
PIATT COUNTY COMPREHENSIVE PLAN

Plan Purpose

The Piatt County Comprehensive Plan promotes the logical development of all land uses in conjunction with necessary infrastructure improvements while protecting sensitive environmental, cultural, and historic areas. The plan will be a benchmark for how Piatt County develops over the next 20 or more years. It will help answer the question: As a county, are we developing and functioning the way we envisioned in our comprehensive plan?

The Planning Process

The process for creating the Piatt County Comprehensive Plan began in September 2007 when the Piatt County Board approved the creation of the Piatt County Regional Planning Commission (PCRPC) for the purpose of developing a plan. The PCRPC is comprised of a 16-member board which includes two representatives from each civil township in Piatt County. The process extended through September 2009.

The planning process is divided into four elements:

- Existing Conditions and Trends Analysis
- Vision, Goals and Objectives
- Future Conditions
- Implementation Plan

Existing Conditions and Trends Analysis

The Existing Conditions and Trends Analysis is the foundation for the other elements in the Comprehensive Plan. Historic trends and current data provide perspectives on how the future of Piatt County might develop. In addition, any existing policies and plans are evaluated to ensure that the Piatt County Comprehensive Plan maintains consistency with them. These perspectives in turn are reflected in later stages of the planning process, including goals and objectives identification and future conditions maps. As part of this analysis, data for the following themes were collected and, where applicable, mapped for Piatt County:

- | | |
|-------------------------------|--|
| ▪ Historic Background | ▪ Housing |
| ▪ Geography | ▪ Historic and cultural resources |
| ▪ Population and demographics | ▪ Transportation |
| ▪ Economy and employment | ▪ Existing land use |
| ▪ Community facilities | ▪ Natural resources |
| ▪ Utilities | ▪ Nature preserves, parks and recreation |

Formulating population and employment projections is another critical part of this planning phase. Projections provide a basis for estimating potential land, transportation, services, and

infrastructure needs for the future. In the next element, visioning, residents and local decision makers evaluate different growth scenarios that capture how Piatt County might look given the estimated population and employment forecasts.

Vision, Goals and Objectives

Formulating a vision for the future of Piatt County involves soliciting both structured and unstructured input from residents. During this element, a public workshop facilitated collecting ideas about strengths, weaknesses, values, and desires from participating residents. Throughout the planning process, unstructured input was collected as interested parties communicated their ideas via email, phone, mail, internet and meetings with staff and county board officials.

All input received was considered in the creation of a vision for the county, which is a concise statement of what residents want to see for the future of Piatt County. Goals and objectives were formulated that detail what exact end states we want to achieve and how we can achieve them. Creating a vision, goals, and objectives establishes a general framework for the more specific questions of determining future conditions and an implementation plan.

Future Conditions

Future conditions were proposed for the county based on the existing conditions and trends analysis, vision, goals, objectives, and public input. Land use, transportation, infrastructure, and services needs were identified in consideration of how Piatt County is expected to grow in population and employment over approximately 20 years.

Implementation Plan

The implementation plan details the actions that need to be undertaken for Piatt County to achieve its vision for the future. Changes to existing ordinances and policies might be necessary to promote the proposed future land uses, transportation, infrastructure and services; the implementation plan details what modifications should be considered. The implementation plan also includes factors that were identified in the planning process that were beyond the scope of this plan, but should be considered and/or resolved in the future. Finally, potential funding sources were identified that can be used for implementing projects from the plan.

Other elements of the planning process

The four elements identified above have distinct time frames, or stages, for their completion. Other elements in the process extend through each stage and are critical to a successful planning process:

- **Steering Committee meetings:** a total of 13 steering committee meetings occurred during the process. The meetings were spaced so that committee members typically reviewed end-stage draft documents such as the existing conditions report. Steering committee members are considered to be valuable assets to the planning process because of their knowledge of Piatt County and their ability to connect with and gather input from residents in their townships for the plan.
- **Public participation:** The principal opportunities for engaging the public in the planning process were a structured public workshop to help formulate a vision, goals and objectives in July 2008 and a public hearing for the final draft Comprehensive Plan in August 2009.

Other opportunities for public involvement were ongoing throughout the process. Steering Committee meetings and County Board meetings were open to the public and advertised in the *Journal Republican* and on the PCRPC website, www.piattrpc.org. Residents provided input and communicate concerns to staff, steering committee members and county board officials in person, via email, telephone or regular mail.

The approval stage is the final element in the planning process. Approximately three months in summer 2009 were slated for seeking approval from the steering committee, public and county board.

Planning Process	FY07			FY08												FY09														
	S	O	N	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
steering committee meetings																														
existing conditions data collection, mapping																														
population and employment projections																														
existing conditions report																														
public workshop: existing conditions, issues & forces, values & desires																														
issues and forces creation																														
goals & objectives creation																														
land area need projections																														
future conditions text and mapping																														
implementation plan and policy statements																														
draft document completion																														
steering committee draft approval																														
public hearing																														
revisions																														
steering committee final approval																														
county board approval																														

Existing Plans and Policies

Existing plans and policies provide the current planning process with perspectives on past conditions, trends, desires, values, and regulations. Each must be examined and considered in light of the current situation in the community so that the plan will be consistent with existing documents and reflective of as many input sources as possible. The following plans and policies were made available for this planning process:

1970 Piatt County Comprehensive Plan

Synopsis:

Piatt County's 1970 Comprehensive Plan was created by Harland Bartholomew and Associates under the first Piatt County Regional Planning Commission's direction. The plan includes existing and proposed future conditions perspectives on population, economy, natural and cultural resources, land use, transportation, community facilities, and housing for all municipalities and other areas of Piatt County. A capital improvements and implementation plan detailed how the proposed future conditions could be achieved over a twenty year time frame.

Relation to current planning process:

The 1970 plan is the foundation for the current planning process. Data and information from the previous plan will be compared to current information, and all ideas discussed in the 1970 plan will be considered in this planning process.

City of Monticello Master Plan

Synopsis:

The 1998 Monticello Master Plan was prepared by Homer L. Chastain and Associates under the direction of the City Council and Planning Commission. The plan includes existing and proposed future conditions for land use, natural features, population, housing, utilities, transportation and parks. An implementation plan is included that details actions needed to realize the plan's goals and objectives over a twenty year time period.

Relation to current planning process:

The 1970 Piatt County Comprehensive Plan included the City of Monticello. The current plan will include aspects of the Monticello Plan so that a complete representation of the county can be made.

City of Monticello Strategic Plan

Synopsis:

The Monticello Strategic Plan is a five-year action plan for future development in the community under the following themes: business development; population retention; parks and recreation, and tourism.

Relation to current planning process:

Recommended actions outlined in the Strategic Plan can influence goals, objectives, and implementation measures in the countywide plan.

Village of Atwood Strategic Plan

Synopsis:

The Atwood Strategic Plan is a five-year action plan for future development in the community under the following themes: business development; downtown retail development; housing; infrastructure; parks and recreation; population retention and tourism. A preferred future scenario for the Village was identified during the strategic plan's creation.

Relation to current planning process:

Recommended actions outlined in the Strategic Plan can influence goals, objectives, and implementation measures in the countywide plan.

Zoning Ordinances

Synopsis:

Zoning ordinances are established to regulate land uses that promote compatibility of uses, protect individual and community property, and promote the logical physical development of a community. Zoning ordinances are often based on a comprehensive or master plan, as is the case for Piatt County. Each community's zoning ordinance may differ from others in the county in terms of the zones they have defined and the conditions under which development may occur. Zoning ordinances exist for:

- Piatt County (2005)
- Atwood (2007)
- Bement (1981)
- Cerro Gordo (1995)
- Cisco (1994)
- Deland (1975)
- Hammond (unknown)
- Mansfield (1980)
- Monticello (2007)

Zoning District	Piatt	Atwood	Bement	Cerro Gordo	Cisco	Deland	Hammond	Mansfield	Monticello
Agricultural or Rural	x		x		x	x		x	x
Conservation	x					x		x	x
Residential Suburban	x				x	x		x	x
Residential Urban			x	x	x	x			x
Residential Single Family		x						x	x
Residential Two-Family		x						x	x
Residential Multi-Family								x	
Residential Mobile Home		x							
Residential Mixed					x				
Business	x	x	x	x	x	x		x	x
Neighborhood Commercial		x		x	x			x	
Industrial	x		x	x	x	x		x	x
Limited Industrial					x				
Planned Industrial								x	x
Interchange Agricultural	x								
Interchange Residential	x								
Interchange Business	x								
Interchange Industrial	x								

Information on Hammond was not available.

Relation to Current Planning Process

The new Piatt County Comprehensive Plan might necessitate consideration of new or revised ordinances depending on what ideas are developed in terms of land uses and recommended development practices. Any ordinance revisions fall outside the scope of this planning process.

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