
SUBJECT: CASS COUNTY COMPREHENSIVE PLAN

ADOPTED DATE: FEBRUARY 22, 2005

PAGE 1 OF 2

(See separate "COMPREHENSIVE PLAN" available in the Commission Office dealing with the following subjects:)

Comprehensive Plan Summary:

Chapter One: County Profile

Chapter Two: Demographics, Transportation, Land Use

Chapter Three: City Profiles

Chapter Four: Township Profiles

Chapter Five: Current and Emerging Issues

Soil stability along riverbanks

Flooding vulnerability along rivers

Population projected to increase by 80,000 between 2000 and 2030

Sprawl or premature:

Increased strain on county roads

Increased cost for fire, police, and school districts

The increased costs to provide services is often subsidized by all taxpayers

Leap-frog developments can create land use conflicts with the surrounding

Agricultural land

Infrastructure within rural subdivisions;

Gravel roads, open ditches, private wells, on-site septic

These services often create dissatisfaction for these residents

Services often only provide a short-term solution

Chapter Six: Goals, Objectives, and Policies

Goal One: Growth and Development

Direct new growth to areas already experiencing growth

Discourage non-farm development in farming areas

Prevent incompatible land uses from locating in close proximity

Goal Two: Facilities and Infrastructure

Require adequate and desired services within subdivisions

Prevent development created an economic strain to provide services

SUBJECT: CASS COUNTY COMPREHENSIVE PLAN

ADOPTED DATE: FEBRUARY 22, 2005

PAGE 2 OF 2

Goal Three: Transportation

Prevent development placing an economic strain on the county to provide adequate roads

Require developments to meet the safety needs of the citizens

Goal Four: Natural Resources

Protect the natural resources and use them efficiently

Goal Five: Rural Heritage

Protect the rural heritage

Protect the valuable farmland

Goal Six: Public Participation

Continue to seek public comment and participation in county planning

Chapter Seven: Implementation