



TOWN OF LONG BEACH INDIANA

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Long Beach, Indiana, 46360
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COMPREHENSIVE PLAN UPDATE

APPROVED AND ADOPTED BY THE TOWN COUNCIL JULY 13, 2009

I. Introduction and Legal Basis

Indiana state law, (I.C. 36-7-4) enables local governments to prepare and adopt a comprehensive plan and zoning ordinance. Section 36-7-4-502 sets forth minimum comprehensive plan requirements as a prerequisite to enactment of a zoning ordinance.

Specifically a Comprehensive Plan must contain:

- 1) a statement of objectives for future development,
- 2) a statement of policy for land use development, and
- 3) a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

II. History

The history of Long Beach dates back to mid 1890's when Judge Harry B. Tuthill began to purchase and acquire tax reverted properties for land that would ultimately be incorporated into the Town of Long Beach. Some time after his first purchase Tuthill platted 94 waterfront lots for single family home development.

There was little interest in lakeside property until 1915, when Orrin S Glidden purchased 30 lots and in 1917 acquired an additional 10 acres of unplatted land. Glidden established the First Addition to Long Beach platted subdivision and started a golf course.

In 1918, Orphie W. Grotto and Orrin S Glidden formed the Long Beach Company and purchased 200 lots (the Highlands) and in 1919 developed the Long Beach Terrace platted subdivision. The Long Beach Company formed in 1920, added additional land platted as Long Beach Gardens for single family home sites and an 18-hole golf course.

The Town of Long Beach was incorporated in 1921 assembling these platted single-family home subdivisions into a formal town government containing slightly more than one square mile of land area containing about 1,650 single-family home sites.

With the incorporation of the Town of Long Beach, the Town of Long Beach pattern of land use was cast, being *"an entire subdivision built around a golf course"* implementing the master plan of development envisioned by Grotto and Glidden (page 87, *Michigan City Beach Communities* by Barbara Stodola).

III. Statement of Objectives for Future Development (I.C. 36-7-4-502 (1)).

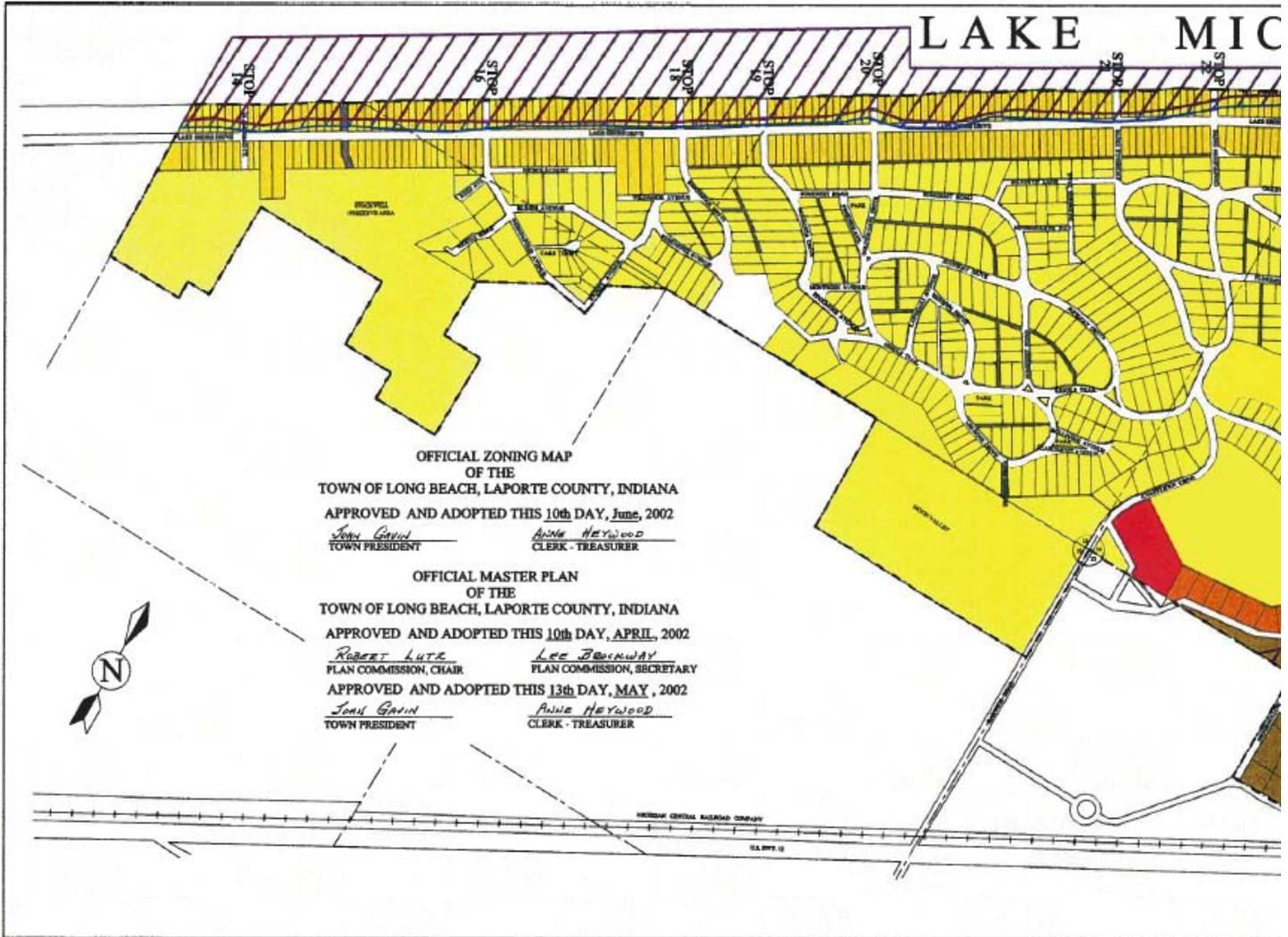
For the health, safety, convenience, and welfare plus to ensure the protection and preservation of property values for citizens of the Town of Long Beach, it is the Advisory Plan Commission and Town Council objective for future development to maintain the single-family residential character of the Town_ of Long Beach. Further, land currently designated for commercial business operations shall remain unchanged, with the exception of reasonable and necessary expansion of existing commercial business operations on abutting properties, when determined necessary and recommended for rezoning by the Advisory Plan Commission for commercial business purposes.

IV. Policies for Land Use Development

(I.C. 36-7-4-502 (2)).

Policy 1 - Restrict all new residential housing units to single family homes, as set forth in the original, and subsequent, plats incorporated into of the Town of Long Beach as well as the original and subsequent zoning ordinances enacted by the Town Council.

Policy 2 - "Residential use" for the purposes of regulation by the terms of the Town of Long Beach Zoning Ordinance means a "single building" constructed in compliance with the provisions of the Building Code of the Town of Long Beach and any other applicable regulation imposed by the State of



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Indiana, LaPorte County or other legal authority having bedrooms, a kitchen, bath/bathing rooms and living areas designed to house one or more people meeting the definition of family contained in the Town of Long Beach Zoning Ordinance whose occupancy is intended for a period of 30-days or more either as the owner or as a lessee. No other structure meeting, in total, or in part, these requirements shall be used in combination with a residential use structure meeting these requirements on the same zoning lot.

Policy 3 - Discourage the division of existing platted residential lots when such action results in a net increase in the number of residential dwelling units.

Policy 4 - Encourage the elimination of all nonconforming lots through combinations that achieve compliance with the minimum requirements for a zoning lot.

Policy 5 - Accept only new single-family residential platted developments compliant with the terms of the Town of Long Beach Zoning Ordinance requirements.

V. Policies for Development of Public Ways, Public Places, Public Lands, Public Structures, and Public Utilities (I.C. 36-7-4-502 (3)).

Policy 1 - Recognize that the Lake Michigan beach is a publicly owned natural resource that must be preserved for future generations. Therefore, no action should be taken that either compromises the environmental integrity of natural resources or reduces public access.

Policy 2 - The Town of Long Beach has and maintains 22.5 miles of public streets and court ways all created within the dedication of subdivision plats incorporated into the Town of Long Beach. As such, the Town is obligated to maintain these public ways as access ways for roads, utilities and pedestrian use. To this end, any action limiting these uses by encroachment (including off-site parking in lieu of dedicated on-site parking) is deemed inappropriate and removable by order of the Town of Long Beach.

Policy 3 - Long Beach will continue to operate, maintain and expand the Town of Long Beach water utility system to assure all buildings have adequate water supply.

Policy 4 - Long Beach will continue to support environmentally acceptable individual waste water disposal methods for individual property owners including evaluation of cost effective means for

application of new technologies.

VI. FUTURE LAND USE MAP (I.C. 36-7-4-503 (3)).

The Future Land Use Plan Map is a graphic representation of the objectives, policies and other recommendations of this plan. It shows the location and uses of land, transportation improvements, public buildings and structures, parks and open spaces. A larger scaled map is available for viewing in the Town Hall. The Map is attached and made a part of the Comprehensive Plan as Exhibit A.

VII. APPROVAL AND ADOPTIONS

This Comprehensive Plan was recommended for Town Council approval and adoption by the Advisory Plan Commission on June 5, 2009 at the conclusion of a properly noticed public hearing held on the same date.

Approved and adopted by the Town Council of the Town of Long Beach, Indiana July 13, 2009.