



# MONTGOMERY COUNTY COMPREHENSIVE PLAN

20  
24 UPDATE



# Why Update the Comprehensive Plan for Montgomery County

Updating the comprehensive plan for a county is crucial for ensuring sustainable growth, resilience, and community well-being. This process allows us to adapt to evolving demographics, economic trends, and environmental challenges, ensuring that our development strategies align with current needs and future aspirations of Montgomery County.

By re-evaluating and adjusting our priorities, we can support responsible land use, support economic vitality, and enhance the overall quality of life for residents. An updated comprehensive plan serves as a roadmap for thoughtful, forward-thinking focus on development and growth, guiding Montgomery County towards a vibrant and resilient future.

# COMMUNITY VISION STATEMENT

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The Vision Statement is an articulation of the values and aspirations of the Montgomery County, Indiana community. The goals and policies of the Montgomery County's Comprehensive Plan are designed to help the community achieve this broad vision. The Vision for the Montgomery County was developed by the Comprehensive Plan Steering Committee, and is based on the input provided by Montgomery County citizens and stakeholders.



*Montgomery County will work to provide long-term sustainability by growing our population base to advance the productivity and overall well-being of our community, supporting economic opportunities and being responsible stewards of our rural character and agricultural assets. We will embrace new ideas and diverse opportunities that support the principles of targeted growth, resource management and economic diversity. We will actively work to build a vibrant future while always honoring the best and strongest parts of our heritage*





# COMMUNITY ENGAGEMENT

## DIGITAL SURVEY: Feedback from County Residents & Stakeholders Incorporated in the Comprehensive Master Plan Update

A public survey opened to collect feedback from a broad range of county stakeholders. **The survey was open between October 13, 2023 and November 6, 2023 and collected over 880 responses.** Resident participation in the survey demonstrated a significant public interest in the planning process and outcomes within the comprehensive plan. The survey is an important element for county officials to understand community perceptions about Montgomery County's future, economic growth, quality of life, public services, and infrastructure priorities.

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### MONTGOMERY COUNTY COMPREHENSIVE PLAN SURVEY TOPICS

#### **GROWTH & DEVELOPMENT**

Preservation of current agricultural character, Support of residential housing stock, strategic support for workforce development initiatives, Attraction of large retailer and shopping amenities, Positive growth strategies with flexibility

#### **ASSETS**

Quality of local schools, quality of place/community character, local businesses, parks, open space, and recreation opportunities, public safety

#### **CHALLENGES**

Mental health, drug and alcohol addiction, Access to healthcare, local businesses and quality of local schools were also ranked as challenges



#### **LAND USES**

A list of undesirable land uses was provided in the survey, the majority of respondents indicated they either strongly agree or agree with the provided list which included industrial solar and wind farms, confined animal feeding operations, and landfills

#### **COMMUNITY PRIORITIES**

Balanced growth of residential and commercial development, Job creation – strengthening the workforce pipeline, Preservation and promotion of greenspace and farmland

#### **QUALITY OF LIFE**

A significant focus for respondents centered on quality of life and residential amenities including recreational opportunities, and health and wellness options

# COMPREHENSIVE PLAN FOCUS AREAS

Within the Montgomery County 2024 Comprehensive Master Plan Update:

**OPPORTUNITIES TO CONNECT TO MONTGOMERY COUNTY'S ECONOMIC ASSETS** are identified in a way that more holistically supports the county's growth and development objectives. The comprehensive plan provides **LONG TERM GOALS AND A FRAMEWORK FOR THE FUTURE OF MONTGOMERY COUNTY** to guide the county's growth and development through two overarching themes:

- Guide the growth and development efforts of the County with a focus on industry attraction, businesses retention, housing, and talent attraction.
- Outline objectives for the County primarily for marketing and messaging, vision, and residential growth.

Five focus areas fall under these overriding themes. The focus areas are supported by actionable tactics that will direct county staff time and resources on implementation steps and alignment with potential funding resources.

## BUSINESS RETENTION AND EXPANSION

Adapting and growing key industries while fostering entrepreneurship and innovation to promote economic growth

## BUSINESS ATTRACTION

Strategies to attract target and key supply chain industries to Montgomery County

## TALENT ATTRACTION AND DEVELOPMENT

Attracting new and upskilling existing workforce and strengthen CTE curriculum in partnership with Montgomery County Schools

## COMMUNITY MARKETING AND MESSAGING

Promoting Montgomery County's economic and natural assets, advantages, and character

## COMMUNITY DEVELOPMENT AND RESIDENTIAL GROWTH

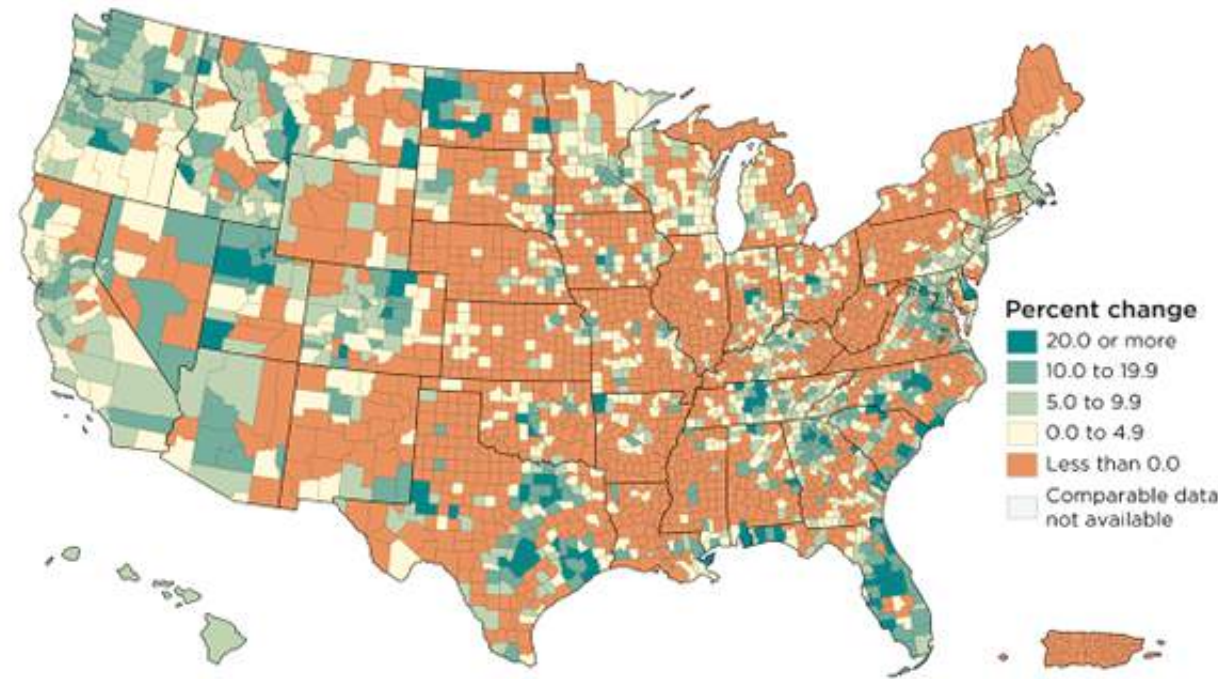
Enhancing quality of place, quality of life, housing, and opportunities in Montgomery County



# GROWTH IN CONTEXT



## ECONOMIC GROWTH AND POPULATION DECLINE

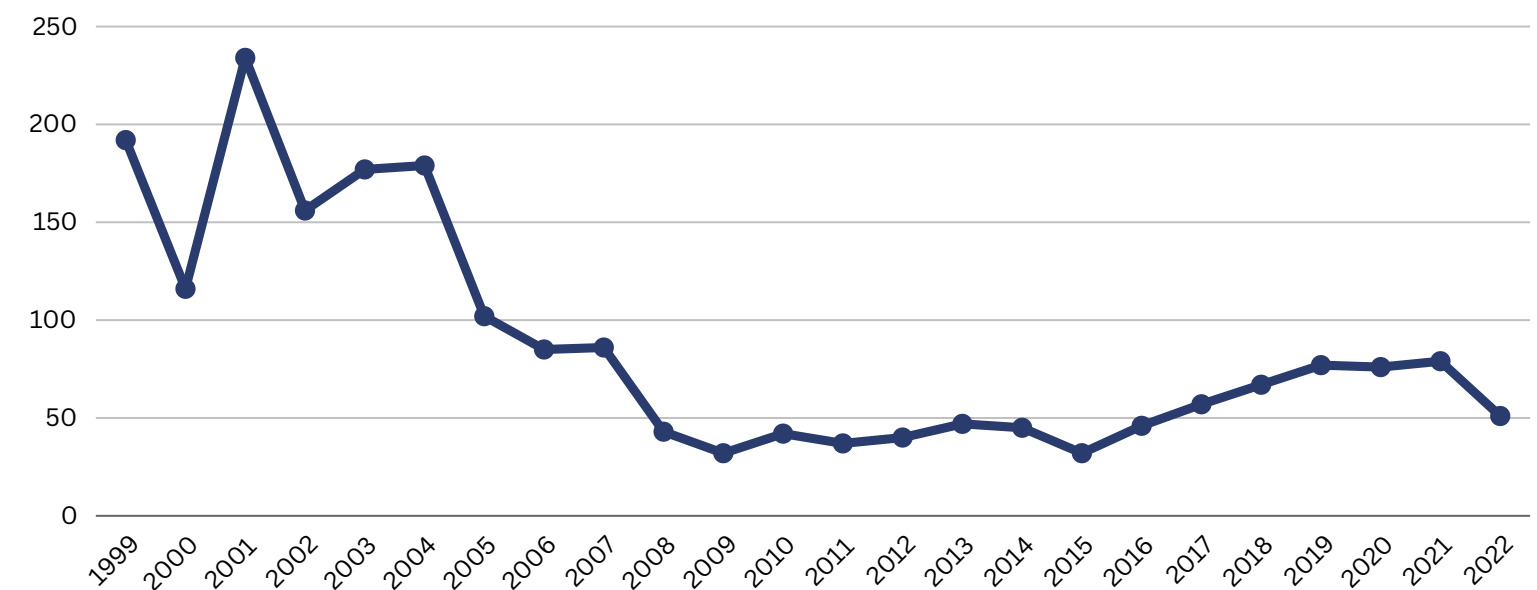


### POPULATION IN CONTEXT

In 2020, Montgomery County had the 39th largest population of all counties in the State of Indiana, with 37,936 residents. The county's population has grown in each Census from 1930 to 1990. However, population has fluctuated between 1990 and 2020. Recently, the county's population declined by approximately 200 people from the 2010 census and its rate of growth has slowed in recent decades and forecasts anticipate the population to decline by an estimated 1,500 residents by 2050.

### RESIDENTIAL DEMAND

Montgomery County is an attractive place to live with rural and estate residential housing types and limited density. In reviewing new residential construction permits, the graph below indicates an aging housing stock and limited availability of housing within Montgomery County to support residential growth.



*Area employers are facing a workforce shortage and anticipating adjusting skill needs based on automation in their industries.*

*Based on Indiana IT-40 Returns for Tax Year 2020, there is approximately 25,402 people in Montgomery County's resident labor force. This implies an opportunity for both residential and economic growth to support local industry.*

# POPULATION SNAPSHOT

POPULATION

37,876

MEDIAN AGE

41.8

AVG HOUSEHOLD SIZE

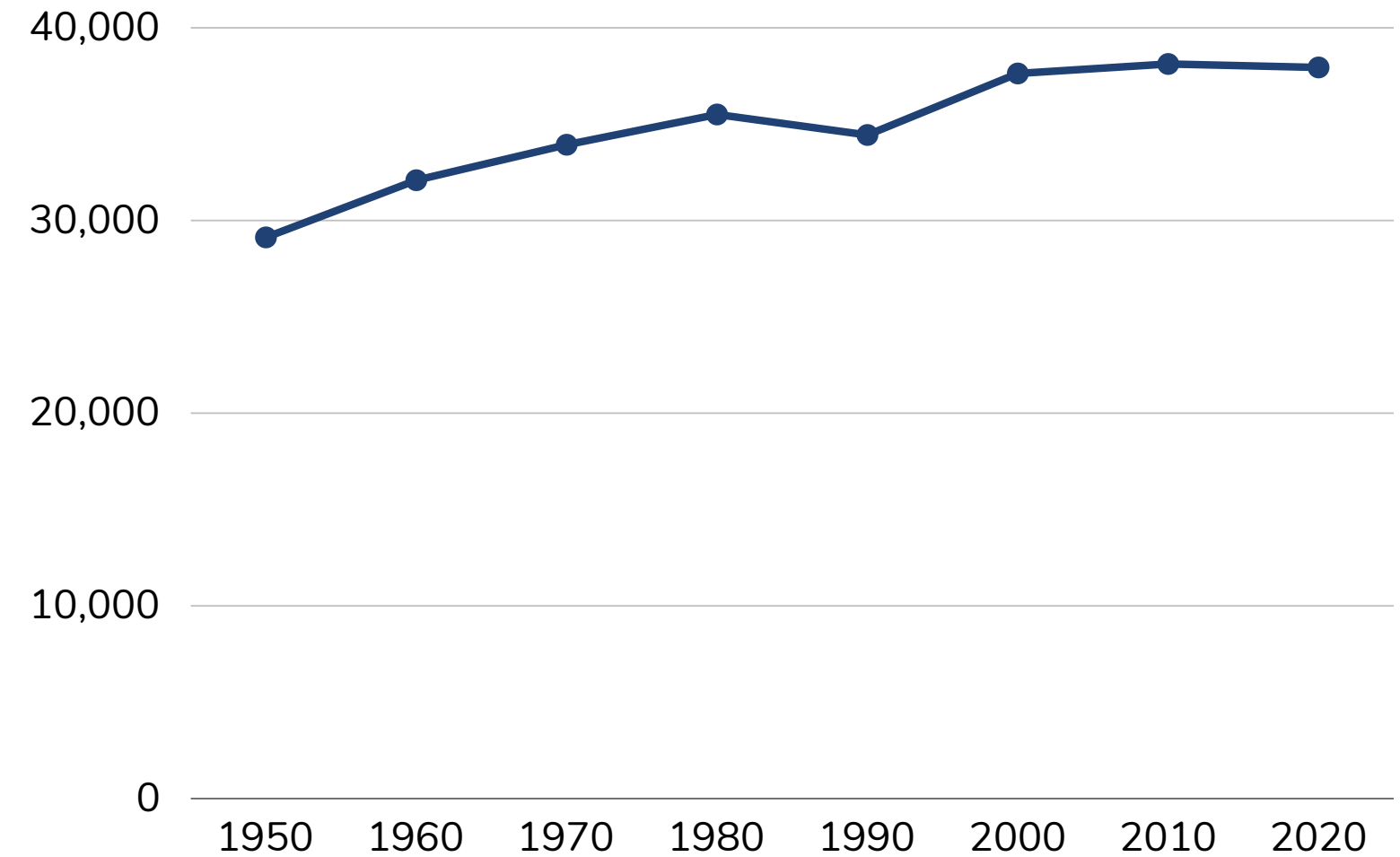
2.4

## POPULATION PROJECTION to 2030

	2010	2015	2020	2025	2030
Population Projections	38,124	38,167	38,342	38,445	38,340
Change Since 2010		43	218	321	216
% Change Since 2010		0.1%	0.6%	0.8%	0.6%

Source: US Census Bureau

## MONTGOMERY COUNTY POPULATION GROWTH 1950 - 2020



Source: US Census Bureau



# HOUSING SNAPSHOT



**\$62,248**  
Median Household  
Income



**\$166,418**  
Median Home  
Value

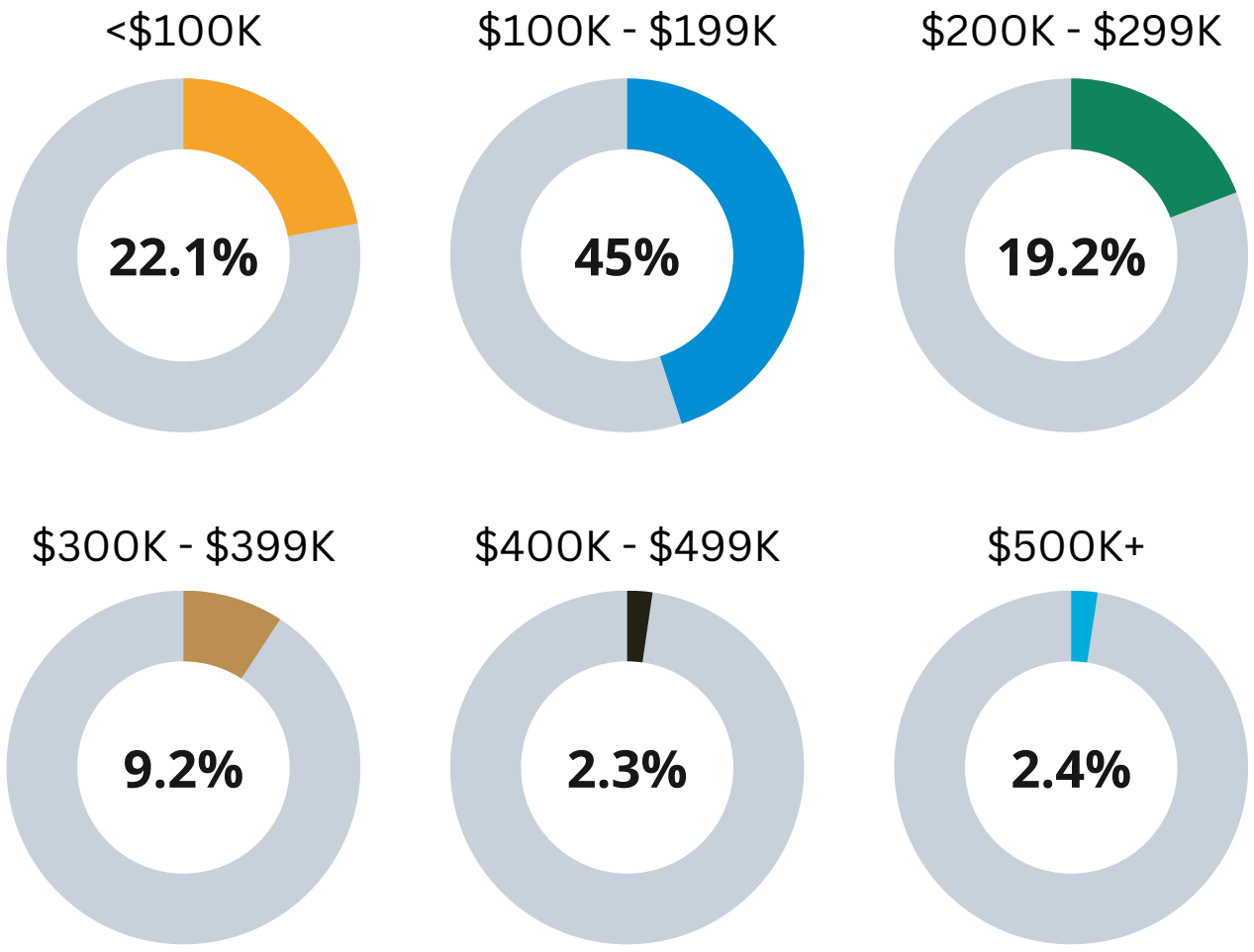


**\$155,300**  
Median Net Worth



**\$34,165**  
Per Capita Income

## Montgomery County Home Values 2023



Data from the Census Bureau ACS 5-year Estimate.

The median home value in Montgomery County, IN was \$166,418 in 2023, which is 53% more affordable than the national median value of \$308,943.

Between 2021 and 2023 the median property value increased from \$136,800 to \$166,418, a 21.65% increase.

The homeownership rate in Montgomery County, IN is 75.3%, which is slightly above the national average of 65.7%.

People in Montgomery County, IN have an average commute time of 22.4 minutes, and they drove alone to work.

Car ownership in Montgomery County, IN is approximately the same as the national average, with an average of 2 cars per household.

As of 2023, Median household income in Montgomery County, IN is \$62,248.

Approximately 21.3% percent of the county's population is burdened by housing costs, an increase of 1.6% since 2019. Burdened households are those who pay 30 percent or more of their household income on housing.





# HEALTHCARE SNAPSHOT

<b>Has One Type of Health Insurance</b>	21.9%	16.0%	31.0%	4.0%
<b>Population (ACS)</b>	24.7%	19.4%	38.6%	17.3%
<b>No Health Insurance</b>	0.9%	2.6%	3.9%	0.0%
<b>Population Age</b>	<b>19&lt;</b>	<b>19-34</b>	<b>35-64</b>	<b>65+</b>

Source: ESRI

## Medicare Population 55+:

1,374 - Medicare Only  
 2,370 - Direct-Purch & Medicare  
 628 - Employer & Medicare  
 434 - Medicare & Medicaid

## Health Care Expenditure

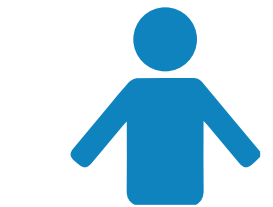
\$4,416 - Annual Health Insurance Expenditures  
 \$2,180 - Medical Care

## Exercise (% of Adults):

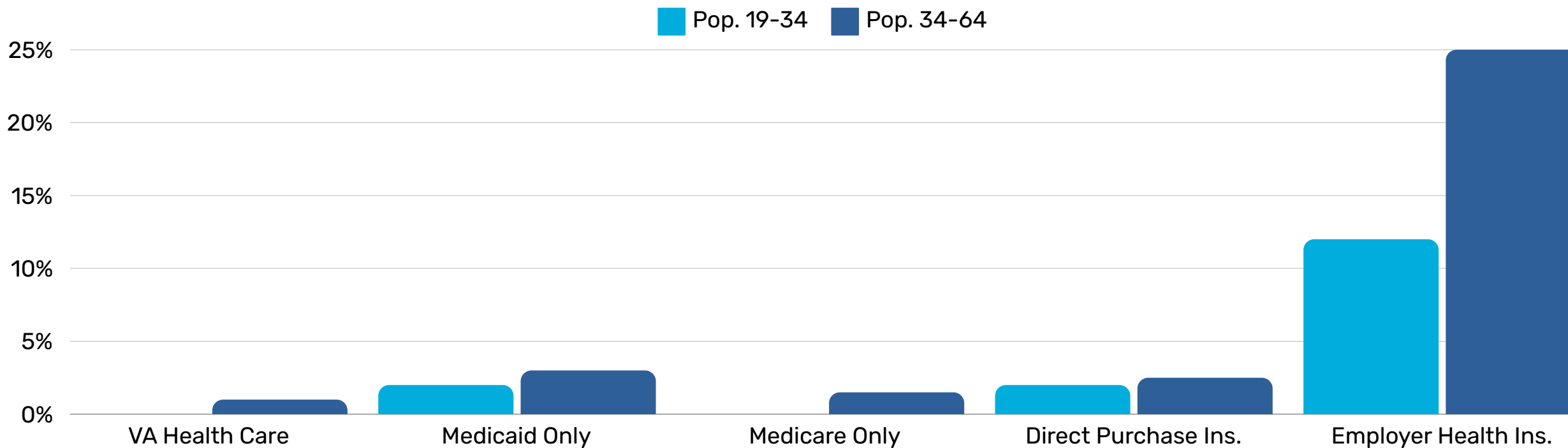
43.8% - Exercise at home 2x a week  
 8.5% - Exercise at club 2x a week

## Population:

37,436 Civilian Noninstitutionalized Population (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,217.00
Medicare Payments	\$994.40
Physician Services	\$244.40
Dental Services	\$370.60
Eyecare Services	\$74.40
Lab Tests/X-Rays	\$78.20
Hospital Room & Hospital Service	\$241.50
Convalescent/Nursing Home Care	\$25.60



Source: ESRI

# GUIDING PRINCIPLES



The 2023 Montgomery County Comprehensive Plan is updated with renewed commitment to continue to encourage growth and develop policies that maintain the integrity of the county's key assets and regional advantages.



## Growth Opportunities

- Foster sustainable population growth for long-term stability
- Direct investments in critical infrastructure to support growth in strategic locations.
- Strategically plan development to foster growth in suitable locations and restrict it where less desired.



## Community Wellbeing

- Encourage open and civil discourse in public debates on critical county issues.
- Prioritize resident access to healthcare services, including mental health and substance abuse support, to enhance community wellbeing and resilience.



## Economic Prosperity

- Leverage key assets and regional advantages to create economic opportunities.
- Promote recreational activities and tourist attractions to attract visitor investments, fostering economic prosperity for the county and the region.
- Foster improved connections between education providers and employers to strengthen the workforce pipeline.



## Natural Resource Protection

- Prioritize policies that consider future viability alongside preservation efforts.
- Develop policies for rural landscape protection, ensuring open space, resource preservation, and farm support.

# PLAN PRIORITIES

## A balanced framework to guide the future

Long-range planning is crucial for county governments as it provides a strategic framework to anticipate and address evolving socioeconomic, environmental, and infrastructural needs, ensuring effective resource allocation and sustainable development for the wellbeing of Montgomery County.



### GROWTH OPPORTUNITIES

Prioritizing population growth is instrumental for community vitality and resilience, as an expanding and diverse population fosters increased economic activity and is pivotal for attracting amenities and services to the county.

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### COMMUNITY WELLBEING

Montgomery County is committed to robust healthcare services and preventative support, fostering a resilient and healthy population through accessible medical care, health education, and proactive measures that contribute to an enhanced quality of life

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### NATURAL RESOURCE PROTECTION

Incorporating strategies for the preservation of agricultural land and natural resources into long-range planning for a county safeguards the foundation of environmental resilience, and ensures the continued availability of essential resources for future generations.



### ECONOMIC PROSPERITY

Supporting the economic prosperity of a rural county involves implementing strategic initiatives that stimulate local industries, foster entrepreneurship, and enhance infrastructure, thereby cultivating an economic environment that uplifts the livelihoods of all residents.

# PLAN GOALS



## **Facilitate economic development by identifying and activating strategic areas within the county.**

- Strategic areas currently identified through the Economic Development Vision
- Areas adjacent to current infrastructure and growth

## **Foster growth in the county's population and workforce to enhance its economic vitality.**

- Adopt efforts by the Montgomery County Community Development Corporation in regard to residential zoning and support for additional residential housing efforts
- Seek federal, state, and private sector funding sources to support quality of life investments and business, retention, and expansion strategies
- Implement initiatives aimed at attracting new businesses and industries to the county, thereby creating job opportunities for local residents and contributing to economic growth.

## **Formulate and implement land use management policies that discourage undesirable developments and promote sustainable land use practices.**

- Facilitate the necessary due diligence around renewable energy, and large scale industrial solar or wind projects
- Continue to review and evaluate land use strategy as change occurs

## **Safeguard and promote the preservation of critical natural resource assets within the county.**

- Measure growth and development against sustainability, factoring in the impact on ground water, greenspaces, and maintaining a lens on land preservation and the environment

## **Uphold and protect property values and rights through effective planning and regulatory measures.**

- Plan development for highest and best use, economic impact and measure against how the proposed development will benefit the community

# RESIDENTIAL GROWTH

## Prioritizing Residential Growth for Montgomery County: A Strategy for Family-Friendly Communities

Montgomery County recognizes the need to prioritize residential growth and to create an environment that attracts and accommodates families. The county aims to address the challenge of limited housing stock and products that align with young family budgets while also enhancing the overall quality of life. This comprehensive strategy includes collaborating with current landowners, focusing on strategic locations along corridors and near existing residential areas, and continuing investments in essential infrastructure such as water and sewer systems.

HOUSING  
AVAILABILITY  
AND PRODUCT  
DIVERSITY

INFRASTRUCTURE  
INVESTMENT

STRATEGIC  
LAND USE  
PLANNING

TALENT  
ATTRACTION &  
STRATEGIC  
PARTNERSHIPS

# NATURAL ASSETS

As a plan priority within the 2024 Montgomery County Comprehensive Plan, preserving greenspaces and safeguarding critical natural resource assets stands as a fundamental pillar for sustainable growth and development. This commitment underscores the county's dedication to maintaining a harmonious balance between urbanization and environmental conservation. By actively measuring growth and development against sustainability criteria, with a specific focus on the impact on groundwater and greenspaces, Montgomery County seeks to foster responsible land use practices. The plan emphasizes a vigilant lens on land preservation, recognizing the intrinsic value of the natural environment in enhancing the overall quality of life for residents and ensuring a legacy of natural beauty for generations to come.



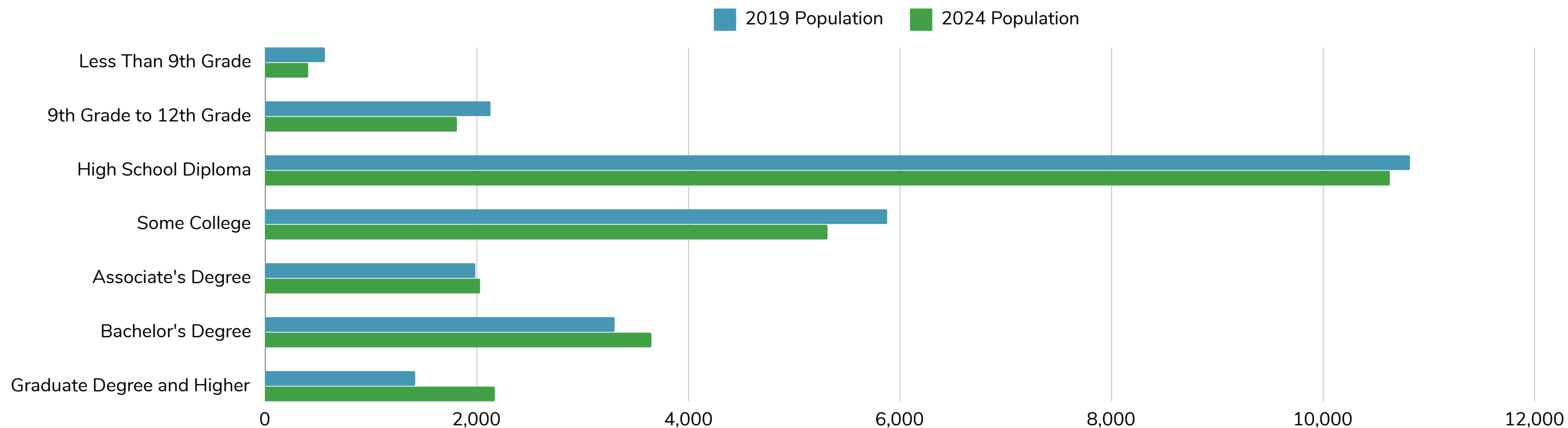


# EDUCATIONAL ATTAINMENT

Considering educational attainment in comprehensive planning is integral to creating a sustainable and thriving community. It directly influences economic development, residential growth, and the overall well-being of the population. By investing in education options and aligning it with broader planning goals, Montgomery County government officials can lay the foundation for a prosperous and resilient future for all residents.

The education landscape in Montgomery County plays a pivotal role in shaping the future of its residents and contributing to the overall development of the community. This report focuses on assessing the strengths and challenges within the local school districts as highlighted in community focus groups and a plan priority, utilizing data from the state of Indiana's Graduation Pathways to Success report for a comprehensive understanding. Additionally, the report highlights the initiatives and adaptations made by the schools to align with modern educational needs, with a specific emphasis on work-based learning and curriculum adjustments.

## MONTGOMERY COUNTY EDUCATIONAL ATTAINMENT: 25 years and Older




Source: Lightcast Q4 2023 data

Description: This chart compares the current educational attainment in Montgomery County, Indiana, from 2019 when the previous Montgomery County Comprehensive Master Plan was completed to 2024. Educational attainment data are based on Lightcast's demographic data and the American Community Survey. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.

# EDUCATION SNAPSHOT

Federal and State ratings for public schools are crucial for transparency and accountability, guiding both parents and policymakers in making informed decisions and allocating resources effectively to improve overall educational quality.



**NORTH MONTGOMERY HIGH SCHOOL**

**E/La Academic Achievement**  
*Approaches Expectations*

**Math Academic Achievement**  
*Approaches Expectations*

**Graduation Rate**  
*Meets Expectations*

**Strength of Diploma**  
*Approaches Expectations*


**Overall School Rating**  
*Meets Expectations*

**2024 FEDERAL GRADUATION RATE DATA AS OF JANUARY 11, 2024**

**COHORT**  
119

**GRADUATES**  
116

**GRADUATION RATE**  
96.8%



**SOUTH MONTGOMERY HIGH SCHOOL**

**E/La Academic Achievement**  
*Approaches Expectations*

**Math Academic Achievement**  
*Approaches Expectations*

**Graduation Rate**  
*Exceeds Expectations*

**Strength of Diploma**  
*Approaches Expectations*


**Overall School Rating**  
*Meets Expectations*

**2024 FEDERAL GRADUATION RATE DATA AS OF JANUARY 11, 2024**

**COHORT**  
112

**GRADUATES**  
109

**GRADUATION RATE**  
97.3%



**CRAWFORDSVILLE COMMUNITY SCHOOLS**

**E/La Academic Achievement**  
*Approaches Expectations*

**Math Academic Achievement**  
*Approaches Expectations*

**Graduation Rate**  
*Meets Expectations*

**Strength of Diploma**  
*Does Not Meet Expectations*

**Overall School Rating**  
*Approaches Expectations*

**2024 FEDERAL GRADUATION RATE DATA AS OF JANUARY 11, 2024**

**COHORT**  
170

**GRADUATES**  
152

**GRADUATION RATE**  
89.2%

Source: Indiana Department of Education, Data Center & Reports: Graduation & College/Career Readiness - 2023 Federal Graduation Rate Data as of 1/11/2024

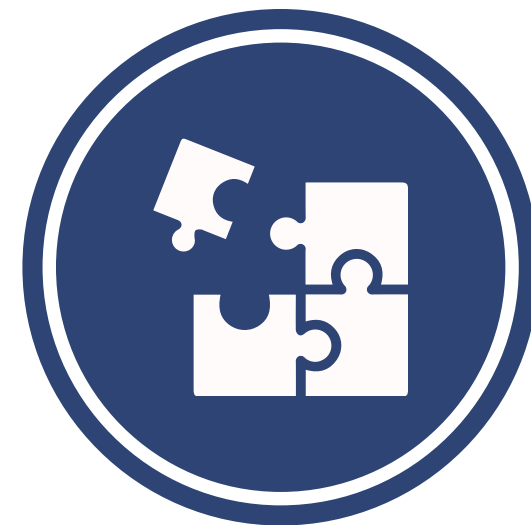


# COMMUNITY WELLBEING



**Montgomery County's commitment to integrating health and wellness into its comprehensive planning, coupled with the impactful initiatives of the Montgomery County Wellness Coalition and the pioneering Mobile Integrated Health Program, reflects a proactive and community-centric approach to building a healthier and more resilient future.**

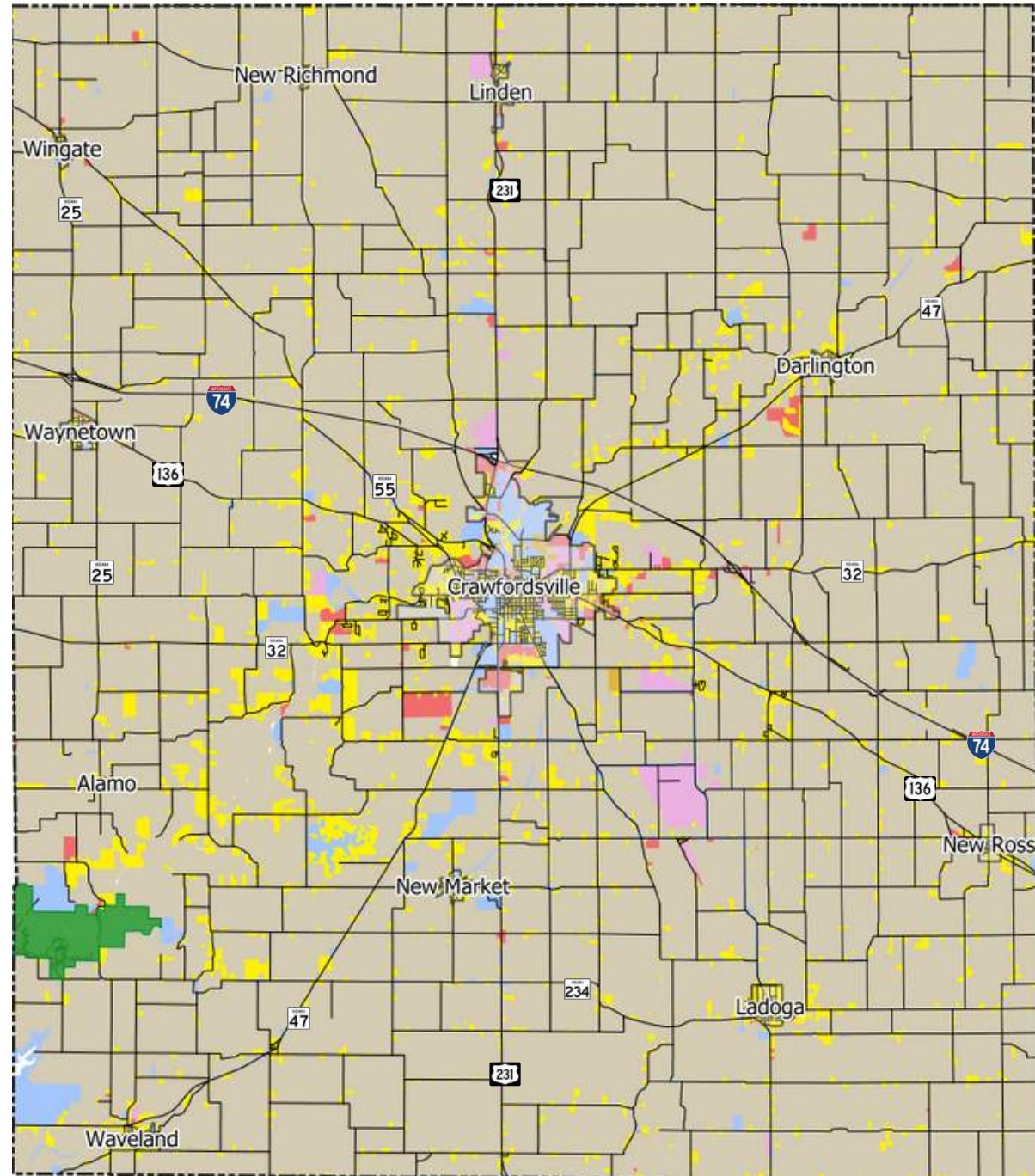
In addressing Montgomery County's community wellbeing, a pivotal challenge lies in ensuring equitable access to healthcare. Recognizing this, Montgomery County has an opportunity to proactively enhance its public health initiatives by adopting the Health First Indiana Initiative. This transformative statewide effort involves a substantial \$225 million investment over the next two years, with the aim of revolutionizing public health through collaboration at the state and local levels.



Facilitated by Senate Enrolled Act 4, recently passed by the 2023 Indiana General Assembly, the initiative empowers counties to identify and address the unique health needs of their communities. By opting into this funding, counties like Montgomery can implement evidence-based programs focused on prevention, spanning areas such as trauma and injury prevention, chronic disease management, maternal and child health, and more. The overarching goal is to ensure that every resident, or "Hoosier," has access to essential public health services, thereby fostering optimal health and well-being, which, in turn, forms the foundation for thriving communities—from schools to the broader economy.

MONTGOMERY COUNTY

## Current Land Use

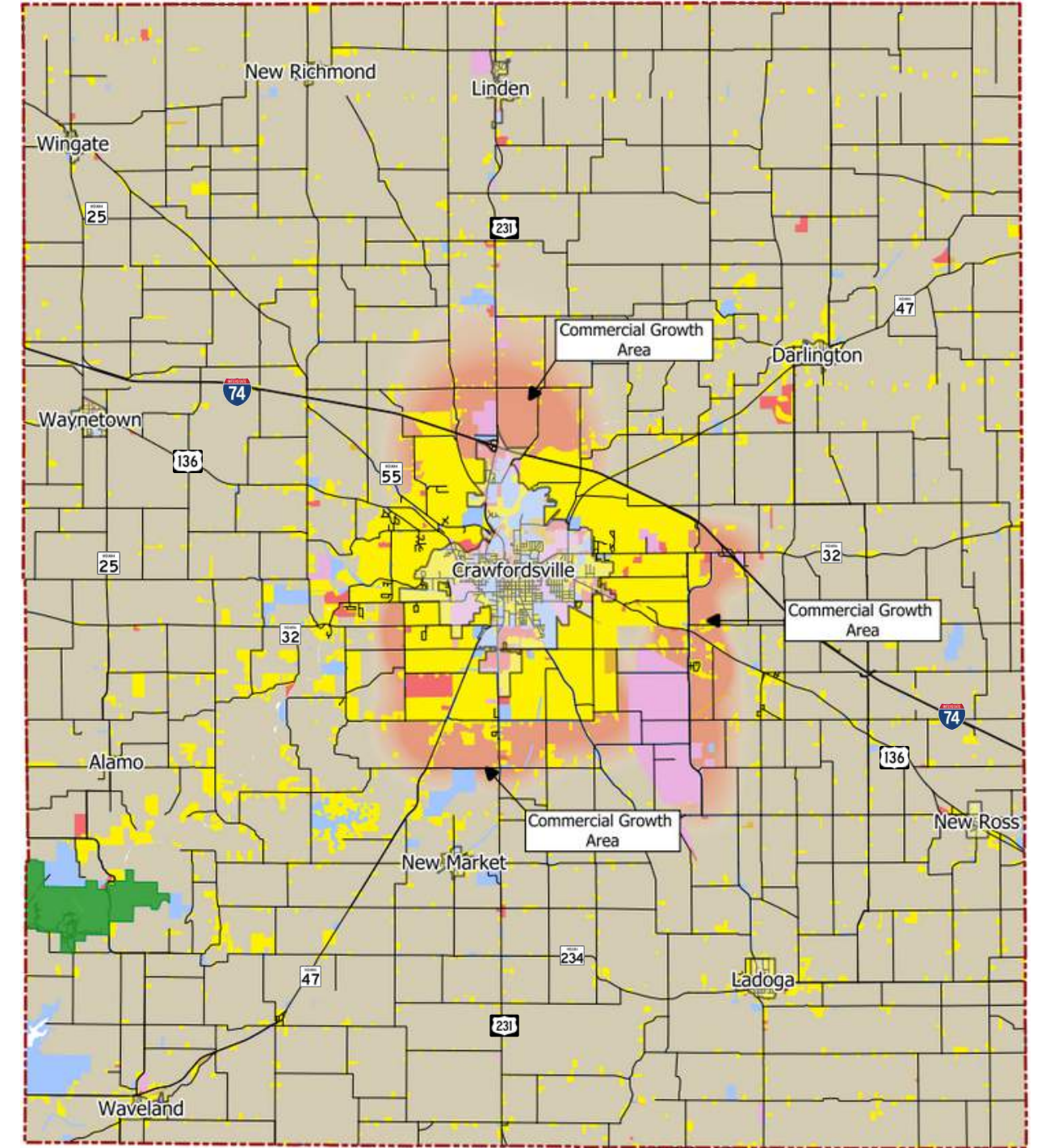


### Legend

- |                   |             |             |
|-------------------|-------------|-------------|
| County Boundary   | Agriculture | Residential |
| City Limits       | Industrial  | Exempt      |
| Shades State Park | Commercial  | Utility     |

## Potential Future Land Use

MONTGOMERY COUNTY

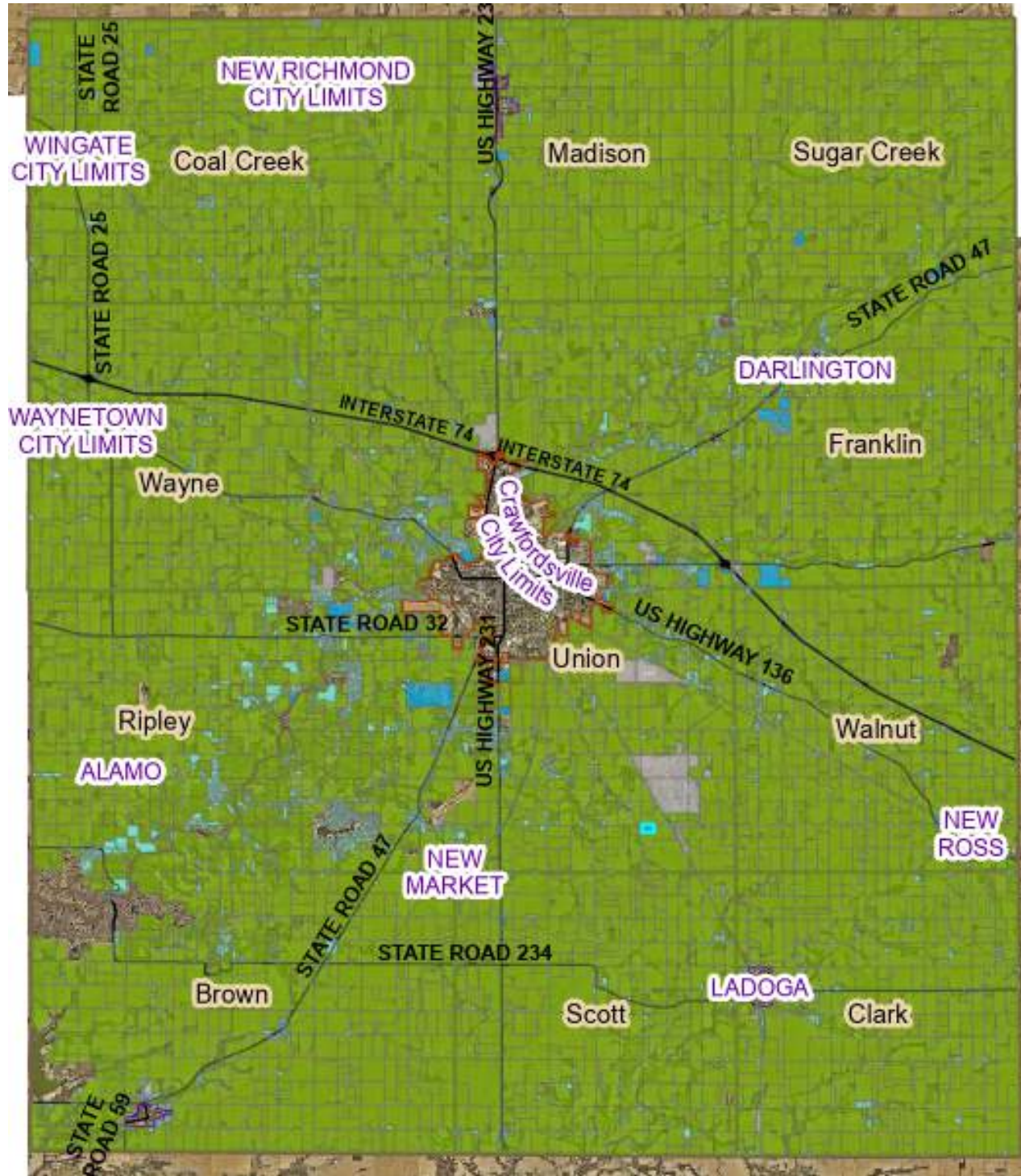


### Legend

- |                      |             |             |
|----------------------|-------------|-------------|
| County Boundary      | Agriculture | Residential |
| Municipal Boundaries | Industrial  | Exempt      |
| Shades State Park    | Commercial  | Utility     |

# Current Zoning Map

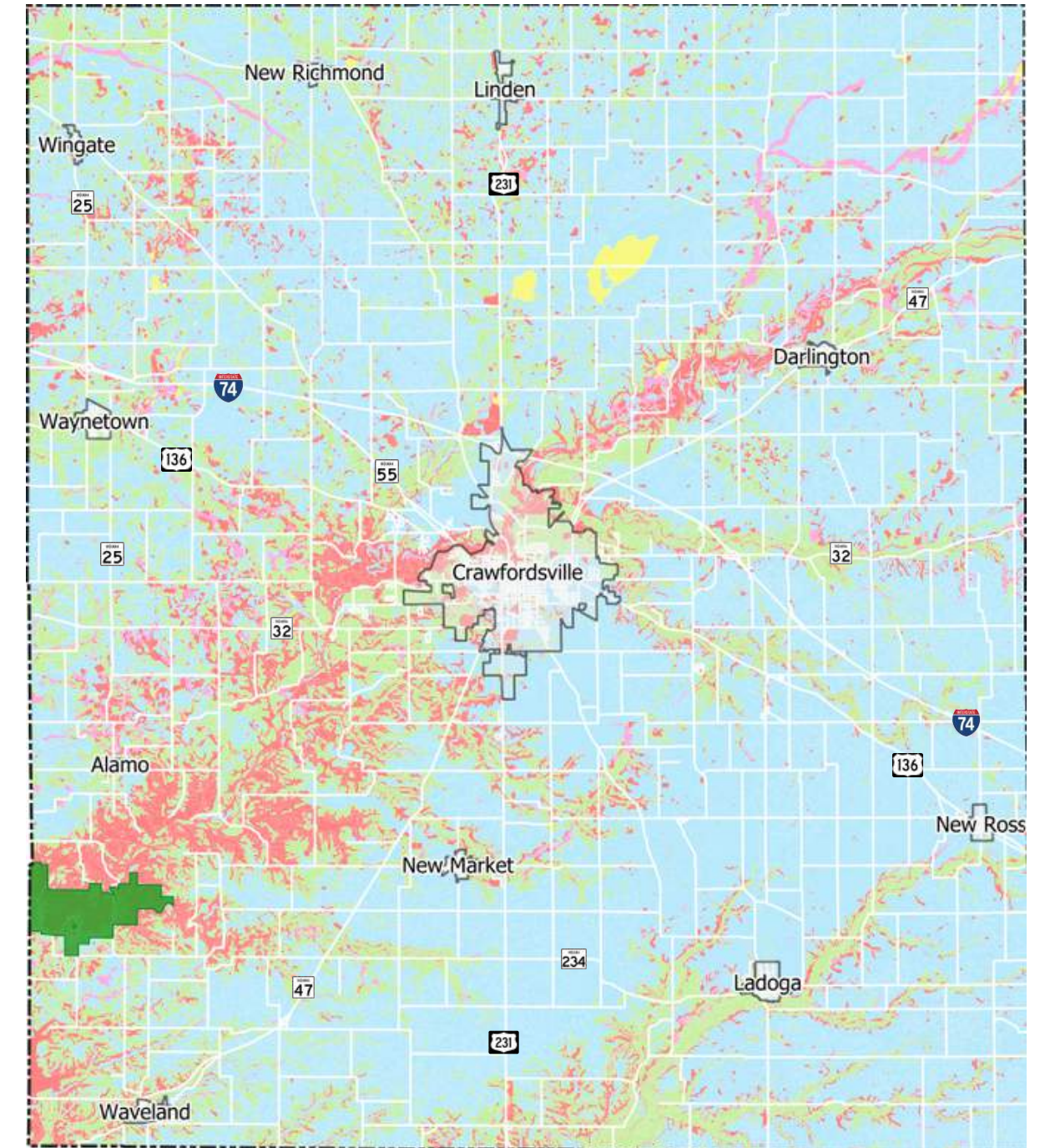
MONTGOMERY COUNTY



- Agriculture Zoning
- Industrial Zoning
- Commercial Zoning
- Residential Zoning

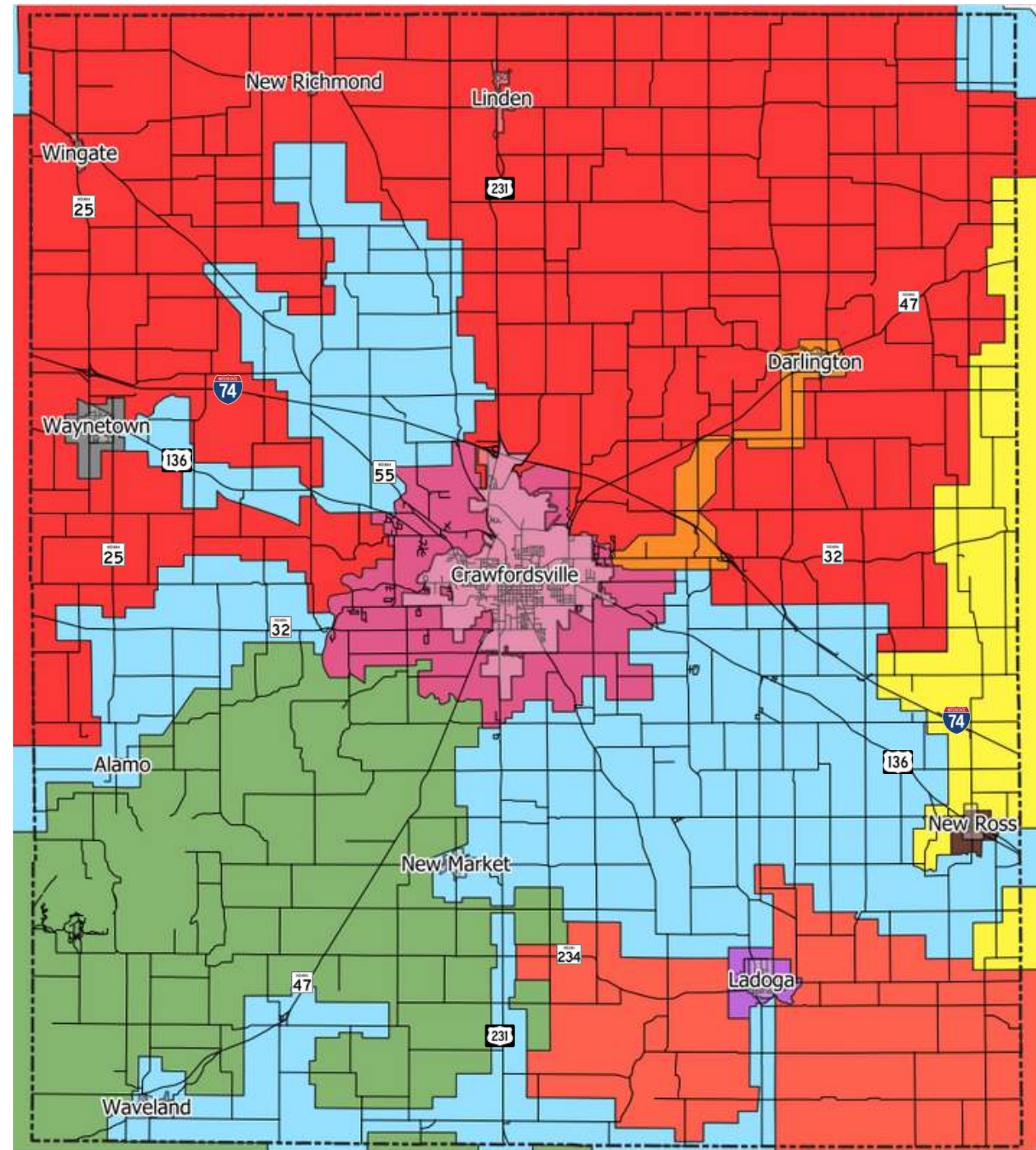
# Agriculture Land

MONTGOMERY COUNTY



- Legend
- County Boundary
  - Municipal Limits
  - Shades State Park
  - Prime farmland
  - Prime farmland if drained
  - Prime farmland if drained and protected
  - Farmland of statewide importance
  - Not prime farmland

# Electrical Service Areas

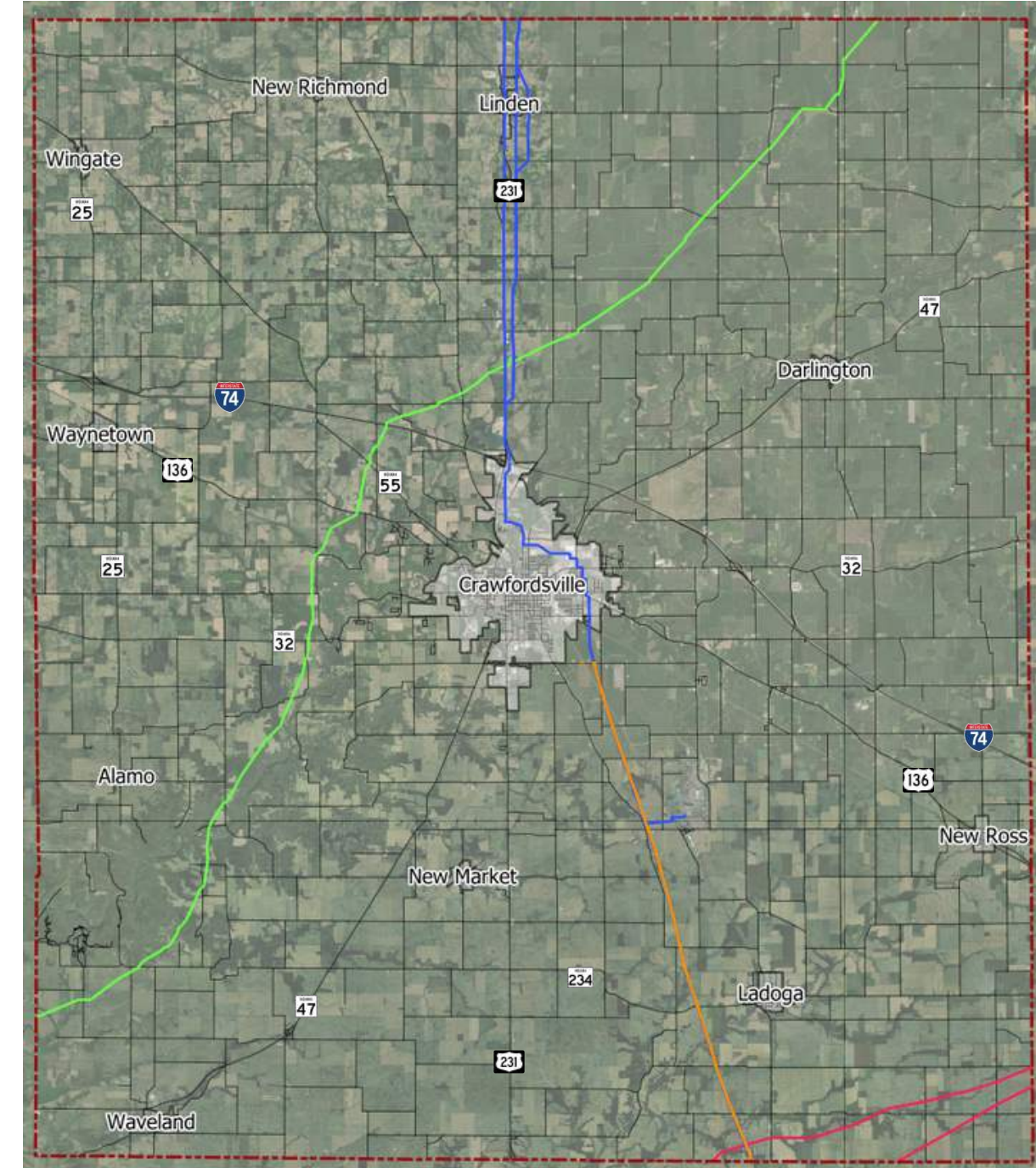


**Legend**

- County Boundary
- Municipal Boundaries
- Crawfordsville Electric Light & Power
- Boone County REMC
- Darlington Light & Power
- Duke Energy v2
- Hendricks Power Cooperative
- Ladoga Electric Utility
- New Ross Electric Department
- Parke County REMC
- Tipmont REMC
- Waynetown Electric Utility

MONTGOMERY COUNTY

# Natural Gas Pipelines



**Legend**

- Mont Co copy
- Municipal Boundaries
- Indiana Gas Co Pipeline
- Nustar Pipeline
- Panhandle Eastern Co Pipeline
- Marathon Pipeline

MONTGOMERY COUNTY

