

PLAN ADOPTION  
TOWN COUNCIL: JUNE 17, 2024  
COUNTY COMMISSIONERS: AUGUST 19, 2024

# TOWN OF CRANDALL

## Comprehensive Plan

CELEBRATING OUR ASSETS



BUILDING QUALITY PLACES



EXPANDING OUR OFFERINGS



TOWN PLANNING  
INITIATIVE  
HARRISON COUNTY  
The Town of Crandall





**TOWN OF CRANDALL, INDIANA  
RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL  
OF CRANDALL APPROVING THE  
CRANDALL COMPREHENSIVE PLAN**

WHEREAS, Indiana Code 36-7-4-500, *et. seq.* empowers the Harrison County Plan Commission and Harrison County Board of Commissioners to prepare a Comprehensive Plan for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development and to make periodic updates thereto; and

WHEREAS, Indiana Code 36-7-4-500, *et. seq.* authorizes a Comprehensive Plan to include a variety of elements, including but not limited to a statement of objectives for the future development of the jurisdiction; a statement of policy for the land use development of the jurisdiction; a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities; and any factors that are part of the physical, economic, and social characteristics of the town; and

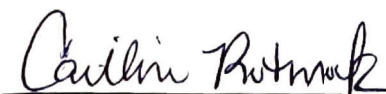
WHEREAS, the Harrison County Plan Commission, in conjunction with the Harrison County Community Foundation, Taylor Siefker Williams Design Group, and The Wheately Group, has undertaken a study to develop the Crandall Comprehensive Plan for the town; and

WHEREAS, the Crandall Town Council did certify the Crandall Comprehensive Plan with a favorable vote and forwarded the Comprehensive Plan to the Harrison County Plan Commission with favorable support for adoption.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF CRANDALL, INDIANA that the town council is in support of the Crandall Comprehensive Plan and desires for the Harrison County Plan Commission and Harrison County Board of Commissioners to proceed with the official public hearing in accordance with Indiana Code 36-7-4-500, *et. seq.* and all other required adoption processes in order to adopt the Crandall Comprehensive Plan.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CRANDALL, INDIANA  
ON THIS 17 DAY OF JUNE, 2024.**





# Acknowledgments

## CRANDALL TOWN COUNCIL

Jeremy Bond  
Caitlin Rothrock  
Melvin Hood

## SPECIAL THANKS

To the Crandall community members that participated in the community engagement efforts.

## PLAN ADOPTION

The Crandall Town Council approved this plan on June 14, 2024. Following the town's approval, the *Crandall Comprehensive Plan* went through the formal adoption process starting with a favorable recommendation from the Harrison County Plan Commission on August 1, 2024 and then went to the Harrison County Commission on August 19, 2024. (Resolution No. 2024-11)

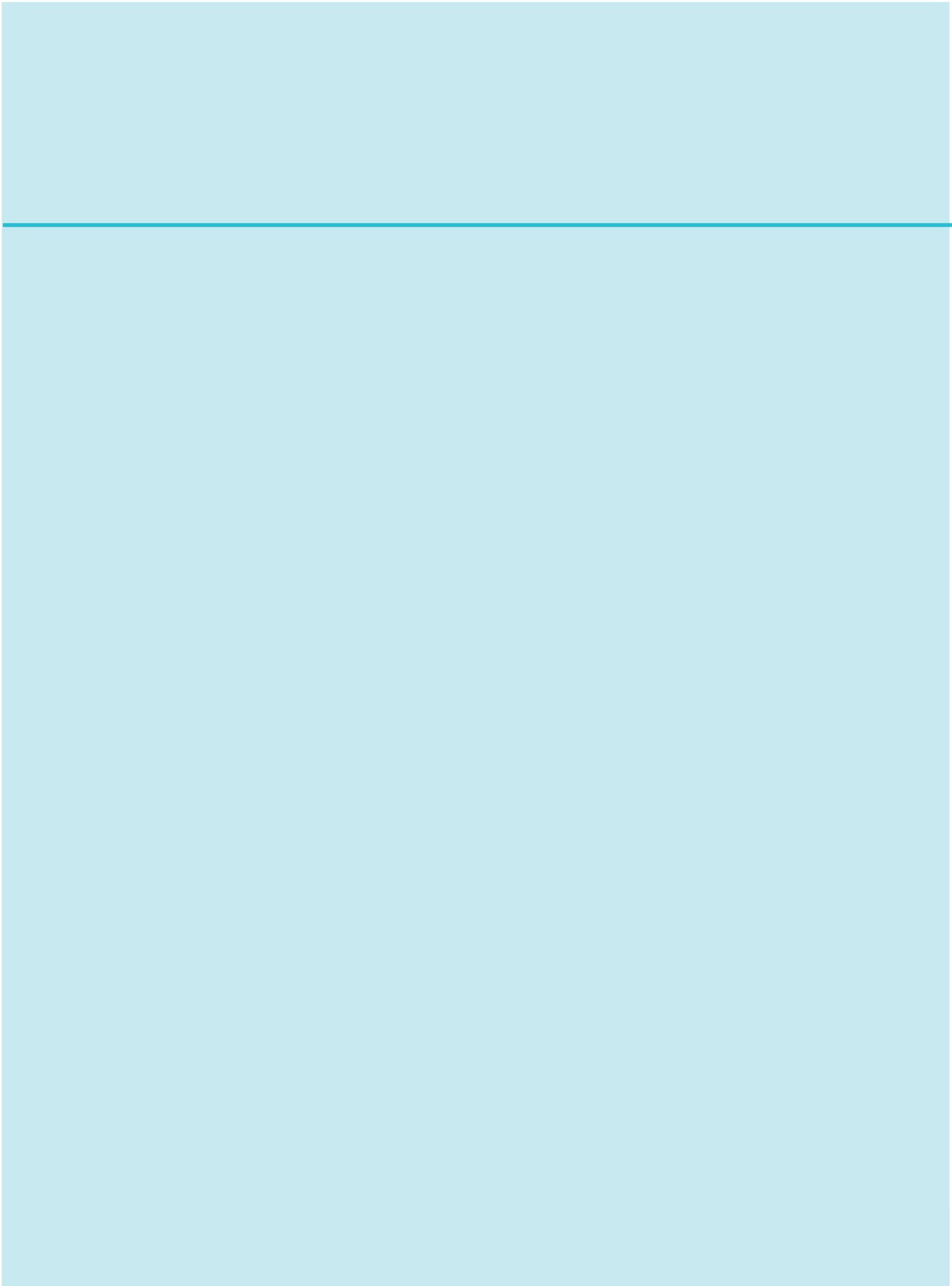
FUNDED BY:



PREPARED BY:









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## CHAPTER 1

# About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the Harrison County Town Planning Initiative and Crandall Comprehensive Plan. Following the plan overview, the planning process is documented with highlights of the key findings from data collection and public input.

Planning efforts should always be rooted in a fundamental understanding of a community's existing demographic, market, and physical conditions which provide guidance for community leaders when making decisions for the future. While this chapter only hits on a few key findings from the existing conditions inventory and analysis, and the public engagement process, the complete summaries can be found in the appendix.

# PLAN OVERVIEW

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*The Harrison County Town Planning Initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted each of the county's ten incorporated towns to complete a Comprehensive Plan and an Asset Management Plan, as required by the Indiana Department of Transportation (INDOT).*

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## **What is the Harrison County Town Planning Initiative?**

Planning for the future often begins as a grassroots effort within a community- meaning the issues that need to be solved and the big ideas for the future MUST come from the people, workers, and businesses of the town. Individuals and groups working together provide a base for the policies and development-related decisions, helping identify the projects and programs needed to help achieve the vision and goals for the future.

The *Harrison County Town Planning Initiative* was first introduced in the *2020 Harrison County Community Leadership Planning Initiative*, a plan that brought together the multiple governmental bodies, non-profits, and community organizations within Harrison County to provide a strategic and aligned direction related to the quality of life for those living and working in Harrison County. In response to this plan, the Harrison County Community Foundation (HCCF) recognized the importance and impact of providing the resources to each town for them to dream big and solve community issues. This initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, provided assistance to the county's ten incorporated towns to complete a comprehensive plan and an asset management plan to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

The *Crandall Comprehensive Plan* encourages the community to maintain its rural character, facilitate local events, and invest in local facilities and amenities. A comprehensive plan works to identify a community's goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. At the end of the process, the plan should be used to guide decisions related to growth and development and also help prioritize projects and programs identified for the short, mid, and long-term.



## PLANNING PROCESS

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Crandall Comprehensive Plan* took place over nine months, starting in October 2023 and ending in June 2024. This process was slightly condensed compared to the other towns in Harrison County. The process consisted of three key phases:

### PHASE 1: EXISTING CONDITIONS (OCTOBER 2023 - DECEMBER 2023)

The beginning phase consisted of data collection and analysis in addition to identifying the community's major assets and challenges through existing demographics and socio-economic conditions, mapping analysis, and the first public engagement event. This phase acted as the starting point for defining the big ideas for the future and big issues to solve.

### PHASE 2: STRATEGIC PLANNING (NOVEMBER 2023 - FEBRUARY 2024)

The second phase included the development of strategies, including crafting and refining the vision statement, goals, and big ideas, as well as using previous analysis and public input to develop the draft plan. This phase included a public engagement event allowing participants to review and provide feedback on the plan's draft plan content.

**Public Engagement Round 1** - The project team facilitated the first public engagement opportunity during a Crandall Town Council meeting on January 15, 2024. The meeting occurred at the Crandall Community Center at 6120 Main Street NE in Crandall, Indiana and was attended by the three members of the Crandall Town Council. At the public meeting, the project team presented a draft of the goals and big ideas and received feedback on those items. The Town Council also shared additional goals and big ideas for the plan to address. The feedback and new items were used to refine the goals and big ideas and to develop the strategies and catalyst initiatives.

### PHASE 3: IMPLEMENTATION STRATEGIES (MARCH 2024 - JUNE 2024)

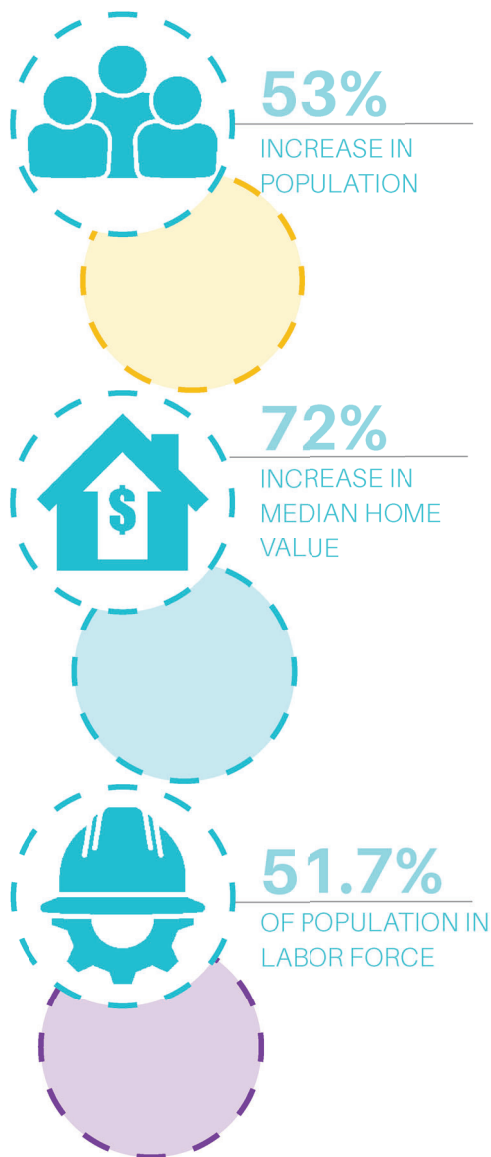
The final phase of the planning process focused primarily on implementation, including finalizing the prioritization of strategies and identifying supporting action steps for completing each strategy. This phase also included the final public engagement event, the public release of the draft plan, and the adoption process for the comprehensive plan.

**Public Engagement Round 2** - The third public engagement opportunity also occurred during a Town Council meeting on April 15, 2024. The project team prepared a series of catalyst initiatives and action steps to facilitate the meeting. The purpose of the event was to present the catalyst initiatives to community members and identify which should be high priority. Feedback received at the meeting was then used to refine the catalyst initiatives to meet Crandall's goals for developing the plan.

## WHERE WE ARE TODAY?

# DATA-DRIVEN

## OPPORTUNITIES AND CHALLENGES



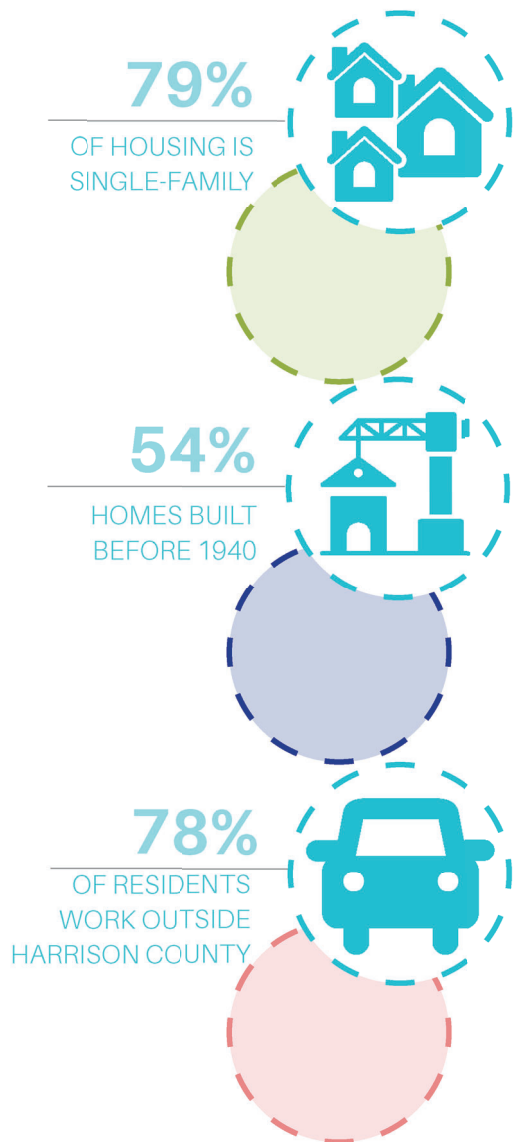
### CRANDALL'S OPPORTUNITIES

- **Population Growth** - Crandall's population increased by more than 50% from 2010 to 2020. As this trend continues, the growth can be leveraged to attract some commercial amenities. Small stores may be more willing to locate in Crandall and serve the growing market. An increasing population also means more people contributing to the local tax base. These funds can be used to encourage more growth by covering infrastructure costs. Improving existing infrastructure and developing more will increase the amount of developable land in Crandall. This makes space available for the construction of new housing units, shops, or facilities and creates room for growth.
- **Rising Home Values** - From 2010 to 2020, the median home value in Crandall increased 71.7%. Although home values are still lower than in nearby towns, this increase outpaces the growth in any other part of Harrison County. This represents an increase in the demand for housing in Crandall. Such demand can create a competitive housing market in which homes are likely to be purchased fairly quickly. Therefore, Crandall can take advantage of this demand by expanding infrastructure to make more developable land. This would encourage the construction of new housing units and maintain the increasing home values.
- **Labor Force Growth** - Crandall's labor force participation rate has risen faster than its overall population. This means that, in addition to the labor force's natural growth as the population increased, a larger share of the population is working than in 2010. A growing labor force in the community ensures local employers, whether they manage small shops or larger production facilities, have enough staff to continue their operations. It could also attract more employment opportunities in the form of additional employers locating their businesses in town.
- **Community Center** - The Crandall Community Center is an excellent asset that is rare in communities of similar sizes. It provides a space for the community to gather and hold event. This allows for residents to interact and know one another. This signifies the presence of a strong community among Crandall's neighbors. Such an identity is attractive to prospective residents.

During the planning process, a variety of demographic conditions were collected and assessed in addition to comments gathered directly from the public. The following pages show a high-level overview of Crandall today. A more in-depth assessment can be found in the appendix on page 50.

## CRANDALL'S CHALLENGES

- **Lack of Diverse Housing Options** - Of the 96 housing units in Crandall, seven are not single-family detached units or mobile homes. This limits housing options for new and current residents. Overall market trends indicate an increased demand for more variety in housing. Some home buyers or renters are searching for a housing unit within a multi-family structure like an apartment or a condo in a duplex. Increasing the variety of available housing units may ensure a stronger housing market that can accommodate a growing population.
- **New Home Construction** - No new homes have been constructed within town limits since at least 2013. This lack of activity could lead to a slowing and eventual stagnation in the town's population growth. Much of the new construction in the area is occurring around nearby towns like Corydon or Georgetown. There are also a few new homes being built in the undeveloped areas immediately around the Town of Crandall. The development pattern of the subdivisions around Crandall's town limits have presented a threat to its growth. The town can simply grow to annex them, but they have limited Crandall's abilities to control its own expansion.
- **Commuting Workforce** - Nearly 50% of Crandall's residents are leaving Indiana for work every day. Overall, over 75% of residents are leaving Harrison County for work. This significantly limits the town's daytime population. Local businesses may not see much activity due to this commuting out of the county. This is especially true if they are only open during traditional daytime hours. When the data on how much of the workforce is commuting out of town is considered with data on the diversification of labor, it becomes clear that there are more employment opportunities out of town than in it.
- **Sidewalk Network** - The network of sidewalks within the Town of Crandall is limited. The only sidewalk provides pedestrian access to some of the most important places in the town, including the Crandall Community Center. However, there are no sidewalks in other corridors. This could create unsafe situations for all present road users. Constructing pedestrian oriented infrastructure along important corridors, especially where walkers are already common, could ensure public safety among all road users.





## WHAT DID WE HEAR?

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# COMMUNITY PERCEPTIONS

## OPPORTUNITIES AND CHALLENGES

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*The community park is a great asset for our youth.*

*The Community Center and Town Hall building is dated and could be renovated.*

*Public events and festivals are an opportunity to bring the community together.*

*Overall community engagement is limited.*

*Some properties are need of general maintenance.*

*Some areas, including the Community Center, could be more accessible to people of all abilities.*

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The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in person at a scheduled event or through an online survey. A few of the big ideas that were shared during the process are highlighted below. A more detailed summary of each public engagement event can be found on the project website ([harrisoncountytownplanning.org](http://harrisoncountytownplanning.org)).

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*Construct a trail along  
Indian Creek.*

*Getting things done is hard.  
We have new road signs  
that could be installed but  
no way to do it.*

*I would like to have the  
option to recycle.*

*The vacant properties are  
perfect for new shops and  
homes.*

*Broadband is something  
we need to address.*

*We could explore the idea  
of a trail along the creek.*

# HOW IS THE PLAN ORGANIZED?

*A comprehensive plan serves many functions including but not limited to identifying a collective vision for the future, providing justification for growth and development-related decisions, shaping the appearance of the community, promoting economic development, balancing competing interests, and prioritizing strategic investments.*

The *Crandall Comprehensive Plan* is organized into three chapters. Each chapter is outlined below.

## **Chapter 1: About the Plan**

Serving as the introduction to the plan, this chapter includes a plan overview, an overview of the process used to complete the plan, highlights of key findings, and an outline of the plan's organization.

## **Chapter 2: The Path Forward**

Utilizing community feedback and data-driven facts as the foundation, chapter two outlines the vision for the future and several supporting big ideas. This chapter is organized into three themes. Each theme covers a variety of topics and big ideas crucial to guiding growth and enhancing the quality of life in Crandall. The project and program recommendations within these big ideas should be utilized by town staff, elected officials, and community leaders when determining how to allocate resources within the community.

- Theme 1: Celebrate Our Assets – The first theme focuses on building upon the existing assets and resources in Crandall to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Crandall's existing assets not only widens entertainment options and activities for current residents but can draw new visitors and residents to the community.
- Theme 2: Build Quality Places – The topics within this theme cover the physical aspects of Crandall including land uses, roads and sidewalks, utilities and broadband, and housing. These planning elements are critical components to supporting growth within the community because they provide the foundation needed for development to occur.
- Theme 3: Collaborate to Expand Our Offerings – The final theme addresses the additional programs and facilities which contribute to the quality of place and ensure the town is adequately addressing health and wellness, education, workforce, and economic development. These planning elements support a growing population and ensure current and future residents remain healthy and stay competitive within the workforce.

## **Chapter 3: Our Next Steps**

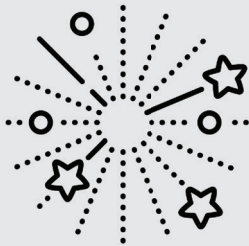
Building on the highest priority strategies, chapter three provides additional details on the 8 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.



# PLAN ORGANIZATION

THEMES, GOALS, AND TOPICS

## THEME 1 CELEBRATE OUR ASSETS



### THE **CELEBRATE** GOAL

Increase community engagement in municipal affairs and upgrade the existing public facilities in the town.

### TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL  
ASSETS

PARKS & RECREATION



### THE **BUILD** GOAL

Improve broadband connectivity and road safety across the town.

### TOPICS EXPLORED

LAND USE

TRANSPORTATION

UTILITIES

HOUSING

## THEME 2 BUILD QUALITY PLACES

## THEME 3 COLLABORATE TO EXPAND OUR OFFERINGS



### THE **COLLABORATE** GOAL

As Crandall did not have any Economic Development or Health and Wellness strategies, no goal was developed.

### TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC  
DEVELOPMENT



*Crandall is a town with high quality amenities, accessible facilities, and an engaged community that comes together to show pride in the town.*





## CHAPTER 2

# The Path Forward

Chapter Two was created with the future in mind. This chapter starts by identifying the vision for the next 10 to 20 years. Following the vision, the chapter uses three themes to organize the goals, big ideas, and strategy statements. The strategies serve as the primary plan recommendations that should be implemented over time. Each strategy is ranked as a low, medium, or high priority. The high priority strategies are then carried forward to Chapter Three as catalyst initiatives.

# DEFINING THE PLAN COMPONENTS

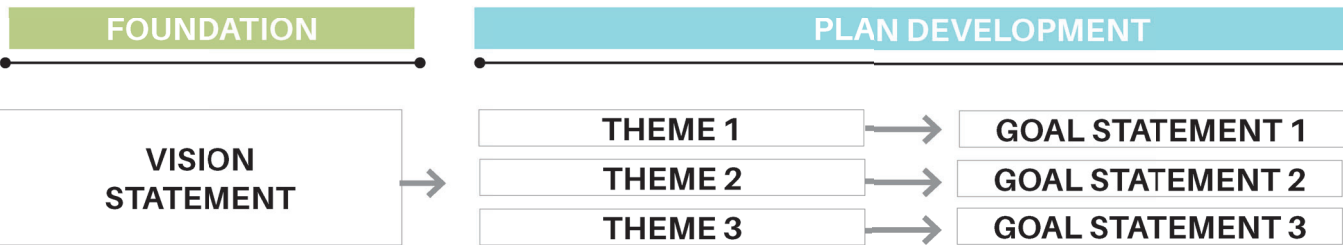
While the composition of every comprehensive plan may vary slightly, there are a series of common planning components that work together to create the guidance document. These components represent a hierarchy of detail starting with the broadest elements, the vision statement, at the top and working downward. With each step down (or in this case, moving right across the bottom of the page), the planning components get slightly more specific. The graphic below defines each of the components and illustrates how the components are used to build upon one another.

Before making a plan, it is important to know where you want to go first. A vision statement is an overarching and forward-thinking idea that captures the values of the community and outlines what the community wants to do or become in the future. After establishing a clear understanding of the town’s aspirations, the vision statement serves as the foundation for the goals, big ideas, and strategies.

The plan themes provide the organizational framework to ensure the comprehensive plan is addressing all the necessary topics. The goals, big ideas, and strategies transform the desired outcomes into an attainable, community-driven action plan. The plan recommendations are identified within the strategy statements. In essence, the strategies are the specific things the community needs to do in order to achieve the vision and goals.

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of strategy recommendations can quickly become overwhelming for plan users. **The Catalyst Initiatives help to narrow the focus by identifying the top priorities for the community.** The following chapter outlines the vision, themes, goals, big ideas, and strategies. The catalyst initiatives are outlined in Chapter Three: Our Next Steps.

## Composition of Planning Components



The **vision statement** is a broad statement that highlights what the town wants to do or become in the future. The statement captures the values of the community and outlines what residents wish the community to strive for in the future.

The three **themes** are used as organizational elements to provide a consistent framework for all of the comprehensive plans completed as part of the Harrison County Town Planning Initiative. Within each theme, there are a number of topics explored.

The **goal statements** define what the town is striving to accomplish in order to achieve the vision over the next 10 to 20 years.



## SETTING THE STAGE

The vision statement represents a blend of community values, aspirations, and commitments from local residents, staff and officials, business owners, and neighbors. It is a reflection of the community values and identifies the places, things, or characteristics that should be preserved. It documents the hopes and dreams for the future and demonstrates dedication to working towards the desired outcome. For Crandall, the town wishes to increase local engagement, renovate public facilities, and ensure all amenities are equally accessible.

This vision statement was developed based on the ideas and input that were collected throughout the public engagement process. The first round of engagement encouraged participants to dream big while sharing their ideas for the future. The second and third rounds of engagement were used to refine the statement and confirm the vision resonated with the community.

### OUR VISION FOR THE FUTURE

*A vision statement is not about what the community is today but instead about what it want to do or become in the future.*

*Crandall is a **small-town community** that engages residents in **events and municipal processes**. The town thrives by **preserving** its existing **public facilities** with targeted **investments** into **amenities and accessibility**.*



The **big ideas** are a collection of opportunities identified by the community or within a previous planning effort. These ideas link the desired outcome with a specific strategy for addressing a challenge or leveraging an asset or opportunity.

The **strategy statements** identify a specific project, program, or policy that can be used or implemented to achieve the vision and goals. The strategies are prioritized to help narrow the focus of the community.

The **catalyst initiatives** are the top priority strategies for the town. Additional information such as a initiative description, action steps, partners, and resources is identified to assist the town in implementation.





## THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Increase community engagement in municipal affairs and upgrade the existing public facilities in the town.

## 1. PLACEMAKING

*What does this mean for Crandall?*

Placemaking is used to make a town unique and memorable. It is most typically associated with physical projects that change the appearance or provide programming to public spaces. However, it is also possible to apply the concept behind placemaking to a town's social environment. Placemaking projects often build upon existing pride in the community to develop spaces that can improve local quality of life. This requires engagement with the community. It can be difficult to gauge which specific topics residents are proud of or what they wish to see improved. Engagement allows the town to take a community-driven approach in addressing town-wide concerns.



### PLACEMAKING BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Community Engagement*

**Engage the public in town processes to foster local connections and build pride in the community.**

Ensuring public involvement in important town decisions is critical to maintaining a relationship with the greater community, especially if those decisions impact residents. Increasing community engagement efforts will help residents feel more connected to the municipal process and, therefore, their town. This builds pride in the community which only serves to further increase involvement.

#### *Big Idea: Blight Elimination/Code Enforcement*

**Establish a program to connect homeowners to financial resources that could help with property maintenance.**

Blighted structures can negatively impact surrounding home values and public safety. At worst, buildings that are not properly maintained are uninhabitable and dangerous due to the risk of collapse. At best, these structures affect the town's physical appearance. Providing assistance to property owners, when possible, could ensure property repairs are made before they become dilapidated beyond repair.

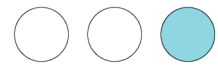
## STRATEGIES

*How will we achieve it?*

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 1.1 - Engage the town's residents at community events outside of council meetings to reach more people.



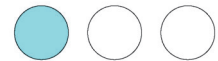
STRATEGY 1.2 - Hold more town events at the community center.



STRATEGY 1.3 - Ensure residents are notified of upcoming public meetings across multiple news sources like town webpages and bulletins.



STRATEGY 1.4 - Livestream the town council meetings on Facebook.



STRATEGY 1.5 - Identify housing repair programs to assist interested and qualifying homeowners with certain property maintenance.





## THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Increase community engagement in municipal affairs and upgrade the existing public facilities in the town.

## 2. PARKS, RECREATION, AND TRAILS

*What does this mean for Crandall?*

Parks and public facilities provide residents access to natural areas, recreation, gathering spaces, and other amenities. They can establish opportunities for social events that encourage town-wide interaction and for recreation that improves health and wellness. It is important that such facilities are maintained to preserve quality of life and ensure these high-quality resources are available within a short distance of the population.



### PARKS, RECREATION, AND TRAILS BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Community Center Renovations*

**Renovate the Crandall Community Center to continue providing this high-quality amenity to residents.**

The Crandall Community Center is a significant facility for the town. Not only does it host the town hall, but it could also be used for community events. Preserving this important amenity is key to maintaining the local quality of life. Specifically, this would involve renovating the building. Renovation would provide opportunities to make necessary repairs and implement ADA-compliant infrastructure to increase accessibility.

#### *Big Idea: Park Improvements*

**Upgrade the park next to the community center to ensure local facilities are ADA accessible.**

In Crandall, there is a small park next to the community center. Like the Crandall Community Center, this park is a key amenity for residents. It provides opportunities for play and recreation. However, this park is also in need of renovation. Renovation would allow for necessary repairs and upgrades to improve the quality of the park and preserve it for the town's future.



*Big Idea: Creekside Access*

**Ensure natural amenities are accessible to residents.**

Crandall is advantageously located in southern Indiana where it is surrounded by natural amenities. One such amenity, Indian Creek, forms the northern border of the town. Allowing public access to this amenity could improve local quality of life by increasing recreational opportunities in the area. Providing a public access point, or even a trail along the creek's edge, could ensure residents have access to this natural amenity.

<b>STRATEGIES</b> <i>How will we achieve it?</i>	<u>PRIORITY RANKING</u>		
	LOW	MEDIUM	HIGH
STRATEGY 2.1 - Make necessary repairs and renovations to the Crandall Community Center to ensure it is accessible and ADA compliant.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 2.2 - Upgrade the park next to the community center to ensure local facilities are ADA accessible.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 2.3 - Construct a public access point on Indian Creek at the northern edge of town.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
STRATEGY 2.4 - Explore the feasibility of developing a multi-use trail along Indian Creek.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>



THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Improve broadband connectivity and road safety across the town.

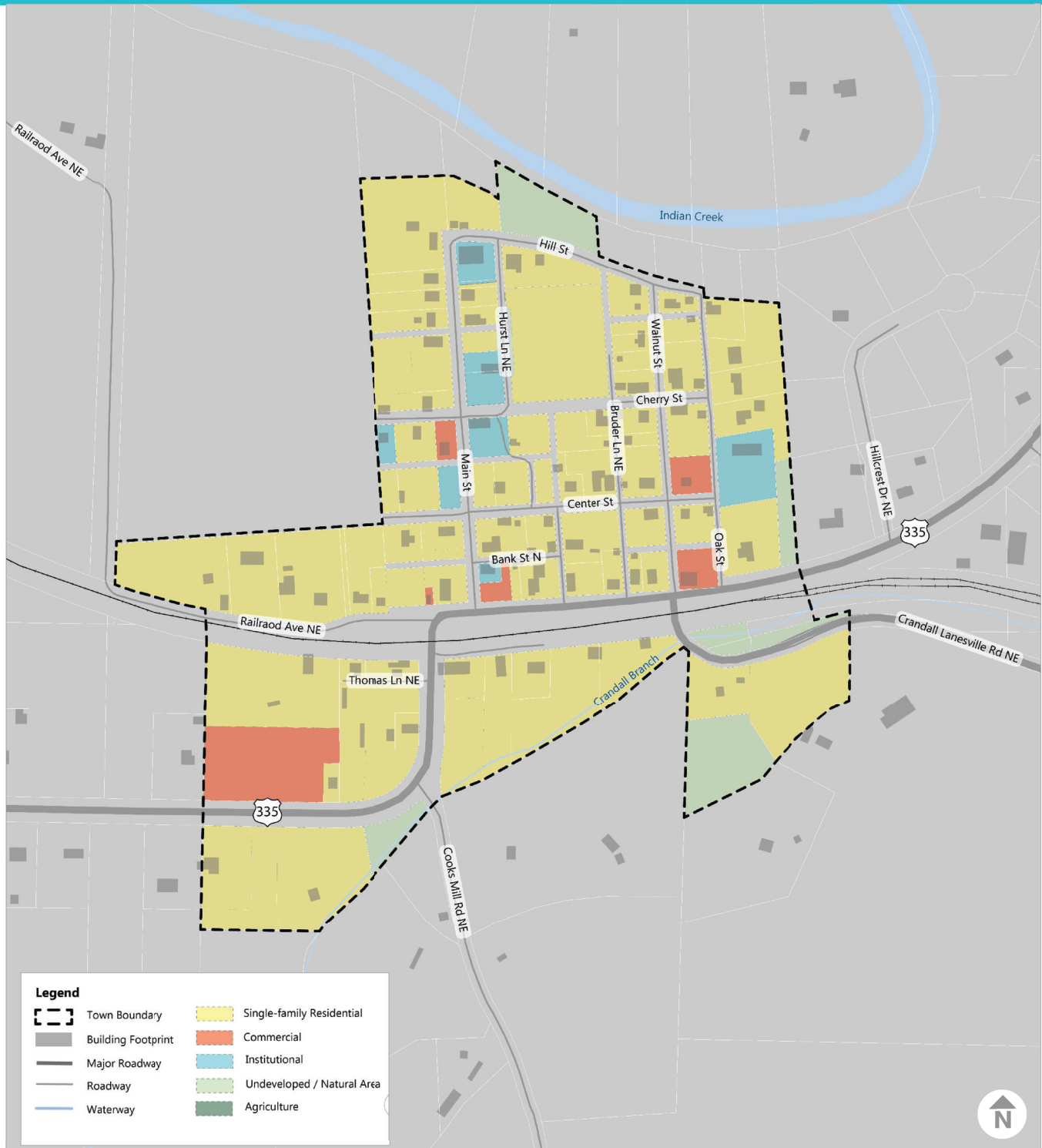
### 3. LAND USE

*What does this mean for Crandall?*

Land use refers to the activity happening on a singular property. There are many different types of land uses, the most common being residential, commercial, industrial, institutional, recreation, and agriculture. These terms are used to classify property by their use. For example, if a property owner is using their land as a place to live, then they are using it for residential purposes. Similarly, if a property owner is managing a grocery store on their land, then they are using it for commercial purposes. An exception to these classifications is vacant land. Often, there may be vacant or unused land within a town. This land is not productive and does not produce property tax income. To make such properties productive, a town must ensure the land is available, developable, and attractive.

The Crandall Future Land Use Map selects several agricultural fields and undeveloped areas within the municipal boundaries for development. The most common land use proposed for these parcels is residential. However, some vacant or undeveloped properties along SR 335, including the former Harrison County Farm Bureau building at the intersection with Oak Street, were identified for commercial development. This is due to the heightened level of traffic on SR 335 opening those properties up to a larger potential market. Finally, some properties were identified to remain undeveloped or as natural areas. These parcels are typically too small for development or at too high risk of flooding. However, the undeveloped/natural area land use at the northern end of Crandall is proposed for preservation as a creekside access point according to Parks, Recreation, and Trails Strategy 2.3.

## FUTURE LAND USE MAP







THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Improve broadband connectivity and road safety across the town.



### LAND USE BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Commercial Infill*

**Acquire, or help potential owners acquire, vacant commercial properties for redevelopment purposes.**

As identified by the Town of Crandall, there is a vacant property at the corner of Oak Street and SR 335. This property is ideal for a commercial use as it is located on SR 335, the busiest road in Crandall. Revitalizing this land as a commercial property would improve that property and ensure that it is productive. To do so, Crandall would have to acquire, or help a potential new occupant acquire, the site from the current owner. Then, the structure currently on the property can be demolished and replaced by a new store. The town could also help any potential small business owners start their business at this site by helping them obtain a small business loan from the Harrison County Economic Development Corporation or the Indiana Small Business Development Center.

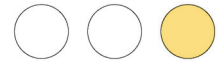
## STRATEGIES

*How will we achieve it?*

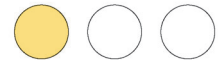
PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 3.1 - Redevelop the vacant property at the corner of Oak Street and SR 335.



STRATEGY 3.2 - Ensure small business owners are aware of financial resources from the Harrison County Economic Development Corporation or the Indiana Small Business Development Center.



STRATEGY 3.3 - Explore the creation of a blight removal and/or housing rehabilitation program to support residential infill.





THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Improve broadband connectivity and road safety across the town.

## 4. UTILITIES

*What does this mean for Crandall?*

Broadband and internet service is limited within the Town of Crandall. The development of better broadband infrastructure is critical to ensuring residents are connected to the town, one another, and the world. It would also make engagement with residents easier as more people would have a chance to see online notifications for meetings or events. Luckily, Harrison County is a Broadband Ready Community that is currently implementing a broadband infrastructure plan.



### UTILITIES BIG IDEAS

*What do we want to achieve?*

*Big Idea: Broadband Service Improvements*

**Provide adequate broadband service to all residents of Crandall.**

In 2021, Harrison County completed the Harrison County Broadband Readiness and Infrastructure Deployment Plan. This plan identified areas with limited broadband service as well as several obstacles to developing more effective broadband infrastructure around the county. One of these obstacles was poor coordination between local governments and internet service providers. Working with Harrison County to actively encourage the development of broadband infrastructure in or around Crandall could accelerate the process and fulfill the objectives of the county-wide plan.



### Big Idea: Recycling Service

#### Promote existing recycling centers or expand local waste disposal services to increase opportunities for recycling.

Solid waste services in Crandall are currently contracted to Rumpke Waste and Recycling. As such, Rumpke handles trash pickup and disposal. However, recycling service is limited in Crandall, likely due to its rural location. To take advantage of recycling programs, the town and its residents will have to use an alternative service.

One local alternative is offered by Harrison County. The Harrison County Solid Waste District operates four recycling centers around the county. Each of these centers accepts commonly recyclable materials like paper, aluminum, and plastic. The nearest recycling center to Crandall is located north of Corydon on Progress Boulevard. As the largest recycling center in Harrison County, this location accepts special recyclables like electronics, batteries, and tires. To expand local knowledge or recycling opportunities, Crandall can advertise the Solid Waste District's service to its residents. Alternatively, the town can start a small operation that transports recyclables from residents to the recycling center near Corydon.

## STRATEGIES

How will we achieve it?

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 4.1 - Partner with Harrison County to fulfill the objectives of the county Broadband Readiness and Infrastructure Deployment Plan.



STRATEGY 4.2 - Collaborate with Mainstream Fiber and Harrison County to extend the Mainstream Fiber network to Crandall



STRATEGY 4.3 - Promote the existing Harrison County recycling centers to residents to share opportunities for recycling.





THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

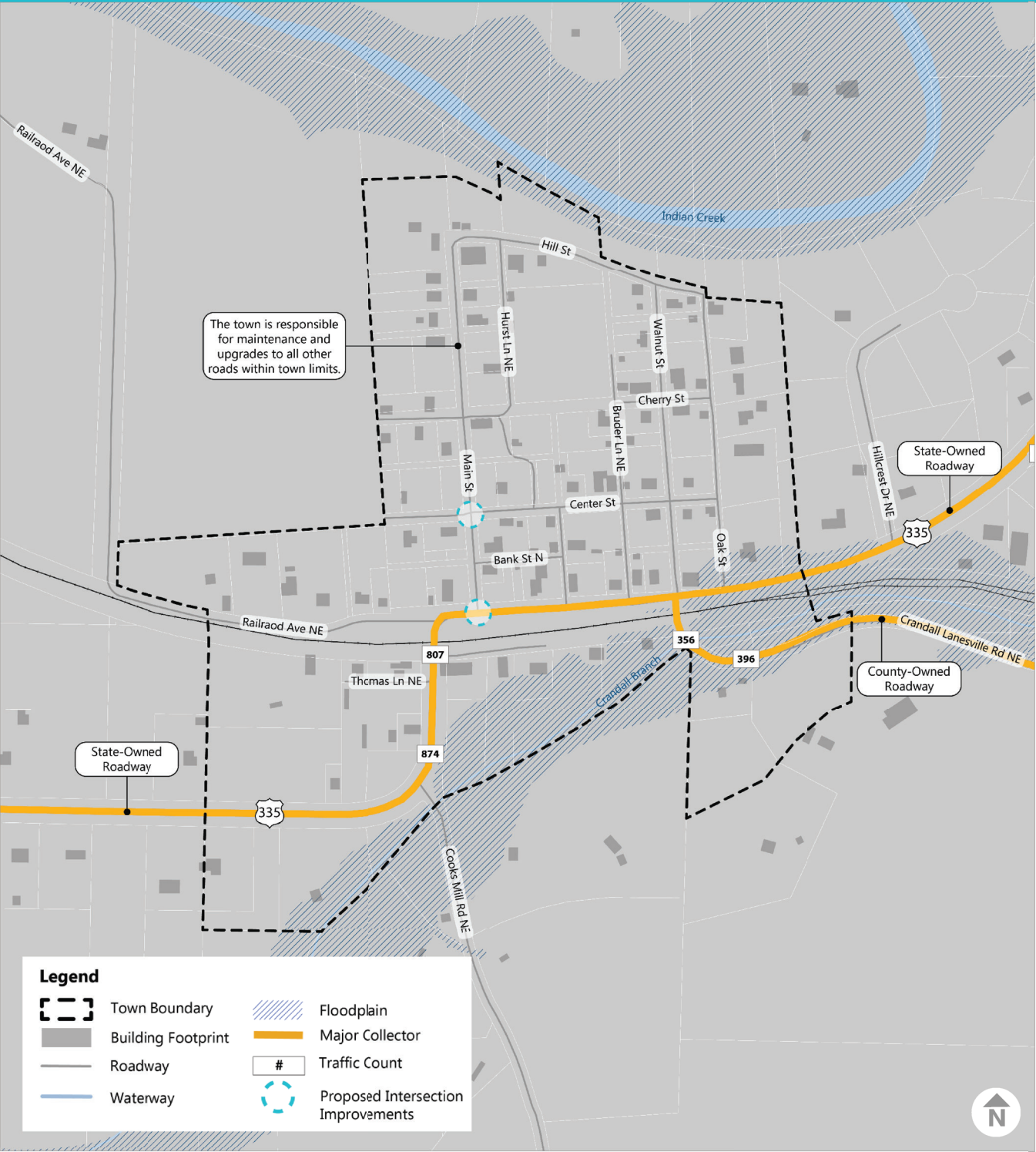
Improve broadband connectivity and road safety across the town.

## 5. TRANSPORTATION

*What does this mean for Crandall?*

Quality roadways are very important for rural communities and their residents. In Crandall, roads serve as the only accessible physical connections between the town, surrounding areas, and other destinations. Therefore, they must remain safe so they can continually be used. Roads also serve to connect other road users to their destinations. Pedestrians may use the roads to travel to local facilities within the town, so the roads must be safe for them too. Maintaining the town's road network will ensure all road users can safely access public facilities both inside and outside of Crandall's borders.

# FUTURE TRANSPORTATION MAP







## THEME #2

# BUILD QUALITY PLACES

## GOAL STATEMENT

Improve broadband connectivity and road safety across the town.



## TRANSPORTATION BIG IDEAS

*What do we want to achieve?*

### *Big Idea: Street Signage*

#### **Install updated street signage to improve local road safety.**

Replacing dated road signage is a simple but effective step toward increasing road safety. To do so, the community must purchase new signage and install it where it is needed. Crandall has already completed the first step of purchasing new signage. However, the town has been unable to install the signage as it does not have the proper resources to do so. Crandall may be able to receive help from Harrison County. The county has a road crew that can likely assist in installing the new road signs.

### *Big Idea: Road Maintenance*

#### **Apply for the Community Crossings Grant to fund road maintenance or improvements.**

The Community Crossings Matching Grant Program is offered by the Indiana Department of Transportation (INDOT) to all municipalities in Indiana. The program provides funds for towns, cities, and counties to use for road maintenance or construction projects. As Crandall is a community with a population less than 10,000, it can receive a 75%:25% funding match on its application with a maximum of \$1.5 million. For example, if the Town of Crandall requested funds to repair Main Street, INDOT would cover 75% of the project's cost up to \$1.5 million. This would simplify road maintenance funding making it easier to fund necessary projects as they arise.

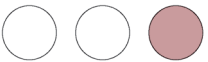
*PRIORITY RANKING*

LOW  
MEDIUM  
HIGH

**STRATEGIES**

*How will we achieve it?*

STRATEGY 5.1 - Work with Harrison County to provide the resources needed for installing new road signs.



STRATEGY 5.2 - Prepare and maintain a Pavement Asset Management Plan to apply for funds from the Community Crossings Matching Grant Program.





*The 8 catalyst initiatives are projects or programs that were identified as top priorities based on their ability to achieve the community-wide vision and/or address a specific challenge the community is facing.*





## CHAPTER 3

# Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 10 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

# CATALYST INITIATIVE 1

Supports the *Community Engagement Big Idea* (See Page 20)

## PLACEMAKING STRATEGY 1.1

**Engage the town's residents at community events outside of council meetings to reach more people**

### DESCRIPTION

There are a number of strategies the town can employ to generate greater turnout or engagement in municipal affairs. To determine which strategies are necessary, Crandall must first determine the most significant reasons for low participation. It may be a lack of time, interest, or opportunities to engage. To address the lack of time, Crandall can host events outside of normal working hours. To address the lack of interest and opportunities, the town can host more events and meetings and ensure they are adequately advertised to the community.

Crandall is fortunate to have community center in the middle of town. The town can use this facility to host more events that provide opportunities to engage in municipal processes. These events or meetings should give time for residents to voice concerns or opinions on certain matters. They should also serve as a time to collect input on various projects and policies. Overall, hosting and promoting more events could be a good start to increasing resident engagement.

### ACTION STEPS

- Create a social media account (such as Facebook) and start building a following by informing residents about the new communication channel.
- Designate a town staff member to maintain the social media account and assist in other promoting efforts.
- Explore the feasibility and interest in livestreaming the Town Council meetings on Facebook.
- Survey the residents to identify the underlying reason for low participation and how citizens may want to be involved in the future.
- Explore ways to gather input from residents outside of monthly council meetings such as a comment box or scheduled coffee chats with town staff and officials.

### PARTNERS

- Town staff or officials
- Crandall Community Center
- General public

### RESOURCES / TOOLS

- Crandall Community Center
- Facebook
- Surveymonkey.com



# CATALYST INITIATIVE 2

Supports the *Blight Elimination/Code Enforcement Big Idea* (See Page 20)

## PLACEMAKING STRATEGY 1.5

**Identify housing repair programs to assist interested and qualifying homeowners with certain property maintenance.**

### DESCRIPTION

There are multiple properties in Crandall that are in need of general maintenance or repairs. Fortunately, there are options to address these properties. One option for owner-occupied properties that need maintenance or repairs is the Single-family Housing Repair Loan and Grant Program. This program is offered by the United States Department of Agriculture (USDA) to elderly and low-income homeowners. It provides funds, in the form of a loan or a grant, to qualifying homeowners who wish to carry out repairs or maintenance. Another option is the Repair Affair program offered by Harrison County Community Services. This program assists elderly or disabled homeowners with minor repairs.

To address vacant properties, Crandall would likely have to involve the county. If a property owner is delinquent on taxes for several years, the taxing district can place a lien on the property. After another few years, if the lien has not been paid, the property can be sold in a county sale. The town can then encourage a new owner to take action on repairs.

### ACTION STEPS

- Identify properties in need of maintenance or repair.
- Identify programs offered by organizations like the USDA or Harrison County Community Services.
- Contact owners of the identified properties to gauge interest in obtaining funding or other assistance for home repairs.
- Apply for the programs to receive funding, or help interested and qualified property owners apply for financial resources.
- Administer funds received through grants or loans.
- Collaborate with Harrison County to ensure vacant, tax-delinquent are processed for the Tax Lien Sale

### PARTNERS

- Town staff or officials
- United States Department of Agriculture
- Harrison County Community Services
- Harrison County Foundation
- Harrison County staff or officials

### RESOURCES / TOOLS

- Harrison County Uniform Building Code
- Harrison County Zoning Ordinance
- USDA Single Family Housing Repair Loan and Grant Program
- Harrison County/ Sheriff's Tax Lien Sale



# CATALYST INITIATIVE 3

Supports the *Community Center Renovations Big Idea* (See Page 22)

## PARKS, RECREATION, AND TRAILS STRATEGY 2.1

**Make necessary repairs and renovations to the Crandall Community Center to ensure it is accessible and ADA compliant.**

### DESCRIPTION

The Crandall Community Center, at the corner of Main Street and Cherry Street, provides residents with a space for public and private gatherings. The building also houses the Town Hall where regular government meetings occur. The facility provides an essential service to residents. However, it is dated and does not comply with modern ADA accessibility regulations. The Americans with Disabilities Act (ADA) is a civil rights law that protects individuals with disabilities. This law states that public entities must provide access to programs, services, and activities provided by the government.

Therefore, the Community Center needs renovations to improve quality and accessibility. Crandall should complete an ADA Transition Plan to assess the town's compliance with the ADA and identify necessary improvements. In addition, the building is in need of other interior and exterior improvements. The town can work with a contractor to secure a quote for the projects and then utilize state and federal grant programs to help pay for the improvements.

### ACTION STEPS

- Explore the cost associated with completing an ADA Transition Plan to update community facilities.
- Secure the funding to pay for the plan and hire a consultant to complete the plan.
- Work with the consultant to assess current infrastructure and facilities, identify specific improvements, and prioritize the improvements.
- Identify other desired renovations for the building like Wi-Fi or window and siding repairs.
- Engage a contractor for a quote on the renovations.
- Apply for the USDA Community Facilities Direct Loan and Grant Program to obtain funding for the renovations.
- Begin construction of the renovations.

### PARTNERS

- Town staff or officials
- Harrison County Community Foundation
- Professional Consultant (such as ADA Consulting of Indiana)

### RESOURCES / TOOLS

- USDA Community Facilities Direct Loan and Grant Program
- Harrison County Community Foundation

# CATALYST INITIATIVE 4

Supports the *Park Improvements Big Idea* (See Page 22)

## PARKS, RECREATION, AND TRAILS STRATEGY 2.2

### Upgrade the park adjacent to the Crandall Community Center.

#### DESCRIPTION

There is one public park within the Town of Crandall. It is adjacent to the Crandall Community Center and the Town Hall just south of the intersection of Main Street and Cherry Street. Currently, the park has some play equipment, including a playground, swing set, and a small basketball court. However, this equipment is dated and the park is need of minor maintenance. General improvements would ensure the Town of Crandall can continue to offer this recreational amenity.

Specific identified park improvements fall under the umbrella of accessibility. The most important renovations would include making the park ADA accessible and ensuring the equipment is more accessible to people with a range of abilities. Other park improvements would include resurfacing the basketball court and general equipment repairs or replacements.

#### ACTION STEPS

- Determine whether the park's equipment, including the playground, swing set, and basketball hoops, need maintenance or need to be fully replaced.
- Identify ADA improvements that would make the park more accessible to people with different abilities. This could include new playground equipment or ramps that connect the park to street level.
- If equipment is being replaced, search for new equipment that is more easily accessible to people with different abilities.
- Work with a contractor and/or playground vendor to receive a quote on the park improvements.

#### PARTNERS

- Town staff or officials
- Harrison County Community Foundation

#### RESOURCES / TOOLS

- Harrison County Community Foundation
- Harrison County Parks

# CATALYST INITIATIVE 5

Supports the *Creekside Access Big Idea* (See Page 23)

## PARKS, RECREATION, AND TRAILS STRATEGY 2.4

Explore the feasibility of developing a multi-use trail along Indian Creek.

### DESCRIPTION

Crandall is fortunately located among the scenic landscapes of Southern Indiana. This location provides residents with a collection of outdoor recreation opportunities. Many of these opportunities are presented by regional amenities like Marengo Cave and O'Bannon Woods State Park. However, these amenities require travel that turn them into all-day affairs. Improving access to nearby natural amenities would simplify local connections to nature and outdoor recreation activities.

Indian Creek, just north of Crandall, can provide residents with access to outdoor recreation. A public access point on the northern edge of town can support the development of a trail. This access point, which would be located in Crandall on the banks of Indian Creek, could be a trail head. The trail, from there, could follow Indian Creek to where most feasible. The development of this trail would require much coordination with property owners and Harrison County. However, it would greatly improve access to local outdoor recreation opportunities and amenities.

### ACTION STEPS

- Explore the cost of working with a professional consultant to assist the community in the visioning and conceptual design of a trail.
- Secure the funding for the professional services and select a consultant to do the work.
- Provide opportunities for the community to share ideas, questions, and/or concerns regarding the trail development.
- Use community input to identify a location for the access point and determine a specific path for the trail.
- Coordinate with Harrison County and the Community Foundation to explore opportunities for partnering on the project.
- Explore various funding resources to help pay for the design and construction of the trail.

### PARTNERS

- Town staff or officials
- Harrison County staff or officials
- Harrison County Parks
- Indiana DNR

### RESOURCES / TOOLS

- Indiana DNR Next Level Trails
- Harrison County Parks



# CATALYST INITIATIVE 6

Supports the *Commercial Infill Big Idea* (See Page 26)

## LAND USE STRATEGY 3.1

**Redevelop the vacant property at the corner of Oak Street and SR 335.**

### DESCRIPTION

Infill development is a type of redevelopment that involves renovating vacant structures or building on vacant lots that are already within a town. This type of development generates growth without expanding a town's footprint.

There are multiple opportunities for infill development in Crandall. One such opportunity exists at the corner of Oak Street and SR 335. This property, addressed 6046 Walnut Street NE, has one structure on it. The building was constructed in 1933 by the Harrison County Farm Bureau. However, it now sits vacant. To bring this property back to life, the structure would require significant renovations or demolition.

Currently, the property on SR 335 is zoned residential. This permits the construction of a single-family residential home. However, the site's location along a major road may make it suitable for commercial use. The town can attract commercial development by working with the county to rezone the property and promote the redevelopment opportunity.

### ACTION STEPS

- Contact the property owner to gauge their interest in rehabilitation or selling the property.
- Coordinate with Harrison County to rezone the property to commercial.
- Collaborate with the Harrison County Economic Development Corporation to promote the availability of this land for a new business.
- Incentivize development by working with the county and local utility providers to ensure the property is adequately serviced.
- Ensure the new business owner will be connected to financial resources through the Harrison County Economic Development Corporation.

### PARTNERS

- Town staff or officials
- Property owner
- Harrison County staff or officials
- Harrison County Economic Development Corporation

### RESOURCES / TOOLS

- Harrison County Economic Development Corporation Small Business Loan
- Indiana Small Business Development Center
- Harrison County Tax Assessor's Office

# CATALYST INITIATIVE 7

Supports the *Broadband Service Improvements Big Idea* (See Page 28)

## UTILITIES STRATEGY 4.3

**Collaborate with Mainstream Fiber and Harrison County to extend the Mainstream Fiber network to Crandall.**

### DESCRIPTION

Harrison County recently completed a Broadband Readiness and Infrastructure Deployment Plan that has begun implementation. A significant objective of this plan is to ensure residents of the county have access to broadband offered through a variety of services. As residents of Crandall only have one option for internet service, Spectrum, expanding broadband infrastructure to the town would fall under this county objective.

A simple way to expand broadband service in Crandall is to connect the town to the existing fiber network operated by Mainstream Fiber Networks. This infrastructure is located along SR 335 east and west of Crandall, but not within it. Connecting the network, along SR 335 through Crandall would improve broadband service both within and immediately surrounding the town. The Town of Crandall can advocate for this infrastructure expansion and collaborate with Harrison County to provide assistance where possible.

### ACTION STEPS

- Collaborate with Harrison County to assist with the implementation of the Broadband Readiness and Infrastructure Deployment Plan.
- Determine the roll Crandall will have in implementing the county's broadband plan.
- Collaborate with Mainstream Fiber Networks, Harrison County, and INDOT to extend broadband infrastructure along SR 335 into Crandall.

### PARTNERS

- Town staff or officials
- Harrison County staff or officials
- Mainstream Fiber

### RESOURCES / TOOLS

- Mainstream Fiber Networks
- Harrison County Broadband Readiness and Infrastructure Deployment Plan
- Harrison County Community Foundation
- INDOT

# CATALYST INITIATIVE 8

Supports the *Street Signage* Big Idea (See Page 32)

## TRANSPORTATION STRATEGY 5.4

Work with Harrison County to obtain the resources needed for installing new road signs.

### DESCRIPTION

The Town of Crandall has purchased street signs to replace old ones or to be installed where there currently is no signage. Despite purchasing the signage, it has yet to be installed due to a lack of resources. Installing adequate street signage ensures the maintenance of safety standards and the uniformity of road design. It is important for road safety and can even assist in placemaking initiatives.

Crandall simply does not have the ability to install the new signage without assistance. This assistance may be provided by the county. Harrison County has road and highway construction equipment that may be available. The town would have to engage Harrison County to have access to the equipment and a crew that can complete and oversee the installation of the new street signage.

### ACTION STEPS

- Collaborate with Harrison County to gain access to equipment and labor for the installation of the street signage.
- Hire a surveyor to confirm the right of way widths on the roads where new signs or poles will be installed.
- If any installation is happening on SR 335, collaborate with INDOT to install the street signage

### PARTNERS

- Town staff or officials
- Harrison County staff or officials
- INDOT

### RESOURCES / TOOLS

- Harrison County
- Harrison County Foundation





*Crandall's population has increased by 102 people since 2000, marking a steady 78% increase overall.*

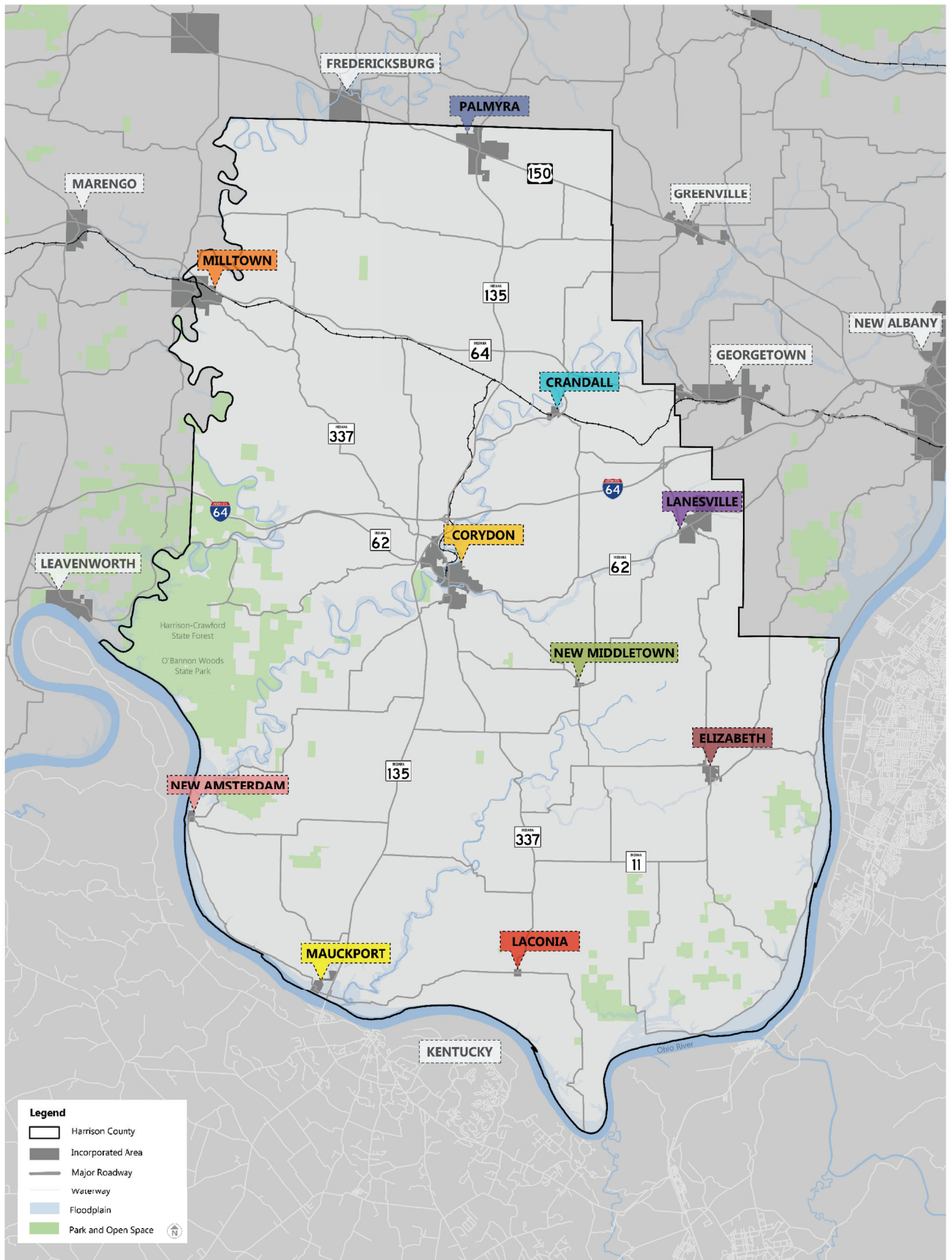


The background of the page is a faded, light blue-tinted photograph of a rural landscape. In the foreground, a paved road curves from the bottom left towards the center. Behind the road is a field of low-lying vegetation, possibly corn. In the background, a dense line of trees, mostly without leaves, stretches across the horizon under a pale sky. A thin, dark diagonal line runs from the top left corner towards the center of the page.

# Appendix

## Existing Conditions Summary

A clear and cohesive understanding of Crandall, as it exists today, is a critical building block in developing a comprehensive plan. The *Crandall Comprehensive Plan* will outline a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified will inform the town's goals and recommendations for meeting its overall vision.





## REGIONAL CONTEXT

An inventory of Crandall, as it exists today, is essential to the development and preparation of the Crandall Comprehensive Plan. The Crandall Comprehensive Plan will present a vision for the community's future as well as goals and recommendations to help it achieve that vision. The vision, and associated goals and recommendations, will be derived from an inventory and analysis of the demographic conditions, socioeconomic conditions, and built environment in Crandall. An assessment of these items will lead to the identification of issues and opportunities that could shape the town's future. These issues and opportunities, as informed by the assessment of the community's existing conditions, will drive Crandall's vision for the future.

Located in Southern Indiana along the Ohio River, Harrison County is perfectly situated near a large metropolitan area (Louisville, KY) amongst rural landscapes. Harrison County neighbors several natural features including Cave Country and the State Parks that offer spelunking and hiking, and the Ohio River which offers all canoeing, boating, and other water activities.

Crandall, Indiana is located in northern Harrison County near to the county's eastern border. It is north of I-64 along SR 335 and the southern bank of Indian Creek. The Norfolk Southern Railroad runs east and west through the southern part of town. Crandall is roughly 7 miles northeast of Corydon, Indiana and about 5 miles from the nearest I-64 interchange. The town is also approximately 20 miles, or a 30-minute drive, from Louisville, Kentucky via the Sherman Minton Bridge in New Albany, Indiana.

## PAST PLANNING EFFORTS

Crafting a comprehensive plan is an opportunity to build upon past planning efforts. Crandall was established in 1872, and since then, the town has continued to evolve. With an understanding of past planning efforts and current conditions, this planning effort can better respond to residents' needs and better account for the impacts and opportunities of growth and redevelopment. While Crandall does not have any town-specific past planning documents, Harrison County has completed plans that include Crandall. The following plans were considered as part of the planning process:

### Harrison County Comprehensive Plan - 2009

The county's current comprehensive plan establishes a vision that emphasizes the value of the small towns and rural lifestyle and balances development opportunities with good stewardship of the land. The plan outlines eight key goals that range from providing responsible development and preserving the rural character to responding to lifelong educational needs and supporting the expansion and enhancement of services, programs, and facilities.

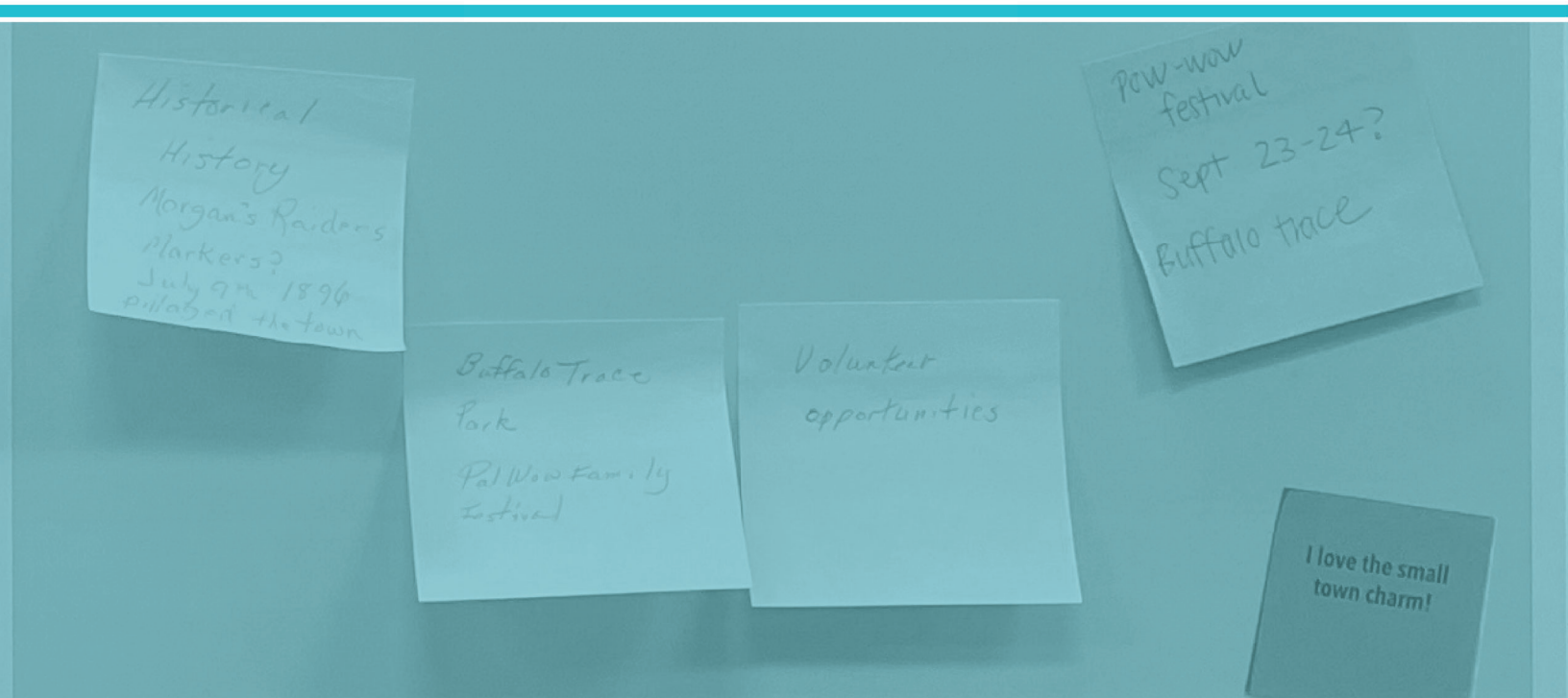
Additionally, the implementation chapter focuses on updating policies, establishing new regulations, and conducting further plan-related studies.

### Harrison County Community Leadership Planning Initiative - 2020

This initiative focused on five areas that were identified as the highest priorities for the County's future that should be addressed through the combined efforts of the County's leadership. The five priorities included:

- A shared vision for Infrastructure and Land Use Planning
- Workforce and Education
- Diverse Housing Options
- Business Development and Support
- Substance Abuse, Health, and Wellness

This initiative identified the need to create comprehensive plans for each of the ten incorporated towns as well as the County as a whole. The Crandall Comprehensive Plan is one of ten town plans being completed as part of the Harrison County Town Planning Initiative.



# DEMOGRAPHICS

PEOPLE | HOUSING | ECONOMICS

## CRANDALL AT A GLANCE

An inventory of a community's existing conditions will establish an important set of data that will be used to identify present and future trends. The following analysis of those conditions and trends will inform the development of goals and a vision of the community's future. The data used in this analysis of Milltown's current conditions was sourced from 2020 American Community Survey (ACS) Five-Year Estimates, and the Bureau of Labor Statistics (BLS). Unless specified, the data in this analysis is from the 2020 American Community Survey Five-Year Estimates.

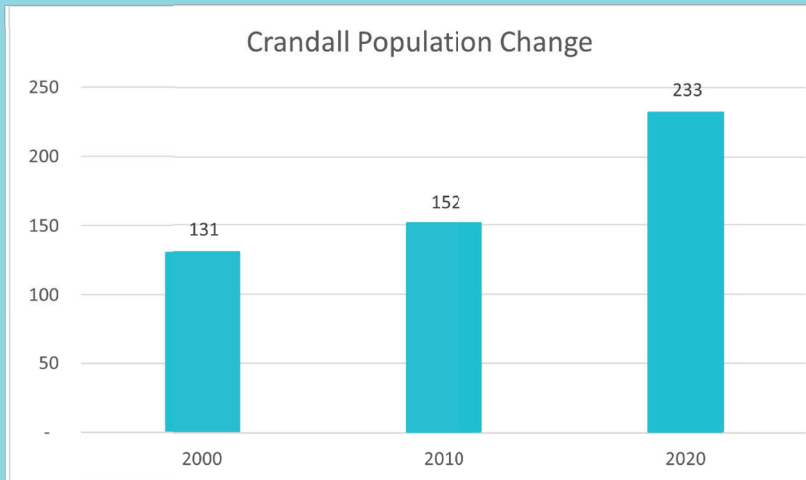
The Census is a self-reported data-collection system in which each resident fills out a form in order to be counted. Because Crandall is a very small town, the Census data that is collected has a small sample size. This can result in a large margin of error and possibly skew data. This is further compounded when people do not return their Census form, and past years appear to have had a low participation rate. Therefore, while the data can provide a helpful starting point, it must be considered within context.

## PEOPLE

### **Crandall's population is growing.**

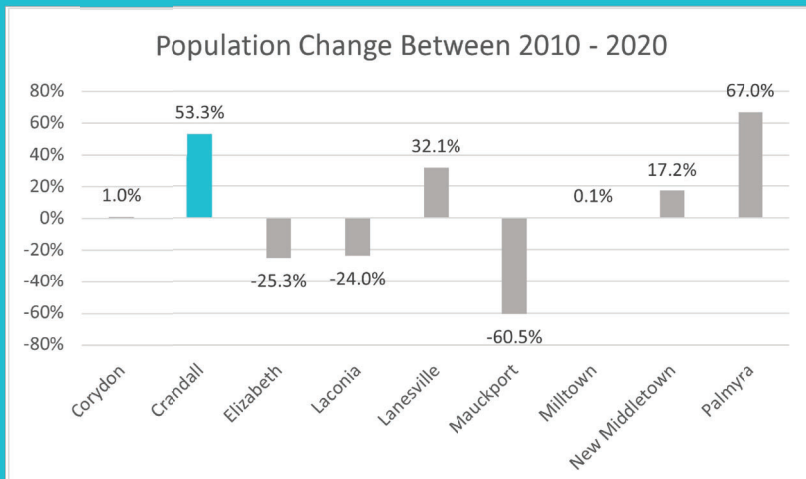
Since 2000, 102 new residents have moved into Crandall. The population increased by more than 50% from 2010-2020 alone. However, this growth occurred over 10 years meaning it's not necessarily rapid growth. To ensure this steady growth pattern continues, the proper infrastructure and amenities must be in place to support it. Compared to the other towns in Harrison County, Crandall has seen the second-largest change in growth between 2010 and 2023, just behind Palmyra.

## TOTAL POPULATION



As of 2020, 233 people live in Crandall. This represents an increase of 81 people since 2010.

## POPULATION CHANGE



In Harrison County, Crandall experienced one of the greatest increases in population since 2010.

## HOUSEHOLDS

Household Size	2010	2020	Percent Change
Corydon	2.56	2.3	-10.2%
<b>Crandall</b>	<b>2.03</b>	<b>2.39</b>	<b>17.7%</b>
Elizabeth	2.18	2.69	23.4%
Laconia	2.7	3.22	19.3%
Lanesville	2.34	2.55	9.0%
Mauckport	2.94	2	-32.0%
Milltown	2.85	2.81	-1.4%
New Amsterdam	2	3.81	90.5%
New Middletown	3.26	4.04	23.9%
Palmyra	2.81	2.82	0.4%

Crandall has one of the smallest household sizes in Harrison County, meaning fewer people, on average, live together in one housing unit than in other towns.



### **Household sizes are increasing as more move into town.**

A household, whether family or non-family, is made up of a group of people that occupy the same housing unit. In 2010, there were 49 households in Crandall. As of 2020, there are 71. Of these 71 households, 77.5% are family households, meaning they consist of a group of related individuals. The average household size has also increased since 2010. This means, on average, there are more people in the typical Crandall household than there were in 2010.

### **Crandall is not diverse.**

Race and ethnicity are considered as two separate subjects. Race refers to an individual's physical characteristics while ethnicity concerns a person's origin or cultural identity. In both the 2010 and 2020 Censuses, every resident of Crandall identified themselves as White. The only difference in the two data sets relates to ethnicity. In 2010, six residents of Crandall identified themselves as being of Hispanic or Latino origin. In 2020, no residents identified within this category. Overall, this could impact population growth. Some people may choose not to move to Crandall due to a lack of diversity in the local population.

### **Crandall's age distribution is generally more balanced in the older generations.**

The median age of Crandall's population decreased from 45.2 in 2010 to 29.8 in 2020. This 15-year decrease may be due to the large portion of the population that is under 20. Slightly more than a quarter of Crandall's population is aged between 10 and 19 years old. This brings the median age down significantly. The 10-19 years old age group is also highly unbalanced with the vast majority of it being female. This is also true of the 20-29 years old age group which consists primarily of males. This finding plays a major role in the population trends of the next 10 to 15 years. As these children transition out of high school, they will have a choice to stay in Crandall or leave for additional education and/or other career opportunities. It will be important for the town to retain as many of these young adults as possible to maintain a stable population base.

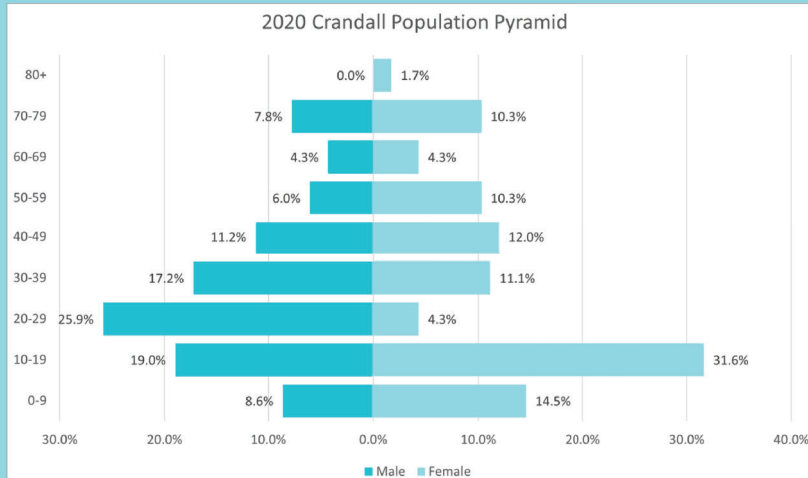
### **Crandall's median household income is rising faster than Harrison County's average.**

In 2010, the median household income in Crandall was \$29,583. By 2020, it had increased by \$10,000, or 33.8%, to \$39,583. This rise in income outpaced Harrison County's (15.4%) and Indiana's (22.1%) in the same time. Such an increase in the town's median household income suggests that most residents now have more disposable income. This gives the residents of Crandall more flexibility in how they spend their money.

### **Nearly every level of education attainment has increased since 2010.**

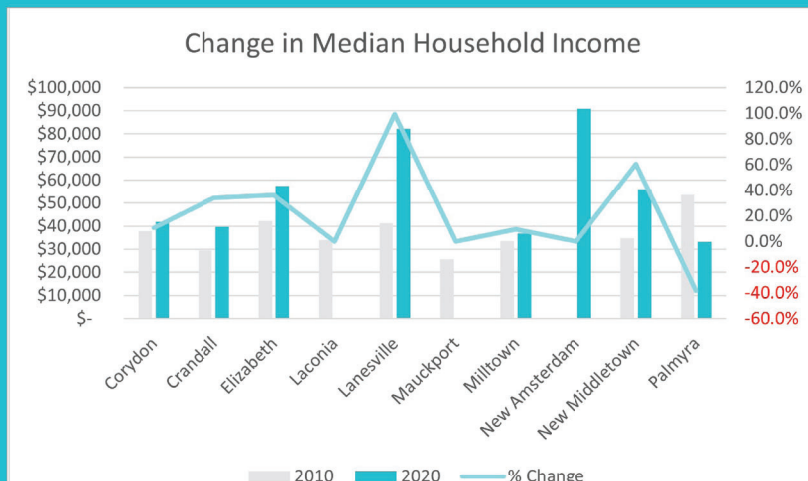
As of 2020, every resident of Crandall over the age of 25 has made it to high school. Overall, the percentage of residents having graduated from high school has decreased since 2010. This is because more people are now receiving at least some college education. Where there was 28.3% of the population over 25 years old continuing with a post-secondary education in 2010, there is now 39% of the population doing the same. The most notable increases are in the percentages of residents with Associates and Bachelor's degrees.

## RACE & ETHNICITY



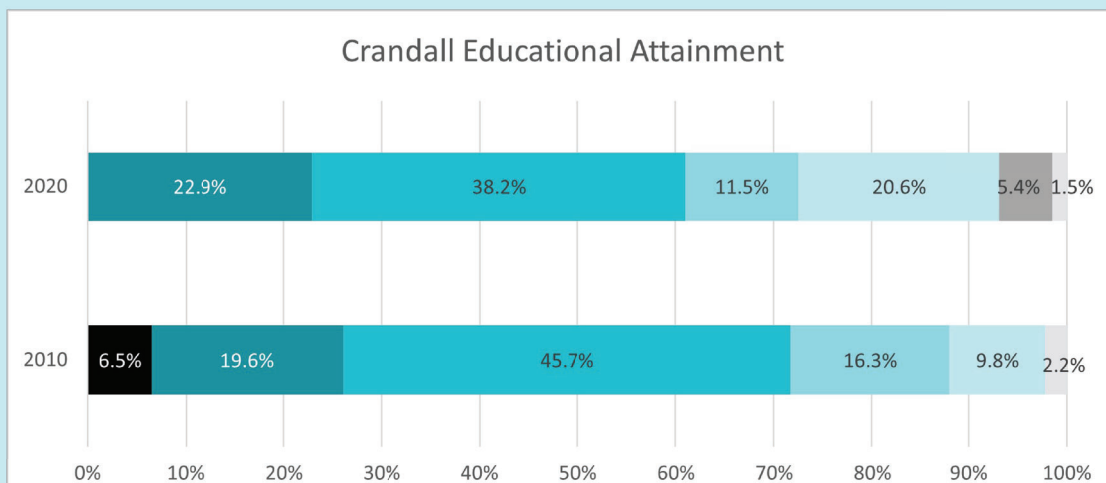
As of 2020, more than half of Crandall's population is under 30 years old.

## AGE STRUCTURE



Since 2010, Crandall's median household income increased by more than a third.

## EDUCATION



## PEOPLE - KEY CONCLUSIONS

### WHAT DOES THIS MEAN FOR CRANDALL?

- **Crandall's population is increasing at a moderate pace.** In 2010, 152 people lived in Crandall. Over the following ten years this increased to 233. Overall, Crandall is growing at a moderate pace because this growth, although significant, occurred over a ten-year period. The growth is also projected to slow as the population projection predicts Crandall's population will increase only to 258 by 2040. It will be important to develop and improve the local infrastructure to maintain this moderate growth over the next decade. The expansion of quality infrastructure will increase the availability of developable land on which new homes and structures can be built. This, in turn, would allow more people to immigrate to Crandall over the coming years.
- **Crandall's age distribution is much different compared to the other towns in Harrison County.** In general, the younger generations tend to make up a larger portion of the population than the older generations. The two largest age groups are 10-19 years old and 20-29 years old which is much different than other towns with aging populations. Because Crandall is home to many younger families, residents are likely looking for specific services and amenities such as quality education, youth programs and childcare, diverse housing types, and age-appropriate recreational opportunities.
- **Household sizes and incomes are on the rise.** The average household size in Crandall was 2.03 in 2010. In 2020, it is 2.39. There is a greater number of households with more than two people than there were in 2010. With 77.5% of Crandall households being family households, this implies that many residents are choosing to settle, and likely grow, their families in town. The increase in household size may be directly related to the increase in median household income as these families could have two people bringing a check home instead of one.
- **Educational attainment has increased over the last decade.** Crandall's overall rates of educational attainment have increased since 2010. This is potentially a response to an increased demand for highly educated workers, especially because the town is only a 30-minute commute to Louisville. It is easy for educated workers to live in Crandall and take advantage of the many employment opportunities offered in the city. This trend could also be related to the change in age structure of the population. The median age has decreased meaning that more people fall within the working class which could be causing a shift in educational attainment.



## HOUSING

### **Less than half of all housing units are owner-occupied.**

Since 2010, the total percentage of housing units that are owner-occupied in Crandall has dropped from over 70% to under 50% of all units. The remaining 52. % of housing units consists of roughly equal parts renter-occupied and vacant units. Vacant housing units also take up 11% larger share of the housing stock than they did in 2010.

### **Most housing units are single-family and detached.**

Nearly 80% of Crandall's 96 total housing units are in single-family detached structures. Another 7.3% are in multi-family structures that contain more than one unit. In sum, Crandall is a community that primarily consists of residential single-unit detached structures. This is similar to most of the other towns in Harrison County. New Amsterdam and New Middletown are the only exceptions as 100% of housing units in those towns are in single-family detached structures. Furthermore, Crandall has a relatively high percentage of mobile homes making up its housing stock. While mobile homes do serve unique purposes, upkeep and maintenance may be an issue which may be impacting surrounding property values.

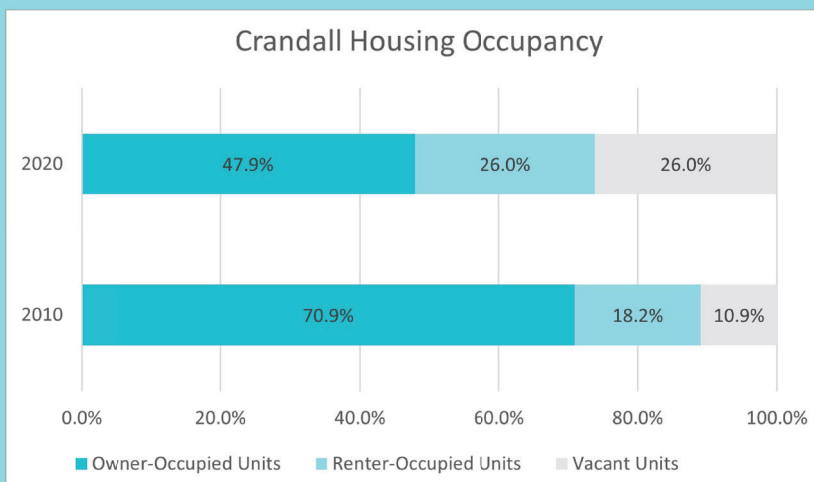
### **Median Home Value: Home values have increased but are still fairly low compared to the county and state.**

The median home value in Crandall has increased by 71.7% from 2010 (\$68,000) to 2020 (\$118,000). This far outpaces the increases in every other town in Harrison County, as well as the county and Indiana as a whole. This pattern in any housing market typically indicates that there is an increasing demand to live within that market paired with a limited supply of housing. In this scenario, Crandall's housing market would become competitive, meaning that most housing would be purchased fairly quickly. This trend, combined with the shift in housing occupancy, is an unusual finding. In most instances, when there is an increase in rental and vacant housing, the median home values decrease.

### **Age of Housing Stock: Crandall's housing is aging.**

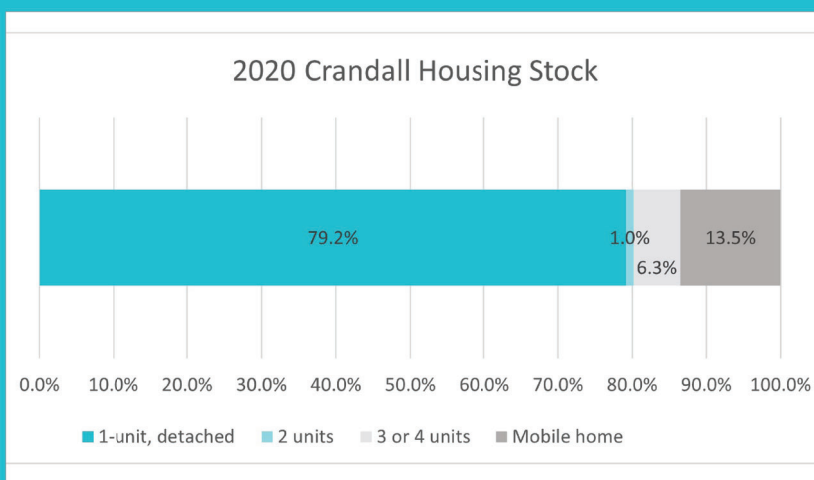
More than half of the houses in Crandall were constructed before 1940. An additional 17.8% was built before 1960, meaning that nearly 75% of all housing in the town is from before 1960. Most of the housing in Crandall is aging as it is at least over 60 years old. Therefore, each of those units will require greater maintenance efforts to keep livable. This is compounded by the fact that no new houses have been constructed since 2013.

## HOUSING UNITS



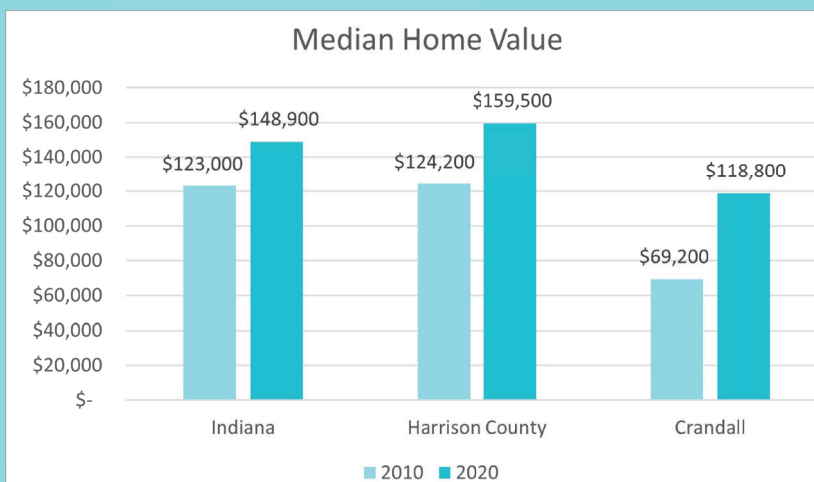
*Since 2010, an additional 22 housing units have become occupied in Crandall.*

## HOUSING TYPES



*Crandall's housing stock is primarily comprised of single-family detached units and several mobile homes.*

## HOME VALUES



*Home values are quickly rising in Crandall.*

## HOUSING - KEY CONCLUSIONS

### WHAT DOES THIS MEAN FOR CRANDALL?

- **Crandall's vacancy rate is increasing.** Since 2010, 19 additional housing units in the town have become vacant. Ensuring that the now 25 vacant units are properly maintained is important not only in attracting new residents but in preserving public safety and property values. Poorly maintained structures that are in disrepair lower surrounding property values. This often impacts adjacent property owners and diminishes the sense of community pride found in blighted areas. Performing necessary maintenance, or attracting new buyers, will ensure the local housing market does not decline.
- **Crandall's home values have increased but do not match Harrison County's.** Median home values increased faster in Crandall than elsewhere in Harrison County. This would typically indicate that the housing market is competitive as demand is rising by supply is remaining largely the same. However, home values are still higher in the unincorporated areas of Harrison County than they are Crandall. This makes Crandall marginally less attractive than some of the surrounding area. Therefore, it is essential to improve the local infrastructure, offer more developable land, and eliminate general blight to ensure Crandall can compete with the surrounding unincorporated areas in future efforts to attract new residents.
- **No new units are being built but the population is growing.** Despite only seven new houses being built since 2010, the population has increased by 53.3%, or 81 people. This implies that many of the new residents are moving into existing structures. For the population to grow that much with only 7 new units, it is likely that the new residents in existing structures have larger households. For example, it can be assumed that entire families are moving into houses previously occupied by fewer people. Alternatively, new residents are more frequently occupying previously vacant units.



# EMPLOYMENT AND WORKFORCE

## Crandall’s labor force is slowly growing.

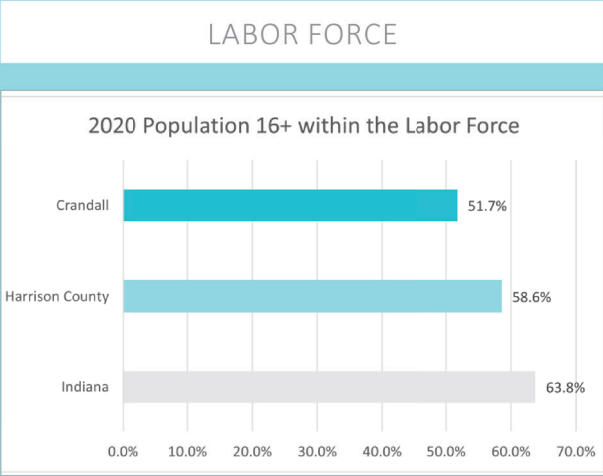
In 2010, 50.5% of the 95 people over the age of 16 were in the labor force, meaning they were employed or actively searching for employment. By 2020, this increased to 51.7% of 174 people over 16 years old in the labor force. Both the entire population of Crandall and its labor force increased. Crandall’s labor force experienced the third largest increase (1.2%) of all the towns in Harrison County. Six of the towns, Harrison County as a whole, and Indiana all saw a decrease in the percentage of people aged over 16 in the labor force. Even with this increase, Crandall still has a smaller percentage of its population in the labor force compared to the county and state.

## The labor force employment has diversified into more sectors.

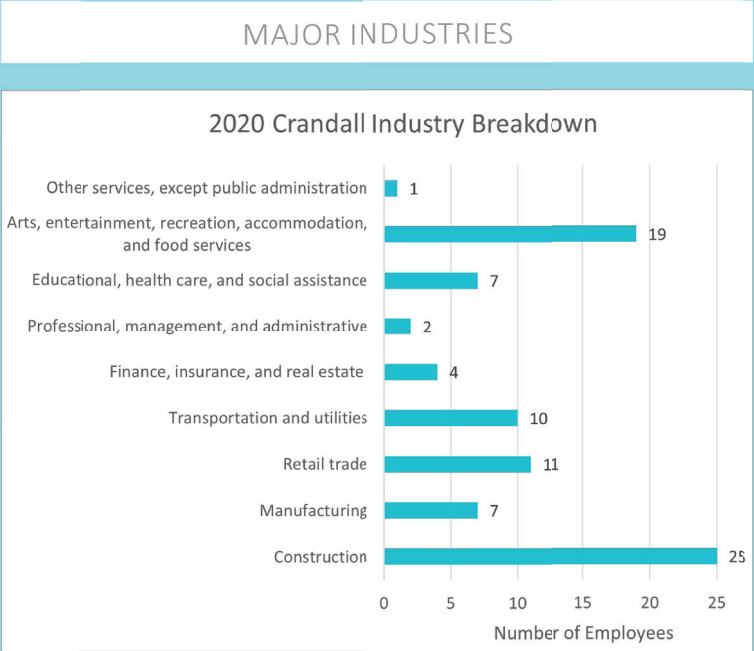
In 2010, retail trade employed the most workers in Crandall followed by construction and arts, entertainment, food services sectors. As of 2020, retail trade now employs the third largest number of Crandall’s residents. Construction employs the most at 25 followed by arts, entertainment, and food services with 19. Overall employment in Crandall has also diversified into more sectors since 2010. At the time, only 5 of the 13 sectors employed residents of Crandall. In 2020, residents are now employed in 9 sectors.

## Crandall has a consistently low unemployment rate.

In Crandall, the unemployment rate was at 0% in 2019. This rate was lower than almost every other town in Harrison County. It was also lower than Harrison County as a whole. It is important to note that Census data is self-reported, meaning the people that elected to report their data were all employed in 2019. As of 2020, the unemployment rate is reported to have risen to 2.3%. This is still among the lowest unemployment rates in Harrison County and Indiana.



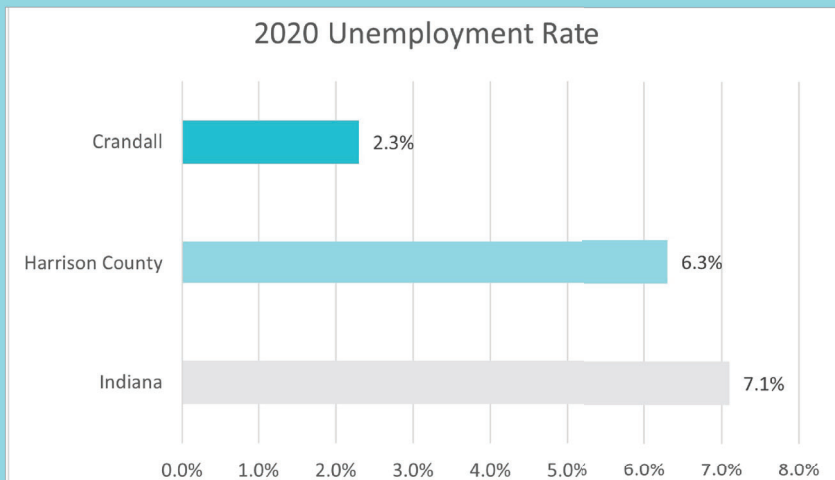
More than half of Crandall’s population over 16 years old is in the labor force, which is primarily employed in construction.



## Crandall's residents primarily commute out of the county for work.

In 2010, the average commute time among Crandall's residents was 38.3 minutes. Also, fewer residents worked out of state (32.5%) and no one worked from home. As of 2020, the average commute time has decreased to 29.3 minutes. This may partially be due to 7.9% of residents now working from home. However, a larger percentage of the population works out of state (47.4%) than in 2010. Overall, more than 75% of Crandall's working population works outside of Harrison County.

### UNEMPLOYMENT



*Crandall has one of the lowest unemployment rates in Harrison County.*

### COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	52.6%
Worked in county of residence	22.4%
Worked outside county of residence	30.3%
WORKED OUTSIDE STATE OF RESIDENCE	47.4%
WORKED IN PLACE OF RESIDENCE	7.9%
WORKED OUTSIDE PLACE OF RESIDENCE	92.1%

*Less than a quarter of Crandall's employed population, including the nearly 8% that work at home, work within Harrison County. This leaves over 75% of the population working outside of the county, or more likely, the state.*

## ECONOMICS - KEY CONCLUSIONS

### WHAT DOES THIS MEAN FOR CRANDALL?

- **Crandall's labor force is growing but still remains small.** Just over half of Crandall's working age population is participating in the labor force. This is less than Harrison County as a whole, but more than it was in 2010. The local labor force's growth also outpaced the changes in Harrison County's and Indiana's labor forces. Therefore, Crandall's labor force is expanding. This may be due to an increase in obtainable employment opportunities in nearby areas and also the shift in commuting data. Following the COVID-19 pandemic, companies are more comfortable with remote work which has opened up additional employment opportunities for people who may need to start home but still want or need to work.
- **Unemployment remains low as the work force diversifies across sectors.** Despite an increase in the unemployment from 2019 into the COVID-19 pandemic, Crandall's unemployment rate has remained low. In fact, it is lower than most other places in Harrison County. This could be a result of the diversification of employment opportunities. The residents of Crandall are now employed across more industry sectors than in previous years. There are greater opportunities to be employed in several sectors than were before.
- **Employment opportunities are expanding outside of Harrison County.** Although average commute times have decreased since 2010, a greater number of Crandall's residents are working out of county and out of state than before. In total, 77.7% of the working population in Crandall works outside of Harrison County. This includes those working out of state, likely in Kentucky. This, combined with low unemployment and more workers in different industrial sectors, suggests that employment opportunities are expanding in areas outside of Harrison County. To ensure a high quality of life with lower commute costs, lower commute times, and increased socialization between neighbors, employment opportunities must be brought to the region.



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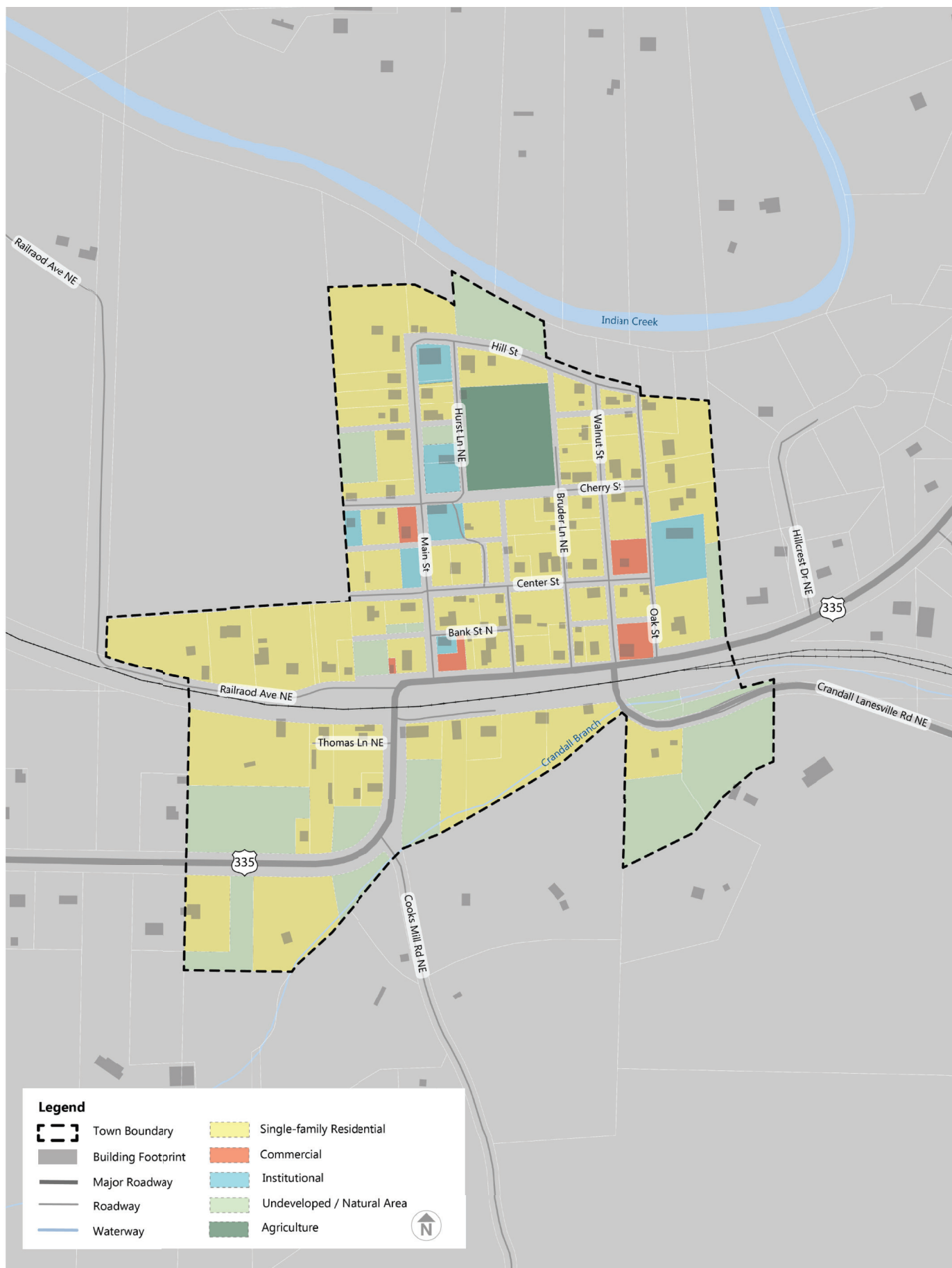
# THE BUILT ENVIRONMENT

LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

The built environment is made up of the developed space that people inhabit every day. It includes existing land uses, transportation systems, and community facilities. It also depends upon some transportation systems, community facilities, and utility services. An inventory of Crandall's built environment is important to the development of goals and recommendations for the future. The following section presents an analysis of the built environment in Crandall.

## EXISTING LAND USE

Land use describes what activities are taking place on a parcel. This section provides a summary of the current land uses within Crandall. Current land use patterns should be analyzed to identify how land is being used and the percentage of land that is dedicated to each type of use. A land use analysis will help to identify uses that are missing or conflicts between land uses that could be addressed in a land use plan. The existing land use map categorizes each parcel within the town limits by how it is being used today.





Opportunities to improve the quality of life in the town may arise through a comprehensive understanding of how its land is used today.

- **Single-family residential** – This category refers to land that is used for a single structure where only one family lives.
- **Commercial** – This category includes land that is used for providing goods and services.
- **Institutional** – Institutional uses include land used for religious, educational, medical, or civic uses. It includes churches, schools and government offices.
- **Undeveloped / Natural Area** – This category includes land that is not developed. This land provides opportunities for possible future amenities, such as a park or grocery store.
- **Agriculture** – The agriculture land use category refers to land that used for agricultural purposes. This applies to the raising of livestock and farming of crops.

Most land within the Town of Crandall is used for residential purposes. It also falls under the single-family residential land use, meaning all housing in Crandall appears to be single-family housing. There are also five (5) properties under the commercial category of land use. These parcels are mostly located along SR 335 or Main Street. The town has several properties categorized under institutional land use. This includes the Community Center, on the corner of Main Street and Cherry Street, as well as the Post Office and Masonic Lodge both at the corner of Oak Street and Center Street. Additionally, there are several undeveloped areas along Crandall's peripheries that present opportunities for growth. Finally, there is a large lot in the town that, while used for agricultural purposes, is entirely surrounded by residential and institutional properties.

The existing land use inventory focuses on the area within Crandall's town limits. However, it is worth noting the land uses in the surrounding areas. Much of the land directly to the west of Crandall is used for agricultural or residential uses. To the south, the land is primarily undeveloped and remains a natural area excluding some residential properties. Finally, much of the land to Crandall's north and east is undeveloped, but there are also many residential properties in these areas.

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## TRANSPORTATION NETWORK

Transportation networks are made up of infrastructure that helps move people and goods from one place to another. Reliable modes of transportation are important to providing residents access to food, healthcare, employment and more. In areas that are rural, like Crandall, residents primarily rely on their personal vehicles for transportation. While it is important that the transportation network support this as it is the most common use, it should also support other forms of transport where they occur to ensure everyone's safety. Infrastructure must be made safe and reliable to allow for the best transportation network that is accessible to a variety of modes of movement.

### ROADS

Indiana's Department of Transportation (INDOT) uses the Federal Highway Functional Classification system to categorize roadways. The categories in this system are based on several factors including the traffic volume, number of lanes, and speed limit. Listed in order from largest to smallest, the primary functional classifications include (1) interstates, (2) freeways or expressways, (3) principal arterials, (4) minor arterials, (5) major collectors, and (6) minor collectors. Any roadways that are not categorized are considered local roads. The Town of Crandall has two major collector roads within its borders.

The busiest of these roads is SR 335 with a traffic count 874. INDOT is the only entity in charge of maintaining this road. The other major collector in the town is Crandall Lanesville Road. This road is managed by Harrison County and has a traffic count of almost 400. Every other road in Crandall is a local road. These local roads are under the town's management, meaning Crandall is responsible for their maintenance.

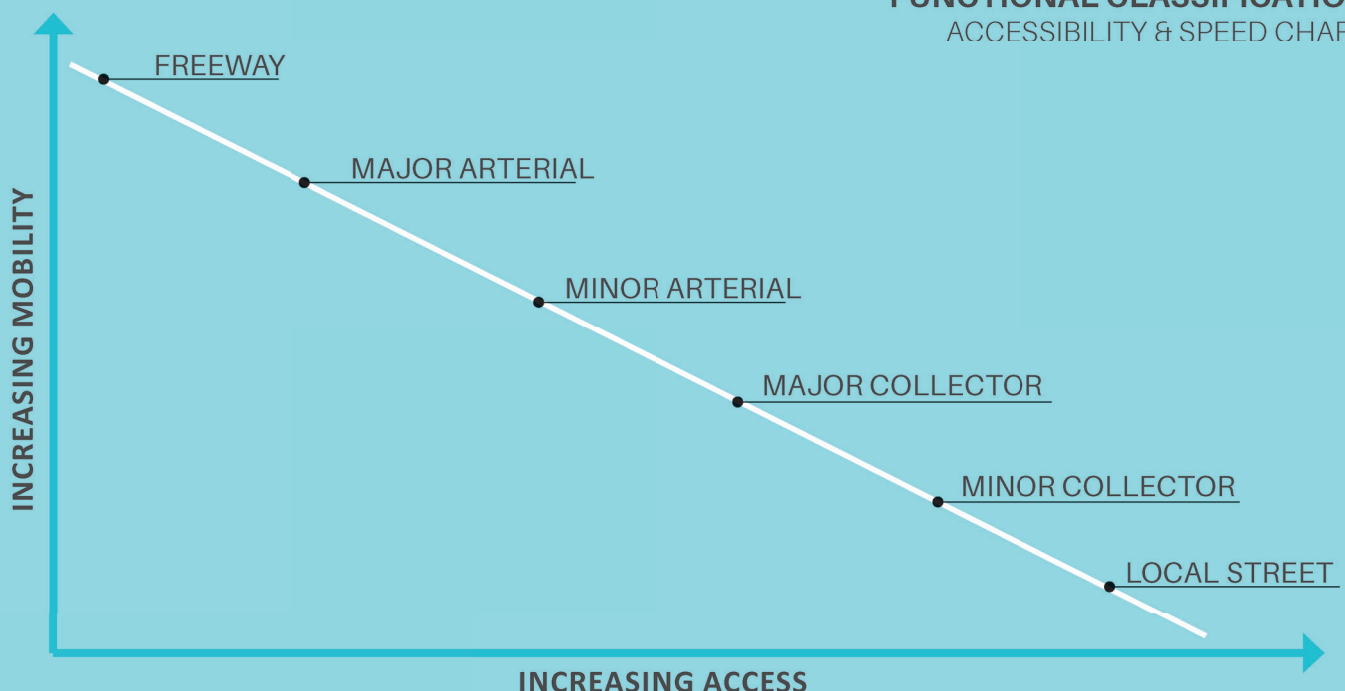
### SIDEWALKS

There is only one area with sidewalk in Crandall. It is on Main Street and travels from SR 335/ Railroad Street to Cherry Street Northeast. It provides pedestrian access to some of the business and residential properties along Main Street as well as the Crandall Community Center.

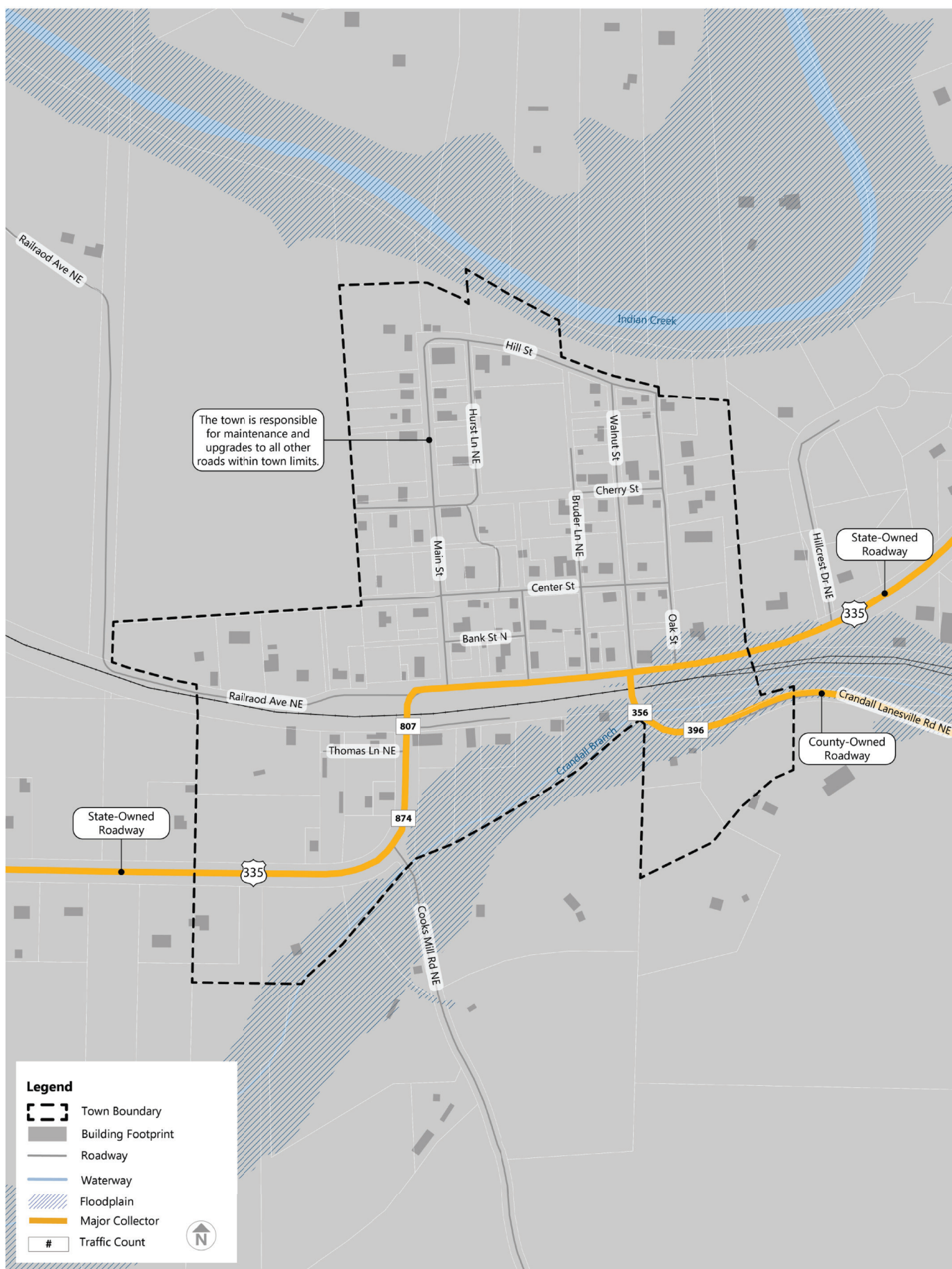
### BUS ROUTES

The Town of Crandall is served by the Southern Indiana Transit System (SITS). In partnership with the Harrison County Commissioners and Blue River Services, Inc., SITS is a rural bus service serving Crawford, Harrison, Scott, Washington, and Floyd counties. This door-to-door service operates Monday-Friday from 6 a.m. to 6 p.m. and must be scheduled ahead by phone. Costs range from two to four dollars one-way depending on the distance traveled. SITS could be a good option for people who do not own a car or cannot drive.

## FUNCTIONAL CLASSIFICATION ACCESSIBILITY & SPEED CHART







## UTILITY INFRASTRUCTURE

Water, wastewater, stormwater, electricity, and broadband (internet) are typically provided by a public or private entity. These utilities are critical to maintaining a high quality of life and supporting community growth and development.

### ELECTRIC

Within town limits, local electricity is provided by Duke Energy. However, the rural areas near, but outside, Crandall are serviced by the Harrison County Rural Electric Membership Cooperative. The Harrison County REMC is a not-for-profit, member-owned cooperative that offers electric services throughout much of Harrison, Floyd, Clark, Crawford, and Washington Counties. In addition to utility services, the organization offers several community programs for youth and members.

### BROADBAND

According to broadbandnow.com, internet services within Crandall are available from a variety of companies: Spectrum, T-Mobile, Frontier, Viasat, HughesNet, Starlink, AlwaysOn, MainStream Fiber, and Portative Technologies. In terms of download speeds, Spectrum and MainStream Fiber are the fastest internet service options in the town.

Over the last several years, Harrison County has prioritized improving broadband connectivity by investing over \$5 million in broadband with MainStream Fiber. More recently, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation launched a Broadband Readiness and Infrastructure Deployment Plan. This plan identifies areas in need of broadband infrastructure, find the greatest return on investment, and outline strategies for implementation. While the plan was completed at the county level, Crandall will reap the benefits as the recommendations are implemented.

## COMMUNITY FACILITIES

Parks, schools, and community centers are examples of common community facilities. These spaces allow people to gather for recreational, education, political purposes, and much more. Community facilities greatly enhance the quality of life and strengthen the social fabric of a place. Crandall has two (1) significant community facility owned by a governmental entity and another two (2) privately owned facilities.

The Crandall Community Center is an important facility as it offers a space for community members to gather and host local events.

The Masonic Lodge (# 591) and the AM Drost Family Life Center are two other community facilities that may be important to the Crandall's residents. These facilities are privately owned and may not always be available for use by residents.





# KEY CONCLUSIONS

## Crandall's Strengths & Opportunities

The inventory collected and outlined within this analysis informs the planning process by revealing strengths, weaknesses, opportunities, and threats based on what the community has to offer today and what it could offer in the future. The following sections highlight the key conclusions that served as the foundation for the vision, goals, and recommendations of the Comprehensive Plan.

- **Population Growth** - Crandall's population increased by more than 50% from 2010 to 2020. As this trend continues, the growth can be leveraged to attract some commercial amenities. Small stores may be more willing to locate in Crandall and serve the growing market. An increasing population also means more people contributing to the local tax base. These funds can be used to encourage more growth by covering infrastructure costs. Improving existing infrastructure and developing more will increase the amount of developable land in Crandall. This makes space available for the construction of new housing units, shops, or facilities and creates room for growth.
- **Rising Home Values** - From 2010 to 2020, the median home value in Crandall increased 71.7%. Although home values are still lower than in nearby towns, this increase outpaces the growth in any other part of Harrison County. This represents an increase in the demand for housing in Crandall. Such demand can create a competitive housing market in which homes are likely to be purchased fairly quickly. Therefore, Crandall can take advantage of this demand by expanding infrastructure to make more developable land. This would encourage the construction of new housing units and maintain the increasing home values.
- **Labor Force Growth** - Crandall's labor force participation rate, 51.7% has risen faster than its overall population. This means that, in addition to the labor force's natural growth as the population increased, a larger share of the population is working than in 2010. A growing labor force in the community ensures local employers, whether they manage small shops or larger production facilities, have enough staff to continue their operations. It could also attract more employment opportunities in the form of additional employers locating their businesses in town.
- **Community Center** - The Crandall Community Center is an excellent asset that is rare in communities of similar sizes. It provides a space for the community to gather and hold event. This allows for residents to interact and know one another. This signifies the presence of a strong community among Crandall's neighbors. Such an identity is attractive to prospective residents.

# KEY CONCLUSIONS

## Crandall's Challenges & Threats

- **Lack of Diverse Housing Options** - Of the 96 housing units in Crandall, seven are not single-family detached units or mobile homes. This limits housing options for new and current residents which, in turn, could slow the population growth. Overall market trends indicate an increased demand for more variety in housing. Some home buyers or renters are searching for a housing unit within a multi-family structure like an apartment or a condo in a duplex. Increasing the variety of available housing units may ensure a stronger housing market that can accommodate a growing population.
- **New Home Construction** - No new homes have been constructed within town limits since at least 2013. This lack of activity could lead to a slowing and eventual stagnation in the town's population growth. Much of the new construction in the area is occurring around nearby towns like Corydon or Georgetown. There are also a few new homes being built in the undeveloped areas immediately around the Town of Crandall. The development pattern of the subdivisions around Crandall's town limits have presented a threat to its growth. The town can simply grow to annex them, but they have limited Crandall's abilities to control its own expansion. The town cannot easily change those subdivisions should local leaders decide to expand.
- **Commuting Workforce** - Nearly 50% of Crandall's residents are leaving Indiana for work every day. Overall, 75% of residents are leaving Harrison County for work. This significantly limits the town's daytime population. Local businesses may not see much activity due to this commuting out of county. This is especially true if they are only open during traditional daytime hours. When the data on how much of the workforce is commuting out of town is considered with data on the diversification of labor, it becomes clear that there are more employment opportunities out of town than in it. The presence of more diverse employers could maintain the population the local daytime population.
- **Sidewalk Network** - The network of sidewalks within the Town of Crandall is limited. The only sidewalk appropriately provides pedestrian access to some of the most important places in the town, including the Crandall Community Center. However, there are no other sidewalks on other corridors where there may be some walkers. This could create unsafe situations for all present road users. Constructing pedestrian oriented infrastructure along important corridors, especially where walkers are already common, could ensure public safety among all road users.

**TOWN PLANNING  
INITIATIVE**  
HARRISON COUNTY  
The Town of Crandall

