to specific issues that can be directly managed through local zoning and land use ordinances and the subsequent enforcement of those ordinances. Still other issues can be addressed through local improvement projects, grass roots initiatives by local organizations and civic groups, and significant outreach to other communities, organizations, and state entities with a vested interest in the Dillsboro Area.

A. Goals and Objectives

The goals and objectives and associated ideas provided in the Action Plan Section are intended to provide local leaders with a specific direction to be followed. They also present concepts, as identified by the public, which should be carried out through the development of specific ordinances in order to maintain the preferred quality of life for the residents, business owners, and property owners of the Town of Dillsboro.

The following paragraphs discuss the expressed needs and ideas of the community, with each section ending in the development of a series of goals and objectives for each focus area identified.

Community Involvement

The Dillsboro Community has a close-knit, family-focused atmosphere with many dedicated community leaders, both at the town management level and with various community organizations and community services such as the Dillsboro Volunteer Fire Department, Dillsboro Civic Club, Friendly Seniors, Dillsboro Beautification Committee, Dillsboro Life Squad, Dillsboro Public Library, and other local groups. While there are many local volunteers and numerous community-based efforts, the residents have expressed concern for its aging population of active community leaders.

Unlike other small, rural communities with aging populations, the Town of Dillsboro has not lost the majority of its youthful population. This can be explained because of the close proximity to the Cincinnati Metropolitan Area and the new opportunities that are emerging in Lawrenceburg, Batesville, and Greensburg, Indiana. Because the overall population of the community is limited, it is very important to encourage and provide opportunity for the younger generations who have remained in Dillsboro to become active in community planning, both in governmental, religious, and social settings.

Vision

One area that can be addressed is the need for re-establishing the vision for the future of this Dillsboro Community. Whether young or old, people often become more involved when a definite direction is outlined for the community in which they live. The Dillsboro Comprehensive Plan is an important step forward in establishing a community vision

and should be utilized as a “road map” for the future of the Dillsboro Area. The adoption and use of this plan will establish consistency in decision-making and improve the accountability of the community’s leaders.

New Leadership

Additional support from a younger generation is often sought after in many small communities. Because the youthful population still exists in the Dillsboro Area, it will be important to find ways to involve them in the planning process for community events, specific community improvement projects, and other similar opportunities. They should also be considered and provided the opportunity to hold community leadership positions in both organizations and local government.

Another consideration is to prepare the younger generation of a community to become Dillsboro’s leaders of tomorrow. Endeavors to accomplish this could be done through educational opportunities, special youth programs, and other collaborative projects with youth or school-based organizations and clubs that could provide new opportunities for them to become an active catalyst in the community. Because there is no high school or collegiate campus within or adjacent to the Town of Dillsboro, it will be important to establish relationships with these entities to develop programs that could help to enhance the leadership abilities and community involvement opportunities available to them. Developing the youth of the Town of Dillsboro and involving them at a younger age, helps them to understand local government and the importance of civic leadership, and to value their community and the decisions that are made for its future.

Community Stakeholders

Property owners of residential and commercial properties, as well as proprietors of local businesses and industries, small and large, often act as the primary driving forces of a small community. While many business and property owners are currently involved in community endeavors and local organizations, it is important that when new businesses come into the community that they would have a direct outlet to connect to the business community that already exists. Many small and rural communities have their own chambers of commerce, business club, Main Street Group, or some similar organization that fulfills this need within a community. It would be important for the business owners and property owners within the Dillsboro Area to coordinate such an approach to help encourage local economic investment, pride in their properties, and continued business growth.

Goal 1 - Community Involvement

Promote an increased involvement of existing and future residents, employers, and property owners to provide leadership in community activities, events, and projects that will enhance the Town of Dillsboro.

1. Collaborate with local organizations, churches, and other similar entities to develop community activities, events, and projects.
2. Promote the ongoing development of community involvement opportunities for existing and future residents, employers, and property owners in local activities, events, and projects.
3. Encourage an increased involvement of youth and children in community improvement and celebration activities.
4. Support the efforts of local residents, employers, and property owners who provide leadership in community activities, events, and projects.

Community Services

The residents and business owners within the Dillsboro Area have access to a number of services to the area. These services are provided by a number of different entities, which include the Town of Dillsboro, South Dearborn Community School Corporation, Southeastern Indiana Natural Gas, Duke Energy, Dillsboro Volunteer Fire Department, Dillsboro Police Department, and other similar groups and organizations. It is important that the services provided by these groups are maintained to enhance the quality of life and economic atmosphere of the Dillsboro Area.

Parks and Recreation

The Town of Dillsboro owns and operates a significant parcel of park and recreation land that includes soccer fields, ball fields, basketball courts, picnic areas, and a playground. This is a primary focal point for the community in the warmer months and is regarded as a high priority for many residents in the area, regardless of age. However, some issues are present that provide some concerns for its users and adjacent property owners.



Soccer Fields. The large property just north of the large community park has drainage issues and tends to flood in areas to the northeast and central portions of the property making the use of the facility often difficult during periods of heavy rain. Because of the absence of storm water drains and the shallow, open drain culverts in this area, large pools of water until permeability levels within the soil permit the absorption of the water. This issue provides significant limitations to those residents who wish to utilize these fields for sports activities and is a significant concern in regards to the property values of the nearby residents.



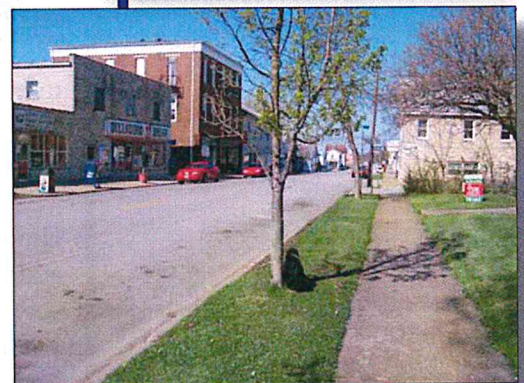
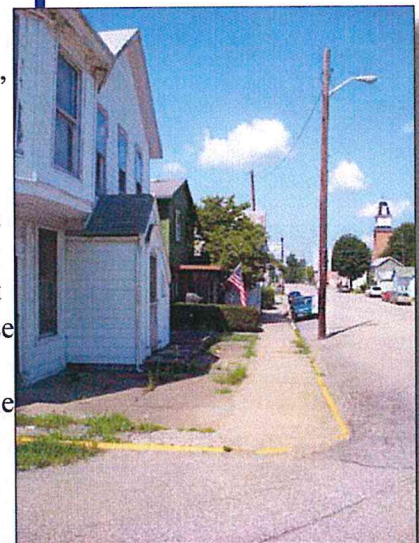
Dillsboro Community Park. The park property itself is located adjacent to harvested crop fields, with a small grove of old growth trees at its core. The park is in a somewhat natural state with a large parking area filled with gravel and grassy areas found in other areas where small outbuildings and sports structures are located. The youth of the community have expressed

the need for additional or improved equipment and more importantly better access to and from the facility, by car or by foot (described in next section). There has also been support expressed for additional picnic areas, shelter houses, and an expanded playground area.

Pedestrian Connectivity

The Dillsboro Community Park is a large park located within walking distance from the center of Dillsboro, but is not centrally-located to all parts of the community. The community's linear configuration, along the east-west portions of SR 62, North Street, and Old US 50, contributes to this issue. While the park's location has not been identified as the most significant issue, the location of the park at the south-central edge of the community suggests that significant consideration should be given to the manner of pedestrian travel to and from the park grounds.

Because the Dillsboro Community is small in size and adjacent to a rural, somewhat agricultural economy; it is feasible, in regards to the volume of traffic and general safety, that both children and adults could walk to and from the park site with little problem. The park is located at the southern edge of the community along South Front Street that becomes a county road just beyond the park grounds. There are no stop signs along this corridor between North Street and the park entrance and South Front Street dips into a creek bed between Main Street and Oak Street. Because of these two characteristics of the route, traffic tends to travel faster as it moves toward the park and out of town. Therefore, if pedestrians take the most direct route along South Front Street, the majority of the distance is without a sidewalk and therefore poses a potentially significant safety hazard. Additionally, vehicular traffic entering and exiting the park has limited visibility because of trees and the crest of the hill. When this is combined with traffic moving at higher rates of speed, it makes it difficult to get in and out of the park grounds.



Park and Recreation Master Plan

In order to identify and prioritize improvements to the park, pedestrian, and recreation elements with the Town of Dillsboro, a 5-Year Park and Recreation Master Plan should be created for the community. By creating this plan, it can be submitted to the Indiana Department of Natural Resources (DNR) so that the Town of Dillsboro will become eligible for funding programs administered through the State of Indiana. It is important also to note that a separate Park Board must be created in order to develop a Park and Recreation Master Plan to fulfill this eligibility requirement outlined by the DNR. A plan of this nature will not only meet eligibility requirements for state funding programs, but will also provide direction and community support for other private, regional, and federal funding programs for park and recreation improvements in the Dillsboro Area.

Providing for Growth

As the Dillsboro Community grows with new homes, subdivisions, commercial areas, and industries; it will be important to pay close attention to the level of service that can be adequately supplied for the growth that will come. Services, infrastructure, and utilities should be developed and/or extended by following specific policies that identify the locations and specific criteria where growth should be supported.



Therefore, it is important to establish specific guidelines and standards that will identify what areas should be promoted for growth and what areas should be avoided. Providing services, infrastructure, and utilities only in areas where the community desires new growth helps to provide a carefully-planned growth pattern.

Additionally, expanding services, infrastructure, and other utilities requires careful planning. Depending on the increases in population, usage, or number of structures in a specific development, the needs of that development may be difficult to meet. By identifying the time and revenue required to develop sufficient services that can support this growth, the community can make better decisions based upon the provision of actual services.

Guidelines and standards associated with growth should be created to address the available time and revenue required to provide additional services, infrastructure, and utilities, as well as providing specific criteria that outlines the specific areas that should be promoted as a new growth area for the community.

Goal 2 - Community Services

Provide adequate community services that will support future growth and improve the quality of life for the Dillsboro Community.

1. Develop existing community amenities and services to maintain exceptional service, support future growth, and improve the quality of life of residents.
2. Promote the Dillsboro Elementary School as a significant resource for quality education and as a contributing element for local economic development efforts.
3. Capitalize on the existing recreational amenities to support future growth and improve the quality of life of residents.
4. Sustain an adequate level of service provided by existing water and sewer infrastructure for current and future residents, business owners, and property owners.
5. Maximize the financial resources of the Town of Dillsboro by utilizing existing monies wisely, pursuing external funding through collaborative efforts, and maintaining the ability to provide matching funds when necessary.

Economic Development

Investment spawns investment is a good way to begin a discussion concerning economic development. Currently, the majority of the investment in the Dillsboro Area has been centered along US 50. Even at the county level, access to areas along US 50 would appear to be one of the significant drivers of the Dearborn County economy. Of course, the Ohio River and the Argosy Casino have also contributed to the county's overall economic boom. However, not all places within the county are feeling these affects, primarily because of the limitations that the US 50 access route has on adjacent communities caused from traffic congestion; places like Dillsboro, Rising Sun, and more rural areas such as Friendship, Sunman, and Milan are too far from the US 50 Corridor to benefit from immediate and direct growth.

In order for the Town of Dillsboro to benefit from the US 50 Corridor as a primary economic driver, it will be important to do three things. First, the community must develop a plan for the future that answers the questions,

"Does the Town of Dillsboro want to grow?", "Where should it grow?", and "How should it grow?" This task is completed through the development of the Dillsboro Comprehensive Plan and subsequent updates



every five to ten years to ensure that the plan remains responsive to current, ever-changing needs.



Secondly, the community must update its land use ordinances that outline development standards, zoning classifications, and other guidelines to be followed to provide for well-planned growth and encourage further investment in the Dillsboro Area. And finally, the third activity should include a plan to market the community as a great place to live, raise a family, and establish a new business; explaining the benefits of living in the Town of Dillsboro.

Business Development

In order to lure new businesses (industrial or commercial) or specific service providers to the Dillsboro Area, it would first be crucial to outline specific guidelines that could make locating and building a new business an attractive investment. Providing specific guidelines and permitting processes at the local level that are easy to follow and understand may entice potential businesses to locate in the Dillsboro Area, rather than elsewhere, because business owners and potential investors see that the community knows exactly what it wants and how it wants to grow. This shows potential business owners that the community is serious about growth and has given it significant thought. It proves community support for this growth and provides a welcoming atmosphere by the residents and other business owners.

Early coordination with the Dearborn County Economic Development Corporation and the business leaders of Dillsboro could also contribute to the decisions of potential business owners for future business development in the Dillsboro Area. Also, seeking out specific businesses that the community desires to locate within the community should also be encouraged. This can

be accomplished in a proactive manner by inviting them to the community and meeting with them to discuss the possibility of locating in the Dillsboro Area.

Specific consideration should also be given to

the type or class of business that should be developed within a community. The Town of Dillsboro should encourage the ongoing development of locally-owned businesses, rather than encouraging the development of national franchise businesses. The *Andersonville Study of Retail Economics* released in October of 2004 outlines the benefits of focusing a community's efforts upon the development and expansion of locally-owned businesses.



This study focuses upon a neighborhood on Chicago's north side known as Andersonville. It has a primary thoroughfare that bisects the neighborhood and serves as its commercial center. The study identified that locally-owned businesses generate a greater impact upon the local economy of the community. Some of the results of the study are shown below. Locally-owned business results are in italics.

- *For every \$100 in consumer spending with a locally-owned business, \$68 remained in the local economy.*
- For every \$100 in consumer spending with a national franchise business, only \$43 remained in the local economy.
- *For every square foot occupied by a locally-owned business, the local impact was \$179.*
- For every square foot occupied by a national franchise business, the local impact was only \$105.

The study also identifies the following implications associated with a focus and support for national "chain" businesses:

- Local merchants generate substantially greater economic impact than chain firms.
- Replacement of local businesses with chains will reduce the overall vigor of the local economy.
- Changes in consumer spending habits can generate substantial local impact.
- Great care must be taken to ensure that public policy decisions do no inadvertently disadvantage locally-owned businesses.

Infill Development

Downtown Dillsboro has a significant number of commercial buildings that could be enhanced to revive the heritage and historic character of the community. Dillsboro has several opportunities to address unsafe structures or unkempt properties through rehabilitation, restoration, or possibly demolition. Additionally, the downtown area has several open lots where additional buildings could be added to enhance the historic character of the remaining downtown buildings. Whatever the case may be, the downtown area could benefit from historically-sensitive infill development, rather than a complete withdrawal from the existing character and valued heritage of the community.



Some infill structures have been added over the past 30 years, but do not reflect this character. It would be helpful to support infill development that helps to enhance Dillsboro's sense of place, while at the same time connecting to its past and filling in the gaps that have been left by buildings of the past or buildings that should be replaced because of their lack of structural or historical integrity. It would also be wise to encourage existing infill structures, which do not complement the existing historical integrity of the downtown area, to be replaced, if the opportunity arises.

Adaptive Reuse

Along with the argument to maintain the sense of place of the Dillsboro Community through infill development, it would also be feasible to support the use of existing historic structures, which may have at one time been store fronts for local mercantile uses, to now become offices for private or public entities. Likewise, it would be feasible to support those properties that were once storefronts and have been adapted into residential units to

return to their original purpose. Community identity, character, and sense of place are closely connected to a thriving downtown area, whether it is a large or small area. This connection is often dependent upon the visibility and use of downtown storefronts to help lure the customer inside. Downtown Dillsboro should permit the adaptive reuse of commercial buildings to maximize the number of storefronts available

for commercial or office spaces. It might also be feasible to limit residential units to the upper stories of these commercial buildings by supporting mixed-uses in the downtown area. Current residential uses in these ground floor storefronts are non-conforming uses and should be reviewed to be eventually phased-out over time.



Goal 3 –Economic Development

Encourage investment in the Town of Dillsboro through the growth of existing businesses and the attraction of new businesses to provide a broader range of products and services to the residents of the community.

1. Provide new retail, entertainment, and service opportunities by encouraging the development of new businesses.
2. Enhance available employment opportunities by encouraging new employers to locate in the area.
3. Promote the development of suitable industrial type businesses to locate within the Dillsboro Community.
4. Encourage existing and future businesses to become active members of the Dillsboro Community by assisting business owners and employees to live and become a part of the local society and culture.
5. Promote the success of existing and future businesses by developing incentive programs, such as a community involvement awards program or an opportunity for sponsorship or collaboration on local improvement projects.

Land Use

Land is one of the most important community resources. However, the use of land is often overlooked as a critical area of the community may need to be managed for how it is used in relation to other neighboring land uses. Whether already developed or in the form of agricultural open space or environmentally-sensitive green space, land is a resource that is a critical catalyst contributing to the permanent character and aesthetic profile of a community.

In the years ahead, as the potential for growth in the Dillsboro Area continues to grow, the manner in which each parcel of land is developed will become a more significant part of how the community will be shaped, will look in the future, and will be used. The uses of land within and adjacent to the Town of Dillsboro will be critical to its success and continued growth. Several points in relation to the use of land have been identified by the community as areas of specific concern as the Town of Dillsboro continues to grow.

Land Use Management

One of the primary purposes of a comprehensive plan is to serve as the basis for local land use decisions and regulations. Along with that, one of the primary outcomes of this project is the creation of updated land use policies and regulations for the Town to use to guide and coordinate future growth, and effectively allocate the Town's resources. It is important that once the Comprehensive Plan is created and the Zoning Ordinances are created that they are enforced. Without enforcement of these local codes, local land resources are not being managed, but rather allowed to produce impacts to neighboring properties, general quality of life, growth potential, and overall community character.



Environmentally-Sensitive Areas

The Dillsboro area has a significant number of natural features and environmentally-sensitive areas unique to Southeastern Indiana; including rolling topography, woodland areas, native site vegetation, and various water features, such as creeks, streams,



well fields, and regulated floodplains. There are a number of ways to conserve natural features and preserve environmentally-sensitive land; however, it is typically not feasible to conserve every natural site feature, or preserve all environmentally-sensitive land.

The updated land use policies and regulations should allow the Plan Commission and Board of Zoning Appeals to have the ability to consider the conservation of natural site features, and the preservation of environmentally-sensitive land, as part of the review process for new development proposals and other land use reviews and approvals.

During this review process specific attention should be given to the impacts of impervious surface drainage, loss of old-growth trees, effects upon the water table, and the elimination of scenic viewsheds unique to the area.

Environmentally-sensitive areas can have significant value for a community. If these areas are altered, destroyed, or impacted in any way, this may have serious effects on neighboring land uses and on the overall character of the Dillsboro Area.

Potential Growth

Several times at the Dillsboro Community Workshop and also in discussions with the Comprehensive Plan Steering Committee, it was noted that the promotion of additional growth in the Dillsboro Community was important to the community. At the same time, it was also recognized that not all types or patterns of growth are equally desirable. The overall intent is to encourage carefully-planned growth by promoting **quality** development, redevelopment, and revitalization. To improve the long-term quality of life for the residents of the Dillsboro Community, the idea of quality development must be defined specifically.

By developing a description of what is meant by quality development, that description can be incorporated into the updated zoning ordinance for the Town of Dillsboro, along with a development review process that would allow the Plan Commission to consider those defined qualities as it reviews new development proposals. It is also important to identify ways in which carefully-planned growth could be encouraged, perhaps through an infrastructure improvement plan that sets priorities for and boundaries on where items such as utilities, local roads, or sidewalk improvements or expansions should be

implemented. Other economic incentives can also be used to encourage developments to the community, but this growth should also adhere to the policies and preferences outlined in the local zoning and development ordinances.

Balanced Growth

An inherent feature of carefully-planned growth is that the growth should also be balanced. Recent growth activity for the Town of Dillsboro has been limited, in that there has not been a large amount of new development. However, situations like this can also change quickly; and



once development finds a specific area of the community attractive, the need for balance in the other direction becomes necessary. As the Town of Dillsboro continues to grow, it will be important to maintain the downtown area as its central core. Allowing development to re-

center the community to one area or another could have repercussions on the overall character of the community and its sense of place.

Updated growth policies should continue to focus on encouraging a balance between strategic new development, the preservation of the existing built environment, infill development, conservation of existing agricultural land, retention of historic character, proportional development in all areas of the Dillsboro Area, and at the same time retain the rural, small town atmosphere of the Dillsboro Community.

Quality Development

Encouraging quality redevelopment and revitalization would include determining ways to address areas that are available for redevelopment due to the loss of former buildings, as well as buildings that are no longer in



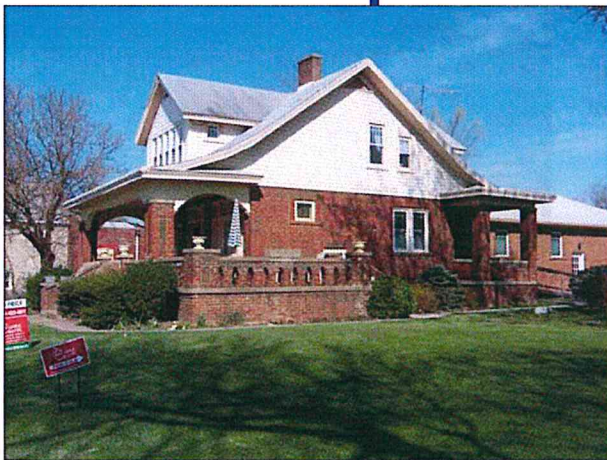
use. The Town of Dillsboro should develop strategies and also create programs that encourage the re-use of vacant properties and buildings.

The character of new development is often dictated by developers or business owners, without regard to how that development will interact with the existing built environment of the community. Therefore when speaking of quality development, one should consider the following areas: reputation for good craftsmanship, potential impacts upon the community (i.e. traffic, infrastructure, safety), and how the new development might fit into the existing aesthetic character of the community (i.e. proportion to neighboring buildings, type of materials, lighting of property, and its location within the community).

Other ways to promote quality development are to encourage the ancillary aspects of that development, such as signage, fencing, and other similar development features, that meet certain guidelines and standards identified as important by the community. As the Town of Dillsboro updates its land use policies and regulations, guidance for the possible design of these ancillary features, along with updated minimum size, location, and other similar standards should also be developed.

Property Maintenance

An important element of community character is the amount of community pride that is consistently shown. Community pride can take many forms; one form it typically takes is in how buildings and properties are maintained. Concerns about the appearance of certain properties, including existing rental properties owned by absentee landlords, were raised at the Dillsboro Community Workshop.



Although many appearance issues related to inadequate property maintenance are typically dealt with outside of the confines of a zoning ordinance, it is clear that addressing these issues in some fashion (perhaps as a stand-alone section of the Town code) is a significant issue for the community.

Downtown Parking

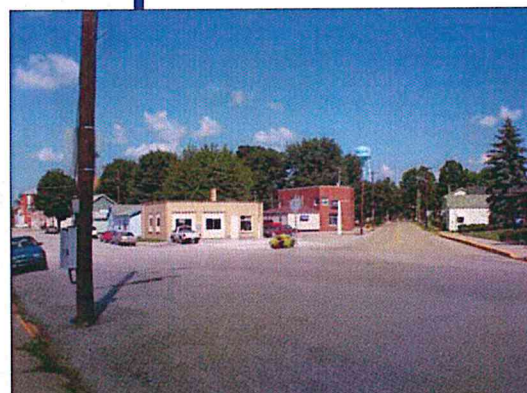
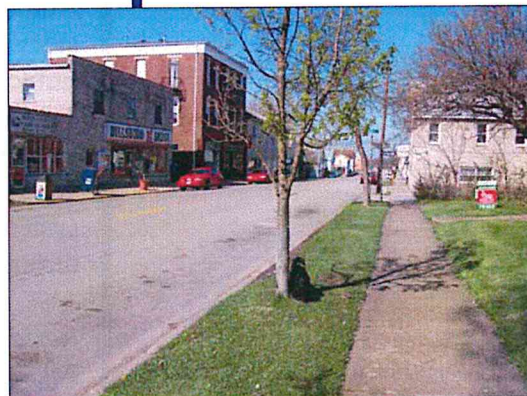
A significant question that needs to be answered as part of the continued use and development of many older downtown areas is how to deal with the issue of off-street parking. On one hand, people often perceive that the lack of available parking is the reason that people do not use downtown areas

more often. Downtown parking is frequently identified as a primary community issue; in fact, parking was listed as one of the top ten land use issues at the Dillsboro Community Workshop. On the other hand, revitalizing a once vibrant downtown area generally requires that the population density be high enough to encourage significant new private investment. This means that to develop a site, there needs to be enough people living in a focused area to support local businesses.

The Town of Dillsboro has the potential to provide this atmosphere; it only needs to concentrate on the adaptive re-use of existing buildings and the promotion of infill development within the downtown area to provide modern opportunities for businesses to locate in the downtown area. These modern opportunities include but are not limited to ADA (American Disabilities Act) accessibility requirements, pedestrian infrastructure, adequate utilities and information services, well-lit public areas, and most importantly to the modern consumer, convenient parking.

Historically, downtown areas were highly pedestrian-oriented, regardless of its size or number of businesses. Over the decades the accommodation of the automobile has generally had a negative impact on this pedestrian orientation. Those communities who have revitalized their downtown areas within the past decade have typically relied on two things: bringing residential opportunities back to the downtown and providing a safe, pedestrian-oriented atmosphere to walk from business to business, across streets, and to automobiles. Several recent books, most notably Donald Shoup's "The High Cost of Free Parking", argue that in many instances, on-site parking should be minimized, if required at all (especially in downtown situations). There is no point in attempting to compete with suburban sites when it comes to the provision of free on-site parking. The objective for downtown areas should be to place a focus on high population density, high density of development with a pedestrian-friendly atmosphere, and address parking as a secondary, not a primary, amenity.

The Town of Dillsboro already has a dense population surrounding it and while small in number, has many opportunities to revive the downtown



area. However, the downtown is lacking in its provision for the pedestrian and the automobile as well. While there are sidewalks in the downtown, they are broken, disconnected, and not well-lighted. Additionally, there is a drainage issue that has caused the road, the sidewalk, and more importantly the potential for on-street parking very limited because of the deterioration, slope, and design of the road itself. To address the parking issue, the overall streetscape of North Street, from Western Row/Back Street to Milford Street, needs to be updated and redesigned with new sidewalks, a new stormwater drainage system, pedestrian lighting, and well-identified on-street parking through signage and the painting of parking spaces.

Residential Parking

Adequate parking for residential areas must be addressed differently from parking in downtown or other commercial areas. Zoning and other land use ordinances should identify specific on-site

parking requirements for new residential developments, regardless of the scale of the development. However, for existing properties, some may utilize on-street parking for their residence. It is important for community leaders to establish limits to where parking is allowed, how much parking is permitted by each residence (or possibly by the amount of frontage property available), and what types of vehicles are allowable for on-street parking (i.e. cars, trucks, utility vehicles, semi-trucks, RV's, boats, trailers, and similar vehicles).



In some areas, safety, traffic, and the width of the street may not make on-street parking feasible and therefore should be addressed

in local ordinances, as well. Along some residential streets, on-street parking may need to be prohibited; however specific alternatives should be outlined for the property owner. These ordinances should apply to home owners and rental properties alike. Residential parking in the downtown areas should be provided in the rear of the rental unit, utilizing joint agreement parking areas, and therefore allowing frontage parking in the downtown for actual patrons of local businesses.

Goal 4 – Land Use

Encourage carefully-planned growth and an efficient use of land resources to coordinate quality development, redevelopment, and revitalization to improve the quality of life for the residents of the Dillsboro Community.

1. Promote community growth through quality development, redevelopment, and revitalization.
2. Develop local zoning ordinances to coordinate a carefully-planned community and efficient use of land resources.
3. Provide guidance concerning signage, fencing, and other amenities associated with development.
4. Preserve the environment through guidelines and ordinances that addresses wildlife, forests, vegetation, water quality, and air quality.
5. Develop strategies and programs to eliminate empty lots and buildings within the community.
6. Develop standards and ordinances that maximize existing and future opportunities associated with parking.
7. Promote a balance of strategic development and agricultural land preservation to maintain the existing quality of life for the Dillsboro Community.
8. Promote a clean community by developing standards and strategies to eliminate littering, address outside storage issues, and improve the general appearance of all properties in the area.

Housing

What makes a community a community is its housing and the people who reside in those properties. People who visit a community often judge the number, types, size, maintenance, and general upkeep of local housing to gauge community pride, diversity, affordability, and quality of life.

Property Maintenance

As previously noted, an important element of community character is the amount of community pride that is consistently shown. One issue that typically arises in areas where there has not been a significant amount of new private investment is that of a lack of adequate property and building maintenance. Concerns about the appearance of certain properties, including existing rental properties owned by local and absentee landlords, were raised at the Dillsboro Community Workshop. The Town of Dillsboro should determine specific ways to promote both additional investment and increased pride in the maintenance of properties and buildings, both commercial and residential. Exceptional property maintenance typically leads to both improved property values, as well as an increase in the maintenance efforts of nearby properties. Unfortunately, the reverse is also generally true, with inadequate property maintenance lowering property values and leading to lower levels of nearby property maintenance. This is generally why communities implement minimum property maintenance standards, typically **guidelines or ordinances**, which set forth these minimum standards.



Incentives can also encourage improved property maintenance (i.e. contests for yard of the month, best building improvement, etc.). The Town of Dillsboro should determine specific ways to recognize excellence and accomplishment in the maintenance of properties and buildings. This can also be a way to promote ongoing beautification efforts in targeted areas (i.e. adding new trees along a street, community plantings, aesthetic light fixtures, community clean-up days, etc.).

The Town of Dillsboro should also develop specific design guidelines for a designated area to encourage new development that is compatible

with existing architectural styles, building scales, and historical development patterns. Providing guidelines to **encourage** the community to meet helps to bring a unified understanding of what the community suggests as appropriate and inappropriate improvements and general maintenance.

Residential Diversity

According to US Census Data outlined in the Community Profile Section of this document, the Town of Dillsboro has 584 total housing units. It is also important to point out that 3% of the existing housing stock was listed “for rent” at the time of the US Census in 2000. Because of the limited number of adequate housing options The Dillsboro community should encourage the development of diverse housing options. A diversity of housing types could

include single-family detached housing, single-family attached housing (i.e. doubles), duplexes, multi-family units (i.e. apartments), and other housing



types such as condominiums and multi-generational housing (often referred to as “granny flats”, garage apartments, and other similar ancillary housing units).

The Town should develop incentives when possible to target specific types of desired housing development and ensure that updated land use policies and regulations adequately accommodate a wide range of diverse housing types. The Town should also identify appropriate sites for compatible infill housing development, and identify existing structures that are or could be available for residential adaptive reuse purposes.



Aging Community

The location of The Waters of Dillsboro - Ross Manor is an important amenity housed in the heart of Dillsboro. As the large numbers within the Baby Boomer Generation approach retirement age, many will eventually find a need for alternative housing types, whether limited or full-time assisted living communities. As the Town of Dillsboro continues to grow, it is important for community leaders to encourage and support the ongoing expansion of this community asset whenever possible. It may also be important to encourage similar senior housing developments to provide additional opportunities as the population of Southeastern Indiana continues to age. Zoning provisions should also be developed to ensure that “multi-generational” housing types are designated in multiple areas.

Community Marketing

An important but often overlooked component of a community growth strategy is marketing the existing assets and strengths of the community to a broad, targeted audience. There were many community strengths and assets identified during the Dillsboro Community Workshop that can be built on to help market the community as an ideal place to raise a family, provide a good education for children, and proximity to other regional centers of employment within Southeastern Indiana, Southwestern Ohio, and Northern Kentucky. An overall community marketing strategy can yield many side benefits, beyond that of attracting new residents, including the development of tourism opportunities, the development of new businesses and industries, and a regional approach to economic development.

Goal 5 – Housing

Promote an increase in long-term investment and residency within the Town of Dillsboro by providing a wide-range of quality housing options and home ownership opportunities to encourage attractive, stable, and well-maintained neighborhood areas.

1. Promote pride in the investment of existing and future rental properties in the community.
2. Provide a balance of housing options for existing and future home owners of all income levels.
3. Support the existing retirement community and those of retirement age in the Dillsboro Area.
4. Promote the Town of Dillsboro as an ideal location to own a home and build a family.
5. Develop specific guidelines, ordinances, and other policies that help improve the maintenance of properties throughout the community.

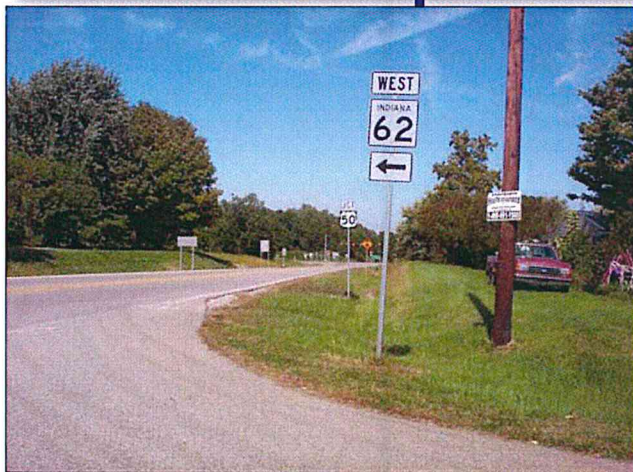
Transportation

When reviewing the available transportation amenities for a community, it is important to recognize that there are many modes of transportation and their accompanying infrastructure. Of these modes, vehicular transportation is often the primary focal point. However, it is important to consider alternative modes of transportation, such as walking, bicycling, and other transportation alternatives. The Town of Dillsboro has potential to expand and improve its existing transportation infrastructure and work regionally to provide sufficient linkages to larger transportation systems.



Area Highways

The Dillsboro Area is located along the US 50 Corridor and benefits greatly from its proximity to the Town of Dillsboro and other smaller, rural communities in the region. The roadway is a four-lane divided road between the City of Aurora and SR 101 to the west of Dillsboro and a four-lane road between Interstate 275 near Greendale to the City of Aurora acts as the primary economic arterial for the communities of Dearborn County and Southeastern Indiana.



While this road allows for a significant quantity of traffic through the county, continuing development and the expansion of the Argosy Casino in Lawrenceburg inhibits a smooth flow of traffic along the Ohio River and therefore has an effect on potential traffic flowing to the City of Aurora and beyond to the Town of Dillsboro. Other state highways exist as connectors between other communities within and adjacent to the Town of Dillsboro, but these do not offer direct routes for travelers because of the hilly terrain of the region. However, several of these roads converge at the Southeastern and Southwestern edges of Dillsboro and pose potential traffic and safety issues. These areas should be monitored, with the help of Indiana

Department of Transportation (INDOT) Seymour District Office to consider improvements to intersections with local, state, and county roads within the Dillsboro Area.

While additional growth and revitalization in Greendale, Lawrenceburg, and Aurora continues, with it so does congestion caused from increased traffic (local, through, and of tourists). It is important for the Town of Dillsboro to support improvements to this transportation corridor as it continues to grow. Community leaders should be actively involved in studies and improvement planning for this corridor because of the significant effect on the residents within the Dillsboro Area. Current studies will also restrict access to US 50, through the allowance of limited curb cuts. Ongoing development in the Dillsboro Area should consider joint parking and access agreements along this corridor and develop common access roads to control potential traffic for residential, commercial, and industrial developments. It will be very important for the Town of Dillsboro to abide by these suggestions to help retain the free-flow of traffic along this heavily-traveled arterial highway in Southeastern Indiana and avoid the negative impacts that significant traffic congestion is already causing in the Lawrenceburg and Aurora areas.

Local Roads

Within the town itself, it is important to maintain existing streets, curbs, and gutters to provide ongoing aesthetic enhancement to the community. Aesthetic investments provided by communities are important to maintain a sense of place for the community and to provide an attractive climate for growth and commerce. However, adjacent roadways provide the necessary linkage to employment, commerce, and subsequent growth and should not be ignored. Consideration and maintenance of local streets and intersections should be coordinated by the Town on an annual basis through the development of a regular maintenance schedule and plan for all vehicular infrastructure.

Intersections

Maintaining a sense of place for a community often centers on specific aspects of the community that make it different or unique from other places. The triangle intersection of North and Bank Streets creates an interesting configuration for traffic, as well as the creation of several unique parcels of land in the heart of Downtown Dillsboro. Focusing energies to



enhance this intersection and its neighboring properties would have an immediate impact on the downtown area with high visibility for the residents and visitors of the community. This new central focal point could provide an initial enhancement to the downtown area and the center of Dillsboro.

Streetscape Enhancement

Several issues have been identified by the community along the North Street Corridor in Downtown Dillsboro. Each issue is contributing to a continual decline in investment among property owners, home owners, and business owners. This disinvestment translates to local consumers as a reason not to patronize any businesses in the downtown area, not to mention any travelers that may be passing through.



Many of these issues, many of them can be resolved through the redesign of the roadway that includes; better marked parking spaces, level pavement for parking, adequate drainage infrastructure for stormwater, a continuous curb and gutter system, a level and well-connected sidewalk system, well-marked crosswalks, lighting for improved safety and aesthetic enhancement, as well as enhanced signage for both vehicles, pedestrians, and visitors. Without these improvements, the existing infrastructure will deter investment in existing commercial buildings for adaptive reuse or for additional retail space in the Dillsboro Area. Without an investment in the infrastructure of this area, new businesses will maintain their current interest in the US 50 Corridor and not Downtown Dillsboro. Some discussion has offered an opportunity to improve and/or relocate portions of a primary water main down North Street to enhance development opportunities to the east and Southeast of Dillsboro. This project could be paired with a streetscape enhancement plan to minimize overall costs to the community.



Pedestrian Infrastructure

The Town of Dillsboro has many of its streets lined with sidewalks, including many of its primary transportation corridors, such as North Street, Bank Street, and Front Street. However, several streets are without sidewalks or have gaps in the sidewalk infrastructure where the sidewalk ends and begins within the same block. Another issue is that in many areas where there are sidewalks, their quality is significantly deteriorated or alterations to buildings or streets adjacent to them have caused them to be unusable or unsafe for pedestrians. *(Specific issues related to connectivity are outlined in the park and recreation portion of this section.)*



Local consideration and maintenance of sidewalks or other pedestrian infrastructure should be coordinated by the town on an annual basis through the development of a regular maintenance schedule and plan for all pedestrian infrastructure, similar to that of vehicular infrastructure.

Safety and Speed Zones

Transportation safety is often managed through signage and lighting to help drivers to navigate appropriately through different types of areas; whether in response to pedestrians or other vehicular traffic. The community has reported some concern for traffic that disregards speed limits and more cautious driving habits in or near high pedestrian areas. Designating some crosswalks along these areas or some other traffic calming enhancements to these areas, such as changes in pavement material, would help to send a message to drivers to be more cautious. In addition, additional and improved signage and a more targeted policing effort of local and through traffic would also help to remedy this problem.



Transportation Alternatives

Because of the significant distance involved in acquiring some general everyday services, some residents find transportation alternatives important for their health and even possibly their income. In order to provide opportunities for those persons who cannot drive or who cannot afford their own vehicle, it is very important for them to have access to alternative modes of transportation. Even within the community, some may not feel that they can access certain amenities within walking distance of their home because of the lack of or limitations of the existing pedestrian infrastructure within Dillsboro.

Ongoing consideration should be given to transportation alternatives, with a designated representative of the community who maintains a regular relationship with those who organize these types of transportation alternatives to supplement travel outside of Dillsboro; such as the MPO (Ohio Kentucky Indiana Regional Council of Governments) or the RPC (Southeastern Indiana Regional Planning Commission).

Goal 6 – Transportation

Capitalize on the existing transportation infrastructure and daily traffic volume in the Southeastern Indiana Area to enhance community identity and improve overall accessibility for residents, businesses, and commuters.

1. Promote the ongoing enhancement of the U.S. 50 Corridor as the primary arterial in Dearborn County through collaborative engagement with communities, organizations, and other stakeholders.
2. Maintain a safe and convenient system of local streets, alleys, thoroughfares, and intersections within the Town of Dillsboro.
3. Capitalize on the community's existing access to neighboring communities, cities, and larger economic regions.
4. Promote pedestrian activity through the ongoing development of pedestrian infrastructure, amenities, and other related opportunities.
5. Develop strategies to provide public transportation or other transportation alternatives to local residents.

Collaboration

The progress of a community often begins through the ideas and initiatives of smaller organizations and civic groups that identify a specific need for their area. While these needs are important, it is often difficult for a small group of individuals to go on their own to fulfill these needs. In this respect, cities and towns are no different from smaller groups. It is difficult for any entity to identify a need and try to fulfill that need without any assistance.

The act of bringing together multiple entities or *Collaboration*, allows a specific objective to fulfill a specific need to be met. Collaborations come in many forms; but because it is easier to join forces with other groups to accomplish a community's objectives, it is a crucial step that must be made to improve the quality of life in any community. The Town of Dillsboro has many such entities to act as project partners, governmental liaisons, or other similar roles. It is important that community leaders recognize these entities and combine resources to accomplish its objectives and move towards its goals.

In addition, collaborations are often key to eligibility or favorability when developing grant proposals for specific funding programs. The Town of Dillsboro and its many organizations should identify collaborative partners when seeking grant funding from any resource type.

Regional Approach

When developing collaborations, it is important to look beyond jurisdictional borders and find project partners, which would benefit from the accomplishment of a similar objective. Regionalism is an approach that relies heavily on the collaboration of multiple jurisdictions. Whether looking from a perspective of a small region or a larger, more encompassing region, regional collaborations provide a broad approach to interconnected issues, such as transportation, economic development, commerce, job growth, education, and tourism.

Area Resources

Collaborations are not always centered around a specific need, but rather on resources sought after by communities, organizations, and other entities within a specific area attempting to accomplish common objectives. Many groups exist to serve a specific area and are often supported through federal, state, or county tax dollars. Therefore, identifying and utilizing these organizations for guidance, education,

or even specific community services can help the Town of Dillsboro to achieve its objectives.

Local Business Leaders

Community-based initiatives are often an important part of the changing face of a community. They provide the residents of a community or area an opportunity to become active in improvements to the overall community or specific areas that have an identified need. Many communities develop business organizations that help to address the needs of business owners; whether advertising, general marketing of the community, or distinct initiatives centered around aesthetics or beautification.

While the Dearborn County Chamber of Commerce does exist, it may not provide the same outcome or specific focus that is warranted for the Town of Dillsboro. The business owners of Dillsboro have an opportunity to find ways where they can benefit each other and make their community a thriving place of commerce and tourism. Groups such as these often manifest in the form of Main Street Associations, Downtown Revitalization Groups, and Community Chambers of Commerce. These groups show stability and initiative in a local economy, which is important as other businesses consider the Dillsboro Area for the location or expansion of their business or industry.

Youth Involvement

With many of the baby boomers in America reaching retirement age, the traditional leadership of many communities is being threatened. Many are beginning to ask, "Who will be the leaders of tomorrow?" It is important to encourage children, youth, and young families to become involved in community leadership. They should be encouraged to become involved at a young age, possibly as volunteers for community events or local improvement projects sponsored by local organizations or community collaborations.

Allowing young people to become involved at a younger age helps them to understand the values of a community and helps them to have a deeper respect for their community. As the Town of Dillsboro continues to grow and improve the quality of life for its residents, it will be very important to provide opportunities for the youth of the community to be involved in planning, organizing, volunteering, and providing input for various community activities and endeavors, regardless of the initiating group.

Goal 7 – Collaboration

Promote the collaboration, coordination, and cooperation of all appropriate entities that can address any regional opportunities or threats that may have an impact upon the residents, property owners, visitors, or businesses of the Dillsboro Community.

1. Combine efforts of local government and local organizations to collaborate on projects, events, or other activities to improve the community.
2. Promote the involvement of local residents, specifically youth, in community planning and projects to build new leadership within the community.
3. Develop continuing relationships with the government of Dearborn County and its communities, as well as organizations that represent or serve the county or the region.
4. Create a collaboration between existing businesses, property owners, and local leaders to redevelop the historic downtown of Dillsboro.

Community Character

Many small communities in Indiana are striving to maintain their sense of place through the heritage and legacy that generations of residents before them have developed. The first step in accomplishing this task is to recognize what defines the community's identity and character. A "small town" atmosphere and a "quaint" downtowns are often what communities connect to as their identity, but with numerous communities across the Midwest offering these same identifiers, it is important for the residents of the Dillsboro Community to understand what makes them different; what sets them apart and build upon that for their future.

Small Town Atmosphere

The Town of Dillsboro and the surrounding areas have a strong family-oriented quality of life that provides a great place to live and raise a family. It has a rich history from its early settlement to the present day and continues to thrive as a bedroom community to the Cities of Aurora and Lawrenceburg, with growth toward becoming a bedroom community of the Cincinnati Metropolitan Area. The residents have identified that it will be important that as they grow in population that they retain this small town atmosphere as a central focal point of their identity.



The Town of Dillsboro has a unique relationship to the Dillsboro Sanitarium, now known as The Waters of Dillsboro - Ross Manor, and the railroad depot, known as Dillsboro Station and located less than 2 miles north of the community. The community also owes much of its continued success as a thriving community to US 50, one of the first sections of road completed in the region during the settlement period. The road continues to act as a driving force for the local economy in Dillsboro, although its contribution is more indirect than direct.



Downtown

The commercial core of the Dillsboro Community still exists along the Old US 50 Corridor, but is not being used to its fullest potential. Personal convenience, disinvestment, and aging commercial structures have redirected commercial development to the busy US 50 Corridor. These characteristics are common in many communities. However, many communities went through renaissance periods where modern enhancements to the buildings caused a loss in the historical atmosphere that a Downtown Main Street in Indiana often provides.

Personal convenience is probably the largest factor contributing to a deteriorating downtown. This includes both access to parking and visual access from a primary transportation arterial. Today's consumer is driven by their convenience in association with the automobile

or in other words, they will patronize the most convenient place along the most direct route toward their final destination. Small communities, such as Dillsboro, have lost the US 50 traffic to a rerouted four-lane highway. While it is still close and convenient, more convenient options always seem to win the approval of today's consumer.



The Town of Dillsboro needs to provide something in their community's identity, character, products, services, or some other similar

trait that will entice the US 50 traveler or a visitor to the region of Southeastern Indiana to patronize Downtown Dillsboro. Other similar communities have had some success, but it is an ongoing challenge that should be addressed in an organized manner. One way to accomplish this task is to create a downtown business group or official Indiana Main Street Organization to formulate a plan for the future of the downtown area.

Developing this brand or marketing concept will be a challenge for the Town of Dillsboro. While there is significant potential for the community to regain its identity through the aesthetic enhancement of existing infrastructure, housing, businesses, and commercial areas; this development needs to be initiated by the town itself to ensure the residents, property owners, and present and future business owners that an investment in the Town of Dillsboro is worth their time. Regardless of the actions taken, it is important for the Town of Dillsboro to build upon its existing assets, events, and history to discover its niche in the regional tourism market.



Goal 8 - Community Character

Encourage activities and development initiatives that protect the small-town, rural character of the Dillsboro Community to reinforce community pride for residents, property owners, and local businesses.

1. Promote the character of Dillsboro as a peaceful, rural area with a strong community spirit and a friendly, small town atmosphere.
2. Improve the identity of the community by maintaining a clean and well-maintained atmosphere that highlights its unique amenities and historic character.
3. Maintain a safe and friendly community that has a low rate of crime and promotes a neighborly community culture.

B. Plan Implementation

The Dillsboro Comprehensive Plan is an *Advisory Plan*. The Town Council, Town Plan Commission, and Town Board of Zoning Appeals should look to the Plan for guidance in making land use, development, growth, community facility, infrastructure, public safety, utility, and other similar decisions. The Plan should also serve as a guide for where and how growth and development should occur within the Town and in the Town's planning jurisdiction. As previously discussed the Plan should serve as a "*road map*" for where the community is heading overall and generally how the community intends to move towards its goals.

What's Next?

As noted above, the plan should be used by the Town, and when possible, by the larger community as decisions are made regarding development, redevelopment, and capital improvements (utility system improvements, transportation and other public infrastructure improvements, community facility expansions, and other similar situations). Administrative and legislative approvals of development proposals, including subdivision plats, rezoning requests, and other land use and development approvals will be one of the primary methods of implementing the plan.



Using the Comprehensive Plan

The Comprehensive Plan is not meant to be developed only as a means to validate local zoning regulations, as required by state statute. Rather it is meant to be used as a document that assists the community in local decision-making, at all levels of government, through all organizations, and any local endeavors, events, or collaborations.

Action Plan Matrix

The goals and objectives that have been developed through the Comprehensive Planning Process have been placed into an matrix format for easy reference. (*The Action Plan Matrix can be found in Appendix A of this document.*) A specific community role, leader, or organization has been identified for each objective that has been developed. By doing so, ongoing progress can be monitored by these persons or groups to investigate new opportunities, as well as ongoing action steps that are being conducted to help accomplish each objective.

Additionally, the Action Plan Matrix offers suggestions for potential project partners, whether providing resources, knowledge, manpower, direction, or overall support. It is important that all endeavors, community projects, or other local actions are driven by the appropriate responsible party, yet seek out potential collaborators for an efficient and community-wide effort. Through the ongoing work to accomplish each objective, the Town of Dillsboro will move closer to each corresponding goal.

Implementation of Specific Projects

As noted by Susan Harden and Al Zelinka in their 2006 book, *Placemaking on a Budget*, “communities that are most successful in realizing their visions are those that organize and plan for implementation – identifying who, what, when, where, why, how, and how much for each step of the project”. Where the implementation of the Plan causes the need for a specific project, a thorough understanding of those seven key questions can also lead to the effective completion of that project.

- **What** is the project; what are the project’s individual components?
- **Where** will the project be located?
- **Why** is the project needed or desired?
- **When** should the project be carried out (i.e., is it a short term or long term project)?
- **Who** will lead the project; who will be part of the team to help implement it?
- **How much** will the project cost to implement and maintain? How much can the cost of the project be reduced through in-kind services, or donated resources?
- **How** does the project relate to other planned or existing projects; how will the project be funded or otherwise made possible (including grants, volunteers, in-kind services)

One of the intents of the Action Plan is to attempt to answer some of these questions in one part of the plan. As the specific projects or action steps are further discussed and prioritized, more of the questions noted above can be answered.

Another implementation technique noted in the book, *Placemaking on a Budget*, is the concept of **Ready-Aim-Fire**. That is:

- **Ready:** Is the community organized, informed about, and engaged with the project? (If it is, then the community is **READY** and can move to **AIM**. If not, then continue working towards becoming **READY**).
- **Aim:** Have issues been identified, and ideas formed, and consensus reached on desired actions? (If yes, then the community has its **AIM** and can proceed to **FIRE**. If not, then continue working toward **AIM**).
- **Fire:** Are the community's resources aligned, secured, and ready for implementation? (If so, then the community is ready to initiate the implementation of the project. If not, continue working until the community is confident it is ready to **FIRE**.)

Who should use the Comprehensive Plan?

The Plan Commission, Board of Zoning Appeals, and Town Council should make specific findings as to whether a submitted request is in compliance with the Comprehensive Plan. The updating of existing development regulations and processes should be made a priority. Officials, departments and individual staff members within the Town of Dillsboro and Dearborn County should be aware of the recommendations of the Plan as annual work programs and budgets are prepared and approved. The provision of economic incentives, if offered, should be evaluated in terms of the Plan's recommendations, especially the land use and economic development goals and objectives.

Use by Plan Commissions

Plan Commissions are often faced with making some of the most controversial and difficult local government decisions. Although the Dillsboro Plan Commission will typically function in an advisory role to the Town Council, the Commission will be responsible for conducting public hearings, balancing opposing facts with opinions, maintaining a long-range perspective for the Town and community, and providing sound recommendations to the Town Council. For these reasons, well-qualified individuals should be selected to serve on the Commission, and adequate resources, including educational materials and training, should be provided to them to allow the Commission to function effectively.

Use by Board of Zoning Appeals (BZA)

The Board of Zoning Appeals (BZA) also has a critical role in the implementation of the Plan. Like the Plan Commission, the BZA will be responsible for conducting public hearings, evaluating the evidence submitted for requests, maintaining a long-range perspective for the Town and community, and making sound decisions. For these reasons, well-qualified individuals should also be selected to serve on the BZA. Often, the BZA is asked to consider granting a variance or other exception to the standards of the community's Zoning Ordinance. Such variances and exceptions should be considered very carefully, based on the evidence submitted along with each request. If the BZA determines that certain exceptions should be allowed to the Town's adopted land use ordinances, the Plan should be periodically reviewed in light of those decisions, to ensure the Plan still accurately reflects the Town's direction and policy.

Comprehensive Plan Updates

In order for the Comprehensive Plan to be effective and remain useful for the community over time, it is critical that the Plan be reviewed and evaluated periodically. This Plan evaluation should be a collaborative partnership between the Dillsboro Plan Commission and Town Council. A periodic, systematic review of the Plan and its implementation should be conducted by the Plan Commission. It is recommended that the Commission carry out an annual review towards the end of each year, and report to the Town Council on the progress that had been made towards accomplishing the Plan's objectives, along with noting any specific emerging issues, changing conditions, and "best practices" that have been identified for possible incorporation into either the Plan or the land use ordinances. It is suggested that this report take place at either the end of each year, or at the beginning of the following year.

Five Year Review and Update

It is also recommended that the entire Comprehensive Plan be evaluated for possible revision every five years. The Plan Commission should initiate the five-year revision process. It is recommended that the five-year evaluation include the following steps:

1. The Plan Commission should engage the services of a qualified consultant or staff to update the Community Profile and other relevant Plan information which may have become outdated.
2. The Plan Commission should conduct at least one public community workshop, to be facilitated by members of the Plan Commission or a qualified consultant, to re-evaluate the strengths, weaknesses, opportunities and threats to the Dillsboro community, as well as to continue to gauge the overall needs and desires of the citizens of the community.
3. The findings of the community workshop should be presented to the Plan Commission.
4. Based on these findings, the Plan Commission should make recommendations for changes to the plan, including updated goals and objectives, to the Dillsboro Town Council.





APPENDIX A

Dillsboro Comprehensive Plan

Action Plan Matrix

Goal 1 - Community Character

Promote an increased involvement of existing and future residents, employers, and property owners to provide leadership in community activities, events, and projects that will enhance the Town of Dillsboro

Objective	Suggested Partners	Responsible Party
1 Collaborate with local organizations, churches, and other similar entities to develop community activities, events, and projects.	All Local Civic, Religious, Educational, Cultural, and Social Organizations, Dillsboro Town Council	<i>Dillsboro Organizations Group</i> (Dillsboro Town Council)
2 Promote the ongoing development of community involvement opportunities for existing and future residents, employers, and property owners in local activities, events, and projects.	All Local Civic, Religious, Educational, Cultural, and Social Organizations, Dillsboro Town Council	<i>Dillsboro Organizations Group</i> (Dillsboro Town Council)
3 Encourage an increased involvement of youth and children in community improvement and celebration activities.	All Local Civic, Religious, Educational, Cultural, and Social Organizations, Dillsboro Town Council	<i>Dillsboro Organizations Group</i> (Dillsboro Town Council)
4 Support the efforts of local residents, employers, and property owners who provide leadership in community activities, events, and projects.	All Local Civic, Religious, Educational, Cultural, and Social Organizations, Dillsboro Town Council	<i>Dillsboro Organizations Group</i> (Dillsboro Town Council)

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 2 - Community Services

Provide adequate community services that will support future growth and improve the quality of life for the Dillsboro Community.

Objective	Suggested Partners	Responsible Party
1 Develop existing community amenities and services to maintain exceptional service, support future growth, and improve the quality of life of residents.	<i>Dillsboro Plan Commission</i> , <i>Dillsboro BZA</i> , Dillsboro Volunteer Fire Department, Dillsboro Utilities, Dillsboro Life Squad	Dillsboro Town Council
2 Promote the Dillsboro Elementary School as a significant resource for quality education and as a contributing element for local economic development efforts.	Dillsboro Elementary School Parent-Teachers Organization (PTO), South Dearborn Community School Corporation, Dillsboro Public Library, Dillsboro Elementary School Principal	Local School Board Representative
3 Capitalize on the existing recreation amenities to support future growth and improve the quality of life of residents.	Dillsboro Summer Ball, Dillsboro Soccer Association, Dillsboro Utility Department, Dillsboro Beautification Committee	<i>Dillsboro Park Board</i> (Dillsboro Town Council)
4 Sustain an adequate level of service provided by existing water and sewer infrastructure for current and future residents, business owners, and property owners.	Dillsboro Town Council, Dillsboro Town Manager, Dillsboro Clerk-Treasurer, Dillsboro Utility Department	Dillsboro Utility Superintendent
5 Maximize the financial resources of the Town of Dillsboro by utilizing existing monies wisely, pursuing external funding through collaborative efforts, and maintaining the ability to provide matching funds when necessary.	Dillsboro Town Council, Southeastern Indiana Regional Planning Commission (SIRPC), Dillsboro Beautification Committee	Dillsboro Clerk-Treasurer

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 3 - Economic Development

Encourage investment in the Town of Dillsboro through the growth of existing businesses and the attraction of new businesses to provide a broader range of products and services to the residents of the community.

Objective	Suggested Partners	Responsible Party
1 Provide new retail, entertainment, and service opportunities by encouraging the development of new businesses.	Southeastern Indiana Board of Realtors, Dearborn County Chamber of Commerce, Dillsboro Plan Commission , Dearborn County Economic Development Director, Local Realtors, Indiana Economic Development Corporation (IEDC)	Town Council
2 Enhance available employment opportunities by encouraging new employers to locate in the area.	Southeastern Indiana Board of Realtors, Dearborn County Chamber of Commerce, Dillsboro Plan Commission , Dearborn County Economic Development Director, Local Realtors, Indiana Economic Development Corporation (IEDC)	Town Council
3 Promote the development of suitable industrial type businesses to locate within the Dillsboro Community.	Southeastern Indiana Board of Realtors, Dearborn County Chamber of Commerce, Dillsboro Plan Commission , Dearborn County Economic Development Director, Local Realtors, Indiana Economic Development Corporation (IEDC)	Town Council
4 Encourage existing and future businesses to become active members of the Dillsboro Community by assisting business owners and employees to live and become a part of the local society and culture.	Local Businesses, Dillsboro Civic Club, Southeastern Indiana Regional Planning Commission (SIRPC)	Dillsboro Business and Marketing Group (Town Manager)
5 Promote the success of existing and future businesses by developing incentive programs, such as a community involvement awards program or an opportunity for sponsorship or collaboration on local improvement projects.	Dillsboro Town Council, Dillsboro Organizations Group	Dillsboro Civic Club

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 4 - Land Use

Encourage carefully-planned growth and an efficient use of land resources to coordinate quality development, redevelopment, and revitalization to improve the quality of life for the residents of the Dillsboro Community.

Objective		Suggested Partners	Responsible Party
1	Promote community growth through quality development, redevelopment, and revitalization.	Dillsboro Town Council, <i>Dillsboro Plan Commission,</i> <i>Dillsboro BZA,</i> Ohio-Indiana-Kentucky Regional Council of Governments (OKI), Indiana Association of Cities and Towns (IACT), Dillsboro Town Attorney, Dearborn County Soil and Water Conservation District	<i>Dillsboro Plan Commission</i> (Town Council)
2	Develop local zoning ordinances to coordinate a carefully-planned community and efficient use of land resources.	Dillsboro Town Council, <i>Dillsboro Plan Commission,</i> <i>Dillsboro BZA,</i> Dillsboro Town Attorney, Indiana Department of Transportation (INDOT)	<i>Dillsboro Plan Commission</i> (Town Council)
3	Provide guidance concerning signage, fencing, and other amenities associated with development.	Dillsboro Town Council, <i>Dillsboro Plan Commission,</i> <i>Dillsboro BZA,</i> Dillsboro Town Attorney	<i>Dillsboro Plan Commission</i> (Town Council)
4	Preserve the environment through guidelines and ordinances that address wildlife, forests, vegetation, water quality, and air quality.	Dillsboro Town Council, <i>Dillsboro Plan Commission,</i> <i>Dillsboro BZA,</i> Dillsboro Town Attorney, Indiana Department of Natural Resources (DNR), Dearborn County Cooperative Extension Officer, Dearborn County Soil and Water Conservation District, Indiana Department of Environmental Management (IDEM)	<i>Dillsboro Plan Commission</i> (Town Council)
5	Develop strategies and programs to eliminate empty lots and buildings within the community.	Dillsboro Town Council, <i>Dillsboro Plan Commission,</i> <i>Dillsboro BZA,</i> Dillsboro Town Attorney, Indiana Office of Community and Rural Affairs (OCRA), Southeastern Indiana Regional Planning Commission (SIRPC)	<i>Dillsboro Plan Commission</i> (Town Council)

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 4 - Land Use

6	Develop standards and ordinances that maximize existing and future opportunities associated with parking.	Dillsboro Town Council, Dillsboro Plan Commission, Dillsboro BZA, Dillsboro Town Attorney, Ohio-Kentucky-Indiana Council of Governments (OKI)	Dillsboro Plan Commission (Town Council)
7	Promote a balance of strategic development and agricultural land preservation to maintain the existing quality of life for the Dillsboro Community.	Dillsboro Town Council, Dillsboro Plan Commission, Dillsboro BZA, Dillsboro Town Attorney, Dearborn County Soil and Water Conservation District, Dearborn County Cooperative Extension Officer	Dillsboro Plan Commission (Town Council)
8	Promote a clean community by developing standards and strategies to eliminate littering, address outside storage issues, and improve the general appearance of all properties in the area.	Dillsboro Town Council, Dillsboro Plan Commission, Dillsboro BZA, Dillsboro Town Attorney, Dillsboro Beautification Committee	Dillsboro Plan Commission (Town Council)

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 5 - Housing

Promote an increase in long-term investment and residency within the Town of Dillsboro by providing a wide-range of quality housing options and home ownership opportunities to encourage attractive, stable, and well-maintained neighborhood areas.

Objective	Suggested Partners	Responsible Party
1 Promote pride in the investment of existing and future rental properties in the community.	Dillsboro Town Manager, Dillsboro Beautification Committee, Dillsboro Civic Club, Dillsboro Plan Commission , Dillsboro BZA , Dearborn County Health Department	Dillsboro Town Council
2 Provide a balance of housing options for existing and future home owners of all income levels.	Dillsboro Town Council, Dillsboro Plan Commission , Dillsboro BZA , Dillsboro Town Attorney	Dillsboro Plan Commission (Town Council)
3 Support the existing retirement community and those of retirement age in the Dillsboro Area.	Lifetime Resources, Friendly Seniors, The Waters - Ross Manor, Local Churches, Dillsboro Area Pastors Association , Dearborn County Hospital, Dr. LeDuc	Dillsboro Town Council
4 Promote the Town of Dillsboro as an ideal location to own a home and build a family.	Dillsboro Town Council, Local Banks, Dearborn County Chamber of Commerce, Southeastern Indiana Board of Realtors, Dearborn County Economic Development Director	Dillsboro Town Council
5 Develop specific guidelines, ordinances, and other policies that help improve the maintenance of properties throughout the community.	Dillsboro Town Council, Dillsboro Plan Commission , Dillsboro BZA , Dillsboro Town Attorney	Dillsboro Plan Commission (Town Council)

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 6 - Transportation

Capitalize on the existing transportation infrastructure and daily traffic volume in the Southeastern Indiana Area to enhance community identity and improve overall accessibility for residents, businesses, and commuters.

Objective	Suggested Partners	Responsible Party
1 Promote the ongoing enhancement of the U.S. 50 Corridor as the primary arterial in Dearborn County through collaborative engagement with communities, organizations, and other stakeholders.	Indiana Department of Transportation (INDOT), Dearborn County Chamber of Commerce, Dearborn County Plan Commission, Dearborn County Commissioners, Property Owners along US50, City of Lawrenceburg, City of Aurora, City of Greendale, Dearborn County Engineer	Ohio-Indiana-Kentucky Council of Governments (OKI)
Maintain a safe and convenient system of local streets, alleys, thoroughfares, and intersections within the Town of Dillsboro.	Dillsboro Town Council, Dillsboro Utility Superintendent, Dillsboro Utility Department, Dearborn County Commissioners, Dearborn County Highway Department, Dearborn County Engineer	Dillsboro Town Manager
3 Capitalize on the community's existing access to neighboring communities, cities, and larger economic regions.	Dillsboro Website Coordinator , South Dearborn County Community Schools IT Coordinator, Southeastern Career Center, Southeastern Indiana Regional Planning Commission (SIRPC), Dearborn County Chamber of Commerce, Dearborn County Convention and Visitors Bureau (CVB), Dearborn County Economic Development Director	Dillsboro Town Manager
4 Promote pedestrian activity through the ongoing development of pedestrian infrastructure, amenities, and other related opportunities.	Dillsboro Civic Club, Dillsboro Beautification Committee, Dillsboro Town Council, Dillsboro Utility Department	Dillsboro Park Board (Dillsboro Utility Superintendent)
5 Develop strategies to provide public transportation or other transportation alternatives to local residents.	Dillsboro Town Council, Ohio-Kentucky-Indiana Council of Governments (OKI), Dearborn County Catch-a-Ride	Lifetime Resources

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 7 - Collaboration

Promote the collaboration, coordination, and cooperation of all appropriate entities that can address any regional opportunities or threats that many have an impact upon the residents, property owners, visitors, or businesses of the Dillsboro Community.

Objective	Suggested Partners	Responsible Party
1 Combine efforts of local government and local organizations to collaborate on projects, events, or other activities to improve the community.	Dillsboro Town Council, Dillsboro Public Library, Dillsboro Organizations Group , Dillsboro Civic Club, Dillsboro Beautification Committee	Dillsboro Town Manager
2 Promote the involvement of local residents, specifically youth, in community planning and projects to build new leadership within the community.	Dillsboro Public Library, Local Churches, Dillsboro Elementary School Parent-Teacher Organization (PTO), South Dearborn Community School Corporation, Dillsboro Park Board , SEIOC, Dillsboro Elementary School Principal, Dillsboro Summer Ball, Dillsboro Soccer Association	Dillsboro Town Council
3 Develop continuing relationships with the government of Dearborn County and its communities, as well as organizations that represent or serve the county or the region.	Dillsboro Town Council, Dillsboro Organizations Group , Dearborn County Chamber of Commerce, Dearborn County Economic Development Director, Dearborn County Convention and Visitors Bureau (CVB), Ohio-Indiana-Kentucky Council of Governments (OKI), City of Lawrenceburg, City of Aurora, City of Greendale, Southeastern Indiana Regional Planning Commission (SIRPC)	Dillsboro Town Manager
4 Create a collaboration between existing businesses, property owners, and local leaders to redevelop the historic downtown of Dillsboro.	Downtown Business Owners, Downtown Property Owners, Dillsboro Town Manager, Dillsboro Town Council, Dearborn County Economic Development Director, Indiana Main Street Coordinator, City of Rising Sun	Dillsboro Downtown Revitalization Group (Dillsboro Town Council)

Dillsboro Comprehensive Plan Action Plan Matrix

Goal 8 - Community Character

Encourage activities and development initiatives that protect the small-town, rural character of the Dillsboro Community to reinforce community pride for residents, property owners, and local businesses.

Objective	Suggested Partners	Responsible Party
1 Promote the character of Dillsboro as a peaceful, rural area with a strong community spirit and a friendly, small town atmosphere.	Dillsboro Clerk-Treasurer, <i>Dillsboro Organizations Group, Dillsboro Website Coordinator</i> , Dillsboro Elementary School, Dillsboro Volunteer Fire Department, Dillsboro Police Department, Dearborn County Chamber of Commerce, Dearborn County Economic Development Director, Dearborn County Convention and Visitors Bureau (CVB)	Dillsboro Town Manager
2 Improve the identity of the community by maintaining a clean and well-maintained atmosphere that highlights its unique amenities and historic character.	<i>Dillsboro Plan Commission, Dillsboro Downtown Revitalization Group, Dillsboro BZA</i> , Dillsboro Town Council, Dillsboro Town Manager, Dillsboro Museum	Dillsboro Beautification Committee
3 Maintain a safe and friendly community that has a low rate of crime and promotes a neighborly community culture.	Dearborn County Sherriff's Department, Indiana State Police, Dillsboro Town Manager	Dillsboro Police Chief



APPENDIX B

DILLSBORO COMPREHENSIVE PLAN STEERING COMMITTEE

9-12-06

<u>NAME</u>	<u>ROLE</u>	<u>EMAIL</u>
Cheryl Redwine	Business Owner	N/A
JANKE SULLIVAN	CLERK-TREASURER	812-432-3700 Home 432-3272 clerkSullivan@yahoo.com
MARYLOU POWERS	TOWN COUNCIL	mpowers@seidata.com
PAUL O. FILTER	BUSINESS OWNER	Kpfilter@gmail.com
SCOTT FORTNER	Town Manager	Townmanager@townofdillsboro.com
Veda Vertz	Business owner	VJV1953@comcast.net



Dillsboro Comprehensive Plan Steering Committee

Project

Dillsboro Town Hall

Location

9-27-06

Date

	<u>Name</u>	<u>Community Role</u>	<u>Email Address</u>
1.	Cheryl D. Redwine	Mayor / Dillsboro	
2.	Jessie Sullivan	Town of Dillsboro	
3.	Carolyn Roberts	" "	croberts@seidert.com
4.	Paul O. Fitter	FUNERAL DIRECTOR	KPFitter@gmail.com
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DILLSBORO STEERING COMMITTEE MEETING

Project

DILLSBORO TOWN HALL

Location

10-23-06

Date

	<u>Name</u>	<u>Community Role</u>	<u>Email Address</u>
1.	Cheryl Redwine	Business owner	
2.	JANICE SULLIVAN	CLERK-TREASURER	
3.	Scott Fortner	Town manager	
4.	PAUL Q. FILTER	GENERAL DIRECTOR	
5.	Jim Seward	Town Council	JS@USI.biz
6.	MARY LOU POWERS	Town Council	
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Dillsboro Comprehensive Plan

Project

Steering Committee Meeting

Meeting

Dillsboro Town Hall

Location

November 6, 2004

Date

	<u>Name</u>	<u>Community Role</u>	<u>Email/Phone</u>
1.	JANICE SULLIVAN	TOWN C-T	
2.	PAUL A. FILTER	FUNERAL DIRECTOR	KP Filter@gmail.com
3.	Rondalea Murray		432-5303
4.	Jim Seward	Town Council	JS@USI.biz
5.	Mary Lou Powers	TOWN COUNCIL	
6.	Rick Fields	merchant	rfields@comcast.net
7.	Mary Fields	merchant	see above
8.	Rev. Richard J. Laskey	clergy	pastorkolaskey@yahoo.com
9.	Cheryl K. Friedman	Business Owner	Call me
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Dillsboro Comprehensive Plan

Project

Steering Committee Meeting

Meeting

Dillsboro Town Hall

Location

November 28, 2006

Date

	<u>Name</u>	<u>Community Role</u>	<u>Email/Phone</u>
1.	<u>Londalea Murray</u>		<u>432-5303</u>
2.	<u>Rick Fields</u>		<u>432-5782</u>
3.	<u>Mary Fields</u>		<u>432-5782</u>
4.	<u>PAUL FIELDS</u>		<u>432-5655 kpf@ihen</u>
5.	<u>Mary Sue Jones</u>		<u>432-5680</u>
6.	<u>James Sullivan</u>		<u>432-5808</u>
7.	<u>Scott Fortner</u>		<u>432-3243</u>
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DILLSBORO COMPREHENSIVE PLAN

Project

STEERING COMMITTEE MEETING

Meeting

DILLSBORO TOWN HALL

Location

2-26-07

Date

	<u>Name</u>	<u>Community Role</u>	<u>Email/Phone</u>
1.	PAUL FILTER		
2.	DW FRYMAN	TOWN BOARD	d.fryman.1@comcast.net
3.	Jim Seward		
4.	MARY LOU BUEERS		
5.	James Sullivan		
6.	Londalya Murray		
7.	Rick Field		
8.	Mary Beth		
9.	Greg Barrett	Town Board	d.k.barrett@earthlink.com
10.	Scott Trotter	Town Manager	
11.	Jeff L Hughes	DC Commissioner	jhughes@dearborncounty,il.gov
12.	Chris L. Redlin	Business Owner	
13.	Mr. Robert Koloskey	Clergy	pastor.koloskey@pyahoe.com
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DILLSBORO COMPREHENSIVE PLAN
Project

STEERING COMMITTEE MEETING
Meeting

DILLSBORO TOWN HALL
Location

MARCH 26, 2007
Date

	<u>Name</u>	<u>Community Role</u>	<u>Email/Phone</u>
1.	Mary Fields		> rfields4@comcast.net
2.	Pack Fields		
3.	Cheryl Hedeman		
4.	Donna Kasper		
5.	Paula Fike		
6.	Doug Bane		
7.	Mary Ann Jones		
8.	Londalea Murray		
9.	Jonni Sullivan		
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APPENDIX C

YOUTH PARTICIPATION – S.W.A.T. SHEET

List three things that you like about where you live...

List three things that you don't like about where you live....

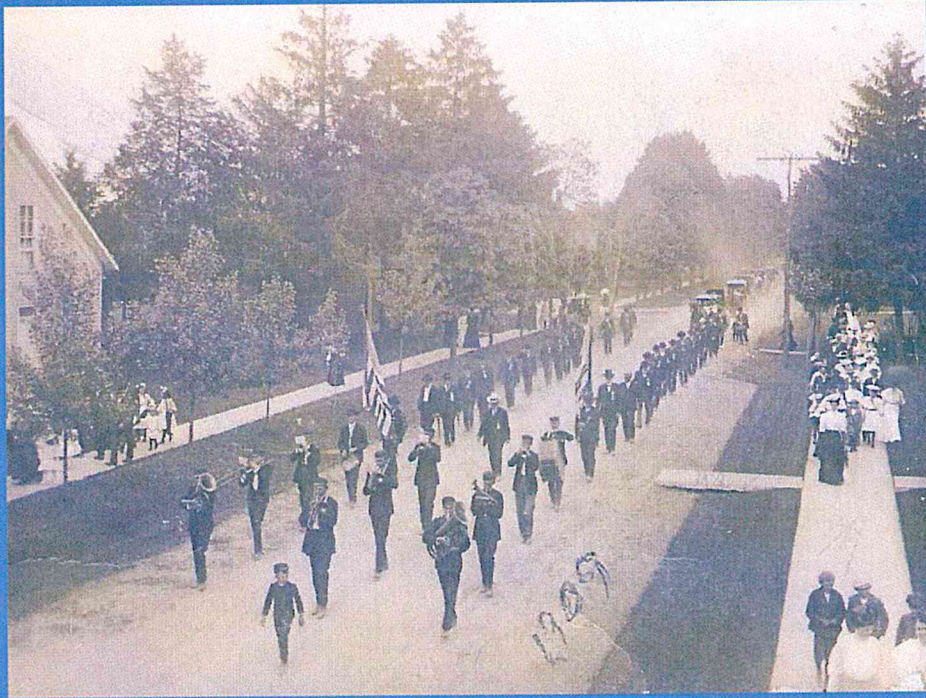
**When someone visits your family from another place or state,
where is the first place you always take them?**

Where would you never take them?

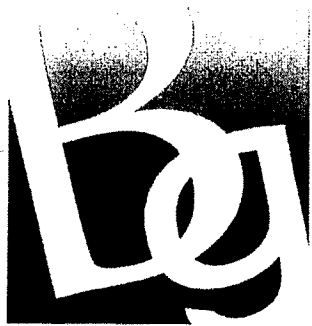
List three things that you think need to be improved about where you live.....

List three things that you think are alright just the way they are....

What is the biggest problem where you live?



APPENDIX D



Dillsboro Comprehensive Plan

Public Meeting

Project

Dillsboro Civic Center

Location

10-11-06

Date

	Name	Community Role	Email Address
1.	PAUL O. FILTER	FUNERAL DIRECTOR	KPFiltten@gmail.com
2.	Scott Fortner	Town Manager	
3.	Marvada Libendelman	Concern Citizen	
4.	Janice Sullivan	CLERK - TREASURER	
5.	Cheryl Redman	Business Owner	
6.	Mary Sue Powers	Town Council	
7.	Carolyn M. Roberts	Town Council	
8.	Jim Seward	Town Council	Jim.Seward@TownofDillsboro.com
9.	Nina O'Neil	Resident	
10.	Helen Cleeton	Resident	
11.	Harry Hoffman	Resident	
12.	Tina Bump	Resident	
13.	Carolyn M. Salmey	Resident	
14.	Eleanor Salmey	Resident	
15.	Jim Lakes	DILLSBORO SCHOOL	
16.	Londalea Murray	Resident	
17.	Kimberly Schmalz	Business Owner	
18.	Dino Schmalz	Utility Supr/ Fire Chief	
19.	Tom Lavis	Businessman	
20.	Rev. Nicholas Kolasky	Chaplain	pastorkolasky@yahoo.com

	<u>Name</u>	<u>Community Role</u>	<u>Email Address</u>
21.	Christina Kolasky	Resident	
22.	Mary Tule	resident	
23.	Pick Fields	resident	
24.	Della Ross	Resident	
25.	Chris Roberts	Resident	
26.	Jim Deaton	Resident	
27.	David Banning	Resident	
28.	David H. Hauer	Resident	
29.	Daryl Cutter	property owner	
30.	DAVID W. Fryman	Resident	
31.	John Runkel	Business	
32.	Ken Belcher	BUSINESS	
33.	Susan Greco	BUSINESS	
34.	Dave Calhoun	"	
35.	Ken Wille	Business	
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ATTENTION

ALL RESIDENTS OF DILLSBORO AND
THE SURROUNDING AREA

YOU ARE INVITED...

TO JOIN YOUR NEIGHBORS, LOCAL
BUSINESS OWNERS, AND COMMUNITY
LEADERS TO ATTEND A PUBLIC MEETING
TO PROVIDE COMMUNITY INPUT ABOUT
THE *FUTURE OF DILLSBORO*

WHAT ISSUES NEED TO BE ADDRESSED?

WILL THE COMMUNITY GROW?

WHAT DOES THE COMMUNITY NEED?

DON'T MISS THIS OPPORTUNITY TO SPEAK
ON BEHALF OF YOUR COMMUNITY!

When: Wednesday, October 11, 2006, 7:00 – 8:30 p.m.

Where: Dillsboro Civic Center, (9824 Central Avenue, Dillsboro, IN 47018)

What to Bring: Friends, Relatives, Neighbors, Property Owners, Youth,
Employees, Opinions, Concerns, Ideas, and most importantly an Open Mind

Light Refreshments Will Be Provided

