

WHAT TO DO WITH THE PLANS

Every recommendation that is contained within the *Comprehensive Plan* is only a proposal at present. If these paper plans are ever to be realized, a coordinated effort by and on behalf of the community residents must be initiated and carried through by public and private action.

The alternative to a living community-planning process would be to ignore the plans. This has been a common approach in many communities throughout Kentucky, as well as the rest of the nation. But what is the effect of an attitude that neglects a community-wide interest in the future of our development? The probable result would be a continuation of uninformed and wasteful allocation of public monies as well as contradictory and negative uses of private monies.

Although sometimes exaggerated and attacked as utopian, unrealistic or extravagant, plans are nothing more than the mortar that binds the bricks of our community's activities, and they can be a focal point for true community cooperation to achieve our goals. The problems created by closed doors and the skeptical fears they breed can many times be solved by discussion of pertinent issues and information.

Therefore, plans are simply the topical areas of our community's systems of interaction, and good plans are developed by a concerted effort that includes all areas of the community's desires, needs, and goals. Needless fears can be dispelled only when we adhere to our community planning process and seek the interaction that can make our community systems responsive to the needs of its citizens.

The remainder of this section addresses the approaches that need to be heeded in order for effective implementation to occur. A note about the intention of the *Comprehensive Plan*: This plan is purposely designed to provide flexibility whenever and wherever possible. The intent of the OMPC is to achieve a coordinated and joint effort of public and private activities, so as to minimize unwise and costly allocation of our scarce monetary and natural resources. There is nothing inherent in this intent that justifies ignoring the plan. Although this plan is not a remedy for all the problems and difficulties our community will face in the years ahead, it is a framework that can operate efficiently and effectively if there is a concentrated effort by community residents, their elected officials, and private developers.

Simply stated, this plan serves to identify future needs and problems, while supplying recommendations to answer those needs. Adherence to the recommendations is not meant to be mandatory. If better ideas and suggestions are presented, they should be followed and the plan amended to reflect the changes.

PLANNING AS A COORDINATION PROCESS

For these proposals to become reality, there must be a tremendous amount of cooperation and effort in the realm of governmental actions, private actions, and government-imposed actions on private enterprise in the public interest. Such concerted action is certainly not the norm and will require much understanding by all parties before it can work.

GOVERNMENT SELF-IMPOSED ACTIONS

Government and its various public agencies can do much to make the plans live in terms of adoption, referral, capital improvement programming, and plan updating.

Adoption

The adoption of plans by the OMPC should come only after review with, and preferably agreement with, the various public agencies that must share in the administration or adoption of the plans. Presently, all plans that would require other governmental agencies to implement them are reviewed and approved by the specific governmental unit affected.

Referral

After adoption of the plans, the various public agencies should institute and encourage a procedure of referral to, and discussion with, the OMPC regarding any proposals for public land acquisitions or construction -- before action on streets, parks, schools, fire stations, libraries, or any other public necessity.

Capital Programming

To indicate to our citizens how and when plan proposals for land acquisition and building construction should take place -- for streets, parks, schools, fire stations, libraries, and so on -- local and state government, and the local school boards, should consider the institution of a Capital Improvement Program. Such a program would propose the projects each entity would hope to achieve for at least a multi-year period into the future.

Updating

Any plan that is based on present information and knowledge must be continuously studied and amended to correct erroneous assumptions and accommodate unforeseen changes. This will make our community development plans the living instruments to address our community needs.

PRIVATE SELF-IMPOSED ACTIONS

Private enterprise must accept a responsibility equal to that of government if the community's plans are to live. One means of such private expression is through the formation of neighborhood associations that enable large groups of people to speak with one voice in supporting proper private and governmental actions.

Another expression of participation must come from private enterprise, as from government, cultivating the willingness to discuss and refer their future development plans to the OMPC before action to acquire land or construct improvements.

GOVERNMENT ACTION IN THE PUBLIC INTEREST

To protect the public interest, a comprehensive planning process has been established over many years with financial assistance from federal, state and local governments. Local government must be aware of its responsibility to ensure minimum quality of private development in order to protect the public interest. Each of the following items should be thoroughly reviewed and reworked in light of community plan proposals.

Subdivision Regulations

This local ordinance primarily attempts to ensure that future development of what is now raw land will provide lots, utilities, streets, school sites, park sites, etc., which will meet the minimum needs of the citizens who will establish homes or businesses in such areas.

Zoning Ordinance

This local ordinance should control land and building activities in a manner that will enhance and not detract from the values established throughout the community. By providing guidelines for compatible activities, and by establishing buffer standards for conflicting uses and vehicular use areas, the economic, physical, and social qualities of our community can be maintained and improved.

Public Improvement Specifications

These specifications describe standards for construction materials, the construction of streets, sidewalks, curbs and gutters, sewers and drainage facilities. They also include standards for the removal and replacement of existing facilities and standards for seeding and sodding of disturbed ground.

Building and Environmental Codes

Building, housing, electrical, and property maintenance codes can ensure conformance with minimum health and safety standards for building construction and occupancy. Air, water, and ground pollution controls can protect the quality of the natural environment.

Official Map

This system inventories the various fragile conditions, physical plan proposals, present and future land use, zoning classifications, and other pertinent data that will affect the ongoing development of our community neighborhood plans. In conjunction with a capital improvement program, public agencies are provided an opportunity to acquire land for needed public improvements at the lowest cost.

Code Enforcement and Community Development

These activities offer public and private groups an opportunity to revitalize substandard elements within our neighborhoods and overall community, through the removal or rehabilitation of undesirable features. Thereby, we can more closely approximate our social, economic and physical ideals for a good and proper Daviess County.