



TOWN OF ST. PAUL COMPREHENSIVE PLAN

OCRA DRAFT | JUNE 5, 2026



Acknowledgments

COMPREHENSIVE PLANNING COMMITTEE

Cindy Brattain

John Jones

Don Kanouse

Kim Livingston

Janey Livingston

Tony Livingston

Dena Pardue

Richard Rampley

Kathy Rampley

Josh Sangl

Claire Wallace

TOWN COUNCIL

Kimberly Livingston

Timothy York Ray

Joshua Sangl

COMMUNITY INVOLVEMENT

A special thank you to the community members that participated in the planning process.

PREPARED BY



HWC
ENGINEERING

CONTENTS

Executive Summary	5
General Background	13
Comprehensive Planning Committee	25
Land Use	31
Government and Fiscal Capacity	51
Public Facilities and Services	61
Placemaking	73
Economic Development	85
Housing	97
Transportation	107
Agriculture	119
Natural Resources	129
Parks and Recreation	139
Broadband	151
Historic and Archaeological Resources	161
Hazard Mitigation	171
Appendix	181
CPC Meeting Summaries	182
Public Workshop Boards	190
Focus Group Meeting Summaries	198
Big Ideas Open House Boards	204
Online Survey Results	213

Reserved for Adoption Resolution

CHAPTER ONE

Executive Summary



The Executive Summary outlines the purpose, scope, and development of the 2026 St. Paul Comprehensive Plan. This section also reviews the planning process and concludes by outlining the goals and strategies of the plan that form the foundation for implementation and future decision-making.

PURPOSE OF THE PLAN

The 2026 St. Paul Comprehensive Plan serves as a strategic, long-range playbook designed to guide the town's evolution over the next 15 to 20 years. It provides town leadership, municipal staff, and local boards with a consistent framework for making informed decisions regarding land use, infrastructure investment, and community programming. By synthesizing a detailed analysis of St. Paul's current socioeconomic profile, including its unique tri-county geographic context, with extensive public engagement, this plan establishes a unified vision that balances the preservation of the town's historic character while prioritizing utility improvements and thoughtful growth.

SCOPE OF THE PLAN

Developed through a collaborative process involving residents, business owners, and regional stakeholders, this plan outlines specific goals and actionable policies for 13 topics required by the Office of Community and Rural Affairs (OCRA). In 2025, the Town of St. Paul worked with the Southeast Indiana Regional Planning Commission (SIRPC) to secure a planning grant through OCRA. This grant program leverages Community Development Block Grant funding from the US Department of Housing and Urban Development to encourage communities to plan for long-term improvement.

A central focus of this plan is addressing the town's infrastructure capacity, particularly major improvements to its wastewater system, which are essential for unlocking future development. By synchronizing efforts across various municipal sectors, the plan ensures that every new project, from downtown façade renovations to potential growth near the I-74 interchange, aligns with the core values and priorities of the St. Paul community.

What is a Comprehensive Plan?

A comprehensive plan is a guiding document used by elected officials and community leaders that establishes a long-term vision for the community. As a statement of official policy, comprehensive plans are important tools that should be used daily to inform land use, infrastructure, economic development, and community development decisions.

In accordance with Indiana state law, this document includes fundamental statements of strategy for future growth, as well as clear policies for land use and the development of public ways and utilities. It is important to note that while this plan provides the basis for future policy updates, it is not a legally binding document. Rather, it serves as a vital decision-making guide for the St. Paul Town Council and the Decatur County Area Plan Commission when evaluating rezoning petitions and development proposals and prioritizing long-term investment.

Planning Area

The recommendations within this plan cover the incorporated limits of the Town of St. Paul. However, the planning area also extends to strategically identified growth areas beyond current town boundaries. These peripheral areas are included because their development would directly impact municipal services and likely necessitate future annexation to ensure the town's long-term sustainability.

PLANNING PROCESS

Cultivating a unified vision for St. Paul's future is a deliberate process that requires dedicated collaboration between town leadership, municipal staff, and the public. To manage the complexities of this long-range strategy, the 2026 St. Paul Comprehensive Plan was executed across four strategic phases over an eight-month period.

Project Kick-Off and Visioning: The initial phase focused on data collection and existing conditions analysis. This stage established the project's foundation through preliminary visioning sessions with the Steering Committee and multiple public engagement opportunities inviting the broader community to define St. Paul's core identity.

Consensus Building: During the second phase, the planning team synthesized public feedback to reach a consensus on the town's primary opportunities and challenges. These insights were instrumental in drafting the overarching goals and strategies that reflect the community's collective aspirations.

Plan Development: The third phase centered on the technical creation of the plan document. This involved drafting the Future Land Use Map and identifying specific, actionable strategies designed to ensure the successful implementation of the plan's vision.

Plan Review and Adoption: In the final phase, the document was refined based on final stakeholder feedback. The process concluded with a formal presentation to the community and the official adoption of the plan.

COMMUNITY ENGAGEMENT

Meaningful public participation was integrated into every stage of the planning process to ensure the 2026 St. Paul Comprehensive Plan was reflective of the community. Through a combination of interactive workshops, digital outreach, and direct consultation with local stakeholders, the plan's vision and strategies were continuously refined based on local knowledge. This multi-layered approach allowed for a broad exchange of ideas, ensuring that the final recommendations aligned with the priorities of those who live and work in St. Paul. Detailed summaries of these engagement milestones and raw data are provided the Appendix starting on page 181.

Comprehensive Planning Committee Meetings

A dedicated Steering Committee, consisting of local leaders, residents, and business owners, convened for four strategic work sessions throughout the project. This body served as the primary advisory group, responsible for evaluating technical data, reviewing draft chapters, and ensuring the plan remained consistent with St. Paul's long-term interests.

Public Workshop & Big Ideas Open House

The planning process featured two cornerstone public events designed to facilitate direct community dialogue. The Public Workshop served as an interactive visioning session where residents identified the town's most pressing challenges and unique assets. The workshop was open to all St. Paul residents and took place on December 16, 2025. Attendees provided feedback on a variety of interactive engagement boards. Participants identified the St. Paul Tavern, the historic gym, and the town's small-town atmosphere as its greatest assets, while pinpointing dilapidated housing,

inadequate sewer capacity, and poor sidewalk conditions as the most significant challenges. Key takeaways from the interactive exercises show a strong desire for the development of the Flat Rock riverfront and a future rail trail to boost tourism and create active spaces, alongside support for town leadership to focus on downtown revitalization and annexation near the I-74 interchange.

Later in the process, a Big Ideas Open House was held to present the preliminary findings and draft recommendations, allowing the community to review the draft plan and provide final feedback before the adoption phase.

Eleven attendees signed in and provided additional feedback and input. Attendees unanimously agreed with all the draft recommendations, strategies, and Future Land Use Map. Attendees emphasized that utility improvements are the highest priority in the town, especially when attracting growth and residential development.

Online Survey

To maximize accessibility, an online survey was launched during the initial phases of the project. This digital platform allowed a wide cross-section of the community to share their perspectives on quality of life, housing, and infrastructure.

The online survey was open from December 2025 to February 2026 and collected 45 individual responses from St. Paul residents. The community survey results highlight a population that deeply values its small-town identity but recognizes a critical need for modernization and infrastructure investment. Residents expressed love for the town's cozy atmosphere, friendly neighbors, and historic landmarks like the St. Paul Tavern, with 62% of respondents reporting a strong sense of

community pride. However, this appreciation is balanced by concerns regarding the town's physical appearance and utility reliability. A significant majority of participants identified property maintenance and blight as top concerns, while 85% of respondents strongly advocate for housing rehabilitation and infill development over the expansion into agricultural lands.

Key takeaways from the data concern infrastructure, youth/senior amenities, and economic revitalization. There is clear support for upgrading the municipal wastewater system, which many cited as a barrier to growth. Looking forward, there is strong consensus (over 70%) that the I-74 interchange is a vital component of the town's future, as well as a revitalized downtown that serves as a hub for small businesses and community events.

Focus Group Meetings

To address the town's more technical and specialized needs, the planning team conducted a series of three targeted focus group meetings, which allowed for granular discussions on specialized topics. These sessions were focused on Infrastructure and Utilities, Economic Development and Tourism, and Quality of Life and Housing and provided a platform for stakeholders to delve into the town's strengths and needs in a specialized manner. A recurring theme across all meetings was the critical impact of the current sewer capacity limitations; participants noted that resolving these infrastructure constraints is the essential first step to unlocking St. Paul's potential for both residential growth and commercial investment.



Steering Committee Engagement



Big Ideas Open House



Focus Group Meeting

KEY GOALS AND STRATEGIES

Introduction

The strategic priorities and challenges identified throughout the engagement process, coupled with OCRA's technical requirements for comprehensive plans, served as the foundation for developing St. Paul's specific goals and strategies. Each goal is designed to directly support a vision statement. Then, high-level strategies outline specific project, program, and policy updates related to the goal, providing a clear playbook to assist town leadership in making informed decisions that move the community toward its desired long-term vision.

Vision Statement

St. Paul is a thriving community that embraces small-town character and invests in quality infrastructure and services. By supporting development near the I-74 interchange and surrounding areas, our residents will have access to additional employment opportunities and local services. Guided by a deep spirit of volunteerism and civic pride, St. Paul will elevate its recreational assets and neighborhoods to inspire growth, attract visitors, and enrich quality of life.

Land Use Goal

Promote growth and development by overcoming utility limitations, prioritizing infill and redevelopment, and planning for long-term outward growth.

Government and Fiscal Capacity Goal

Expand the town's capacity to provide high-quality services by diversifying funding sources, leveraging strong partnerships, and clearly communicating policies and procedures.

Public Facilities and Services Goal

Strengthen St. Paul's utility systems to support public health, regulatory compliance, and sustainable growth while minimizing financial impacts on residents.

Placemaking Goal

Promote St. Paul's unique identity by celebrating its history and investing in placemaking initiatives that support community pride and local tourism.

Economic Development Goal

Leverage the town's strategic location, regional partnerships, and downtown vitality to drive job creation, residential development, and community investment.

Housing Goal

Promote the development of attainable housing to meet the needs of residents, including seniors, while maintaining neighborhood quality and property standards.

Transportation Goal

Create a safe, accessible, and well-connected transportation network that supports pedestrians, enhances mobility, and promotes community connectivity throughout St. Paul.

Agriculture Goal

Support the preservation of productive agricultural lands surrounding St. Paul while balancing the needs of residents and business owners.

Natural Resources Goal

Protect and enhance St. Paul's natural resources to support environmental health, recreation, and community quality of life.

Parks and Recreation Goal

Enhance St. Paul's recreational assets by leveraging partnerships, improving facilities, and expanding programming.

Broadband Access Goal

Improve access to reliable broadband services to support residents, businesses, and economic development.

Historic and Archaeological Resources Goal

Increase the protection and awareness of St. Paul historic and archaeological assets.

Hazard Mitigation Goal

Reduce risks to life, property, and infrastructure by proactively planning for and mitigating natural and human-caused hazards.



CHAPTER TWO

General Background



Based on 2025 ESRI Business Analyst estimates, the Town of St. Paul is at a demographic and economic crossroads. This analysis covers key population features, including a notable 10.3% population decline since 2010 and a rising median age. It further delves into economic conditions, exploring income levels, the housing market, and the local labor force, with a particular focus on employment sectors, major occupations, and unemployment trends.

INTRODUCTION

Due to the 2025 federal Government shutdown, U.S. Census Bureau data was unavailable. To fill this data gap, the 2025 ESRI data was utilized instead. The data sources are consistently the 2025 ESRI estimates, with comparative figures drawn from surrounding communities like Greensburg, Westport, and New Point, as well as Decatur County and the state of Indiana, providing a regional context.

Key points reveal a community of contrasts. St. Paul is experiencing significant challenges, including a declining and aging population, limited local job opportunities, and an unemployment rate (6.3%) that outpaces its neighbors. However, the town also demonstrates remarkable resilience. It boasts a median household income (\$85,912) that exceeds county and state averages, a high rate of homeownership (77.5%), and a stable, affordable housing market with a median home value of \$181,250. The economy is balanced between service, manufacturing, and construction sectors. Ultimately, St. Paul is as an affordable, stable community with a relatively affluent populace, yet it faces the pressing need to reverse population loss and create stronger economic connections to regional employment centers for long-term vitality.

The following sections provide a more detailed overview of the demographic, housing, and economic characteristics of the community. The following section identifies key demographic and socioeconomic trends that can help inform the foundation of this plan, identify areas of strengths and weakness within the community, and provide an inventory of the community's anchor institutions.

KEY POPULATION FEATURES

The following topics are highlighted below: total population, age structure, educational attainment, income, total housing units, occupancy rates, and median home value.

Population

St. Paul is facing population decline.

According to 2025 ESRI Business Analyst estimates, the Town of St. Paul has a population of approximately 939 residents, reflecting a decline of 97 people (-10.3%) since 2010. Similar downward trends are observed in the nearby community of New Point (-2.5% between 2010 and 2025), while larger communities such as Greensburg and Westport have experienced modest population growth of 6.6% and 0.1%, respectively. The decline from 2010 to 2020 represents the most significant population loss for St. Paul of any decade since accurate census records began in 1930. These population reductions likely result from a combination of factors, including limited local employment opportunities, an aging population, and the outmigration of younger residents.

Age Structure

The population of St. Paul is aging rapidly.

The estimated 2025 median age in the Town of St. Paul is 43 years, representing a 17.2% increase from 35.6 years in 2010. This notable rise reflects broader demographic trends observed at the local, state, and national levels, where aging populations are becoming increasingly common. Comparable nearby communities have experienced similar, though less pronounced, shifts. New Point's median age increased by 14%, while Greensburg's rose by 8.0% over the same period.

The town's age distribution further illustrates this aging trend. The largest age cohort in St. Paul consists of residents aged 55–64 years, who comprise 14.3% of the total population. This is closely followed by those aged 65–74 years (14.2%) and children aged 5–14 years (12.5%). Excluding the 85+ population, residents aged 75–84 years represent the smallest share of the community. Overall, these figures indicate a maturing population structure, with a growing proportion of middle-aged and older adults and relatively smaller proportions of younger age groups.¹

¹ Data in this section is drawn from 2013–2023 ACS 5-Year Estimates.

Educational Attainment

Educational attainment levels in St. Paul are generally consistent with those of surrounding communities.

Approximately 92.2% of residents have earned a high school diploma or higher, closely aligning with Decatur County's rate of 91.5%. In terms of higher education, 25.6% of St. Paul residents hold a bachelor's degree, while 4.2% possess a graduate or professional degree. These figures are comparable to Decatur County's respective rates of 21.7% and 5.9%, indicating similar overall educational outcomes within the region.

Income

St. Paul has a fairly high median household income.

The estimated 2025 median household income in St. Paul is \$85,912, which is higher than many surrounding communities, including Decatur County (\$75,268) and Greensburg (\$65,108), but lower than New Point (\$101,525). The town's per capita income of \$38,935 is generally comparable to nearby areas, such as Decatur County (\$39,347) and Greensburg (\$34,860), though it falls below Westport (\$46,783).

An analysis of household income distribution indicates that a significant proportion of households in St. Paul are in the middle-to-upper income brackets. Over 25% of households report incomes between \$100,000 and \$149,000, and an additional 15.1% of the population earning between \$150,000 and \$199,000. In contrast, only 8.5% of households have an income below \$35,000, highlighting a relatively affluent community compared with the broader region.

Households

The total number of households in St. Paul has remained steady, but the average household size is getting smaller.

According to 2025 ESRI Business Analyst estimates, St. Paul contains approximately 378 households, a figure that has remained relatively stable over the past decade (380 households in 2010 and 381 in 2020). The town's average household size is 2.48 persons, reflecting a gradual decline from 2.73 persons in 2010 and 2.52 in 2020. These household sizes are generally consistent with nearby communities, including Decatur (2.45 persons per household) and Westport (2.52 persons per household), indicating similar household composition trends within the region. As the average household size shrinks, there may be a shift in demand for specific types of housing units.

Housing Occupancy

St. Paul has a relatively high level of homeownership compared to the broader region.

St. Paul contains an estimated 419 housing units, representing a slight decrease of one unit since 2020. Of these, 378 units are occupied (90.2%), while 41 units are vacant (9.8%). Owner-occupied units account for 77.5% of occupied housing, with renter-occupied units comprising 22.5%. Between 2020 and 2025, the share of owner-occupied units increased by 5.8%, while the share of renter-occupied units declined by 5.9%. St. Paul's rate of owner-occupancy exceeds that of Decatur County (72.7%), Greensburg (63%), and the state of Indiana (65.2%), though it remains lower than New Point (84.9%).

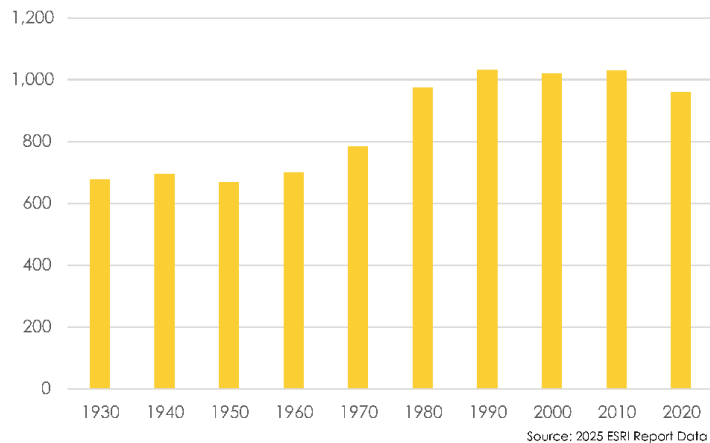
Median Home Value

St. Paul's housing market is more affordable than surrounding areas.

The estimated 2025 median home value in the Town of St. Paul is \$181,250, which is lower than that of several surrounding communities, including Greensburg (\$200,109), Westport (\$201,667), and New Point (\$390,385). This comparison indicates that St. Paul's housing market remains relatively affordable within the regional context.

Lower median home values may reflect several contributing factors, such as the town's smaller population size, limited new residential construction, and modest local demand compared to larger or more economically active communities. However, this affordability can also serve as an asset, offering opportunities for first-time homebuyers and households seeking lower-cost housing within proximity to regional employment centers such as Greensburg and Shelbyville.

Population over Time (1930-2020)

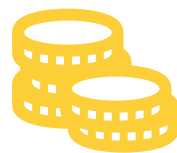


43 YEARS OLD

MEDIAN AGE IS ON THE RISE.

17.2%

increase since 2010.



\$85,912

COMPETITIVE HOUSEHOLD MEDIAN INCOME.

57.8%

increase since 2010.



\$181,250

MEDIAN HOME VALUE HAS INCREASED.

44.4%

increase since 2010.

ECONOMIC BASE

The following topics are highlighted below including total labor force, unemployment, major employers, industries, and occupations.

Labor Force

St. Paul has a higher unemployment rate than neighboring communities.

According to 2025 ESRI Business Analyst estimates, St. Paul has a civilian labor force of 540, which reflects 56.2% of the town's population. Of these workers, 93.7% are employed, a rate slightly below that of Decatur County (96.4%) and New Point (98.0%). The town's unemployment rate stands at 6.3%, which is notably higher than in neighboring communities such as Westport (3.2%) and Greensburg (5.0%).

Industry

There are three primary industries that employ over 70% of workers in St. Paul.

The largest employment sector in St. Paul is services, which includes industries such as healthcare, education, hospitality, and information, employing for 35.0% of the town's workforce. This is followed by manufacturing (25.1%) and construction (13.6%), which together comprise more than one-third of total employment.

St. Paul's concentration of workers in the service and manufacturing sectors reflects broader economic patterns common among small towns in Indiana, where local economies often depend on a mix of industrial employment and service-oriented occupations. This reliance underscores both the stability provided by established manufacturing employers and the growing importance of service-based activities tied to tourism, hospitality, and community services. However, such dependence on a limited number of sectors may also make the local economy more sensitive to shifts in regional industry trends or economic cycles.¹

¹ Data in this section is drawn from 2013–2023 ACS 5-Year Estimates.

Occupations

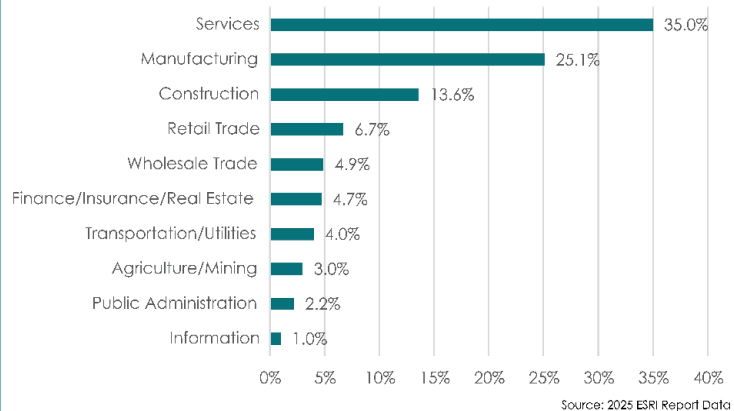
There is a balance between white-collar and blue-collar occupations in St. Paul.

An analysis of occupational data indicates that blue-collar occupations represent the largest share of employment in St. Paul, employing 43.1% of the workforce. Within this category, the most prominent fields are production (17.4%) and construction (9.7%), reflecting the town's strong ties to manufacturing and skilled trades.

White-collar occupations comprise 42.8% of total employment, with management positions representing the largest segment at 19.0%. The remaining 14.2% of the workforce is employed in service-oriented occupations, including hospitality, personal care, and related sectors.

This distribution illustrates a balanced local labor force with a slight emphasis on blue-collar employment, consistent with the economic structure of many small Midwestern towns where manufacturing and trade-related industries continue to play a central role in community employment.

Industry Share in St. Paul



WORKFORCE

6.8%

UNEMPLOYMENT
RATE



SERVICES

35%

WORK IN SERVICE
INDUSTRY



MANUFACTURING

25.1%

WORK IN
MANUFACTURING

ANCHOR INSTITUTIONS

Anchor institutions are large, stable organizations or facilities that act as major employers or primary service providers to a community. The following section provides an inventory of libraries, healthcare facilities, community centers, museums, and educational facilities within or near the Town of St. Paul.

Public Library

The Town of St. Paul does not have a public library located within town limits. Residents travel to Greensburg or Shelbyville for librarian services. The Shelbyville-Shelby County Public Library is likely the most convenient option for St. Paul residents. This branch is located in the historic core of Shelbyville offering a large book collection, private room reservations, reading programs, and community events.

Hospital/Clinics

True Healthcare Partner LLC offers a combination of primary care and wellness services designed to promote whole-person health. The clinic provides a variety of treatments including weight-loss management, IV infusion therapy, and hormone-replacement treatment. By blending conventional and holistic care, True Healthcare Partner gives local residents convenient access to preventive and restorative health services without traveling far, helping reduce chronic health issues and supporting long-term well-being in the St. Paul community.

Community Centers

The town, owns and operates two gathering spaces that serve as community centers. The St. Paul Civic Center is located at 102 East Washington Street in the commercial core of the community. The Civic Center features a full kitchen, tables, chairs, and TV. The facility is available for rent for \$100 per day or \$50 per day for St. Paul residents.

The Park at St. Paul Gym (Kiwanis Park) is located at 202 East School Street and offers restrooms, bleacher seating, a stage, and a basketball/volleyball court. The gym provides flexible space for family reunions, community events, and small gatherings. Residents and visitors can rent the gym for \$20 per hour.

Museums

The St. Paul Heritage Foundation owns and operates the St. Paul Museum, Bruner Event Centre, and the Heritage Event Centre. The Bruner Event Centre is located at 100 North Webster Street. It is a historic venue in the heart of St. Paul. The facility offers on-site parking, full size kitchen, two restrooms, and flexible event space. The museum, located at 120 North Webster Street, is a step inside of history with access to vintage toys, equipment, and books related to St. Paul's history. While not located in St. Paul, the Heritage Event Centre offers residents a unique destination for weddings and large gatherings. This event center is located in Greensburg.



ANCHOR INSTITUTIONS MAP

Public Schools

Residents have access to two school districts: Decatur County Community School and Shelby Eastern Schools. Within these school districts, there are four local schools including Waldron Elementary School, Waldron Jr/Sr High School, North Decatur Elementary School, and North Decatur Jr/Sr High School. Waldron is just four miles northwest of St. Paul while North Decatur schools are in Greensburg about 13 miles southeast of St. Paul.

Higher Education

The Town of St. Paul does not have higher education institutions located within town limits. Residents travel to Greensburg, Shelbyville, Franklin, or Indianapolis for additional education opportunities. Nearby communities have smaller campuses such as Ivy Tech Community College and Purdue University College of Technology. Franklin College is also close by (25 miles), offering liberal arts education. Lastly, while Indianapolis is 45 miles from St. Paul, residents can commute to the Indy Metro Area for a wider variety of educational institutions.



North Decatur County Elementary



North Decatur County Jr/Sr High School



Franklin College

ANCHOR INSTITUTIONS PHOTO GALLERY



St. Paul Museum



St. Paul Civic Center



The Park at St. Paul Gym (Kiwaniis Park)



CHAPTER THREE

Comprehensive Planning Committee



The Comprehensive Planning Committee (CPC) served as the guiding advisory body for the planning process, representing a diverse mix of residents and stakeholders who provided strategic direction and local insight. Over four formal meetings, committee members reviewed data, shaped goals and strategies, evaluated future land use maps, and ensured the plan reflected community priorities while remaining practical in scope. They also acted as liaisons to the public, promoting engagement and helping build awareness of the plan's vision.

ROLE OF THE CPC

The St. Paul Comprehensive Planning Committee played a central role in guiding the town's planning process by actively engaging stakeholders, providing strategic direction, and serving as community representatives in the planning process. Committee members helped recruit key participants and ensure diverse perspectives are represented, participated in both committee and public meetings, and contributed to shaping the plan's vision, goals, and strategies. Members ensured that key data and demographics were accurate and reflective of the town. They were encouraged to ask questions, offer feedback on draft materials, and flag any areas where the process may be off track, ensuring the plan remained relevant and responsive to community needs. Beyond advisory responsibilities, CPC members served as advocates, promoting the planning process, informing residents about opportunities to engage, and helping build public awareness and support for the plan's implementation.

By contributing their localized knowledge of existing challenges and emerging opportunities, residents ensured that the plan's trajectory remained rooted in the community's experiences. This participatory process was essential for identifying areas of consensus and highlighting complex issues requiring deeper analysis.

To balance the diverse interests within the town, the planning process utilized a variety of engagement platforms designed to solicit feedback from residents, business owners, municipal leaders, and additional key stakeholders. This approach was formed by the collective expertise of the community to generate creative solutions for St. Paul's future. The engagement strategy employed a multi-faceted methodology, including dedicated planning committee sessions, in-person workshops, targeted stakeholder interviews, a public open house, and an online website with accessible information and online engagement materials. Summaries of these engagement sessions are provided in the Appendix.¹

¹ See pages 190-237 for the Public Engagement Results

COMPREHENSIVE PLANNING COMMITTEE

To establish a strong foundation for the planning process, a Comprehensive Planning Committee was convened, comprising a diverse assembly of stakeholders representing St. Paul's residents, business community, and government. This committee served as a vital advisory body, responsible for identifying the town's strategic strengths and critical challenges, offering feedback on draft deliverables, and advocating for the plan's strategies within the broader community. Over the course of the project, the committee engaged in four formal deliberative sessions, supplemented by ongoing correspondence to ensure a rigorous and transparent planning effort. Summaries of each meeting are provided in the Appendix.¹ The members who contributed their expertise and local knowledge to this vision are listed below:

- Cindy Brattain - Town Resident
- John Jones - Water/Sewer Department
- Don Kanouse - Town Resident
- Kim Livingston - Town Council
- Janey Livingston - Town Resident
- Tony Livingston - Town Resident
- Dena Pardue - Town Resident
- Richard Rampley - Kiwanis Club
- Kathy Rampley - Kiwanas Club
- Josh Sangl - Town Council
- Claire Wallace - Town Resident

¹ See pages 182-189 for the CPC Meeting Summaries

CPC MEETING SUMMARIES



CPC Meeting #1



CPC Meeting #2

Meeting #1 – November 18, 2025

The first Steering Committee Meeting for the St. Paul Comprehensive Plan was held to introduce steering committee members to the planning process and evaluate the town's current landscape. Key discussion topics centered on the critical need for infrastructure upgrades, specifically addressing sewer capacity constraints and the Indiana Department of Environmental Management (IDEM) sewer ban that currently limits new development and population growth. While the committee identified significant community assets such as the historic gym, the new fire station, and a robust tourism draw from local recreation and events, they noted challenges including a declining population, the lack of senior housing, and the complexities of being situated across three county lines. Looking forward, the committee highlighted opportunities for downtown revitalization, the potential for a rail-trail and river activation, and strategic annexation near the I-74 interchange to secure the town's future tax growth.

Meeting #2 – January 13, 2026

The Steering Committee held its second meeting to review and refine the draft plan's core goals and strategies. The discussion focused on shifting the town's narrative from a passive bedroom community to a thriving, growing destination. Key refinements included rebranding annexation efforts as a broader growth strategy, prioritizing the expansion of residential and business development, and enhancing the marketing of St. Paul's unique historical and recreational assets, including the Flat Rock River and its historic districts. The committee also emphasized the importance of regional utility collaboration and ensuring local policies regarding land use and housing remain competitive and proactive. Overall, the committee responded well to the draft goals and strategies.

CPC MEETING SUMMARIES



CPC Meeting #3

Meeting #3 – February 17, 2026

The third Steering Committee meeting centered on a detailed review of the Draft Future Land Use Maps, including the town and surrounding growth areas. Members evaluated proposed land use designations to ensure they align with St. Paul's long-term vision and preserve the town's small-town character. Committee members analyzed how the map supports appropriate growth in the future, infrastructure capacity, and neighborhood compatibility while addressing community priorities identified during the planning process. Feedback from the session focused on refining the village center areas, aligning future land use with Shelby and Rush Counties, and further emphasis on future parks and recreations uses along the Flat Rock River.



CPC Meeting #4

Meeting #4 – March 24, 2026

The Steering Committee convened for its fourth and final working session to conduct a comprehensive review of the St. Paul Comprehensive Plan draft. The committee focused on ensuring the document successfully integrated previous feedback. Committee members reviewing the action steps to each strategy and provided input and edits on the draft plan. Together, their feedback ensured that there were no errors within the document, that the implementation timelines were realistic, and that the document remained consistent with St. Paul's goals for thoughtful growth and future infrastructure improvements. With the committee's consensus on the draft's content, the meeting concluded with a discussion on the final steps for public presentation and the official adoption process.



CHAPTER FOUR

Land Use



St. Paul will pursue sustainable and resilient growth by strategically overcoming utility limitations, prioritizing infill and redevelopment within the community, and thoughtfully planning for long-term outward expansion that supports economic vitality, quality of life, and responsible land use.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to land use in St. Paul.

INTRODUCTION

Land use plays a foundational role in shaping how St. Paul functions today and how it will grow in the future. Understanding how land is currently used, and where opportunities or conflicts exist, provides a critical framework for achieving these objectives. The land use analysis that follows is based on property tax classifications and field observations to ensure an accurate and practical assessment of existing conditions.

St. Paul's land use pattern reflects its historic development and natural setting, with the community established at the intersection of the Flat Rock River, Mill Creek, a railroad, and historic industrial activity. Today, residential uses make up most of the town, complemented by a compact downtown core that serves as the civic and cultural heart of the community. While downtown contains important institutional assets and local businesses, several properties are underutilized, signaling potential for reinvestment and revitalization. Industrial and institutional uses are strategically located near transportation infrastructure and on the periphery of town, while agricultural land and natural features define the edges of the community. Collectively, these patterns highlight key land use trends, such as northward growth toward Interstate 74 and opportunities for infill growth and development within existing neighborhoods.

Public Input Key Findings

- There is strong resident consensus (over 90%) to prioritize redevelopment of vacant/underutilized properties downtown over developing new agricultural land.
- Residents wish to prioritize downtown revitalization by incentivizing ground-floor commercial uses and improving streetscapes to boost walkability and vibrancy.
- Survey results indicate ambivalence toward annexation, with a nearly even split on whether to annex land for growth, indicating a desire for controlled, consensus-driven expansion if it occurs.
- Survey results show overwhelming support (over 78%) for viewing the I-74 interchange as a key part of the town's future vision, identifying it as the primary area for potential growth.



Commercial Core Development



Existing Residential

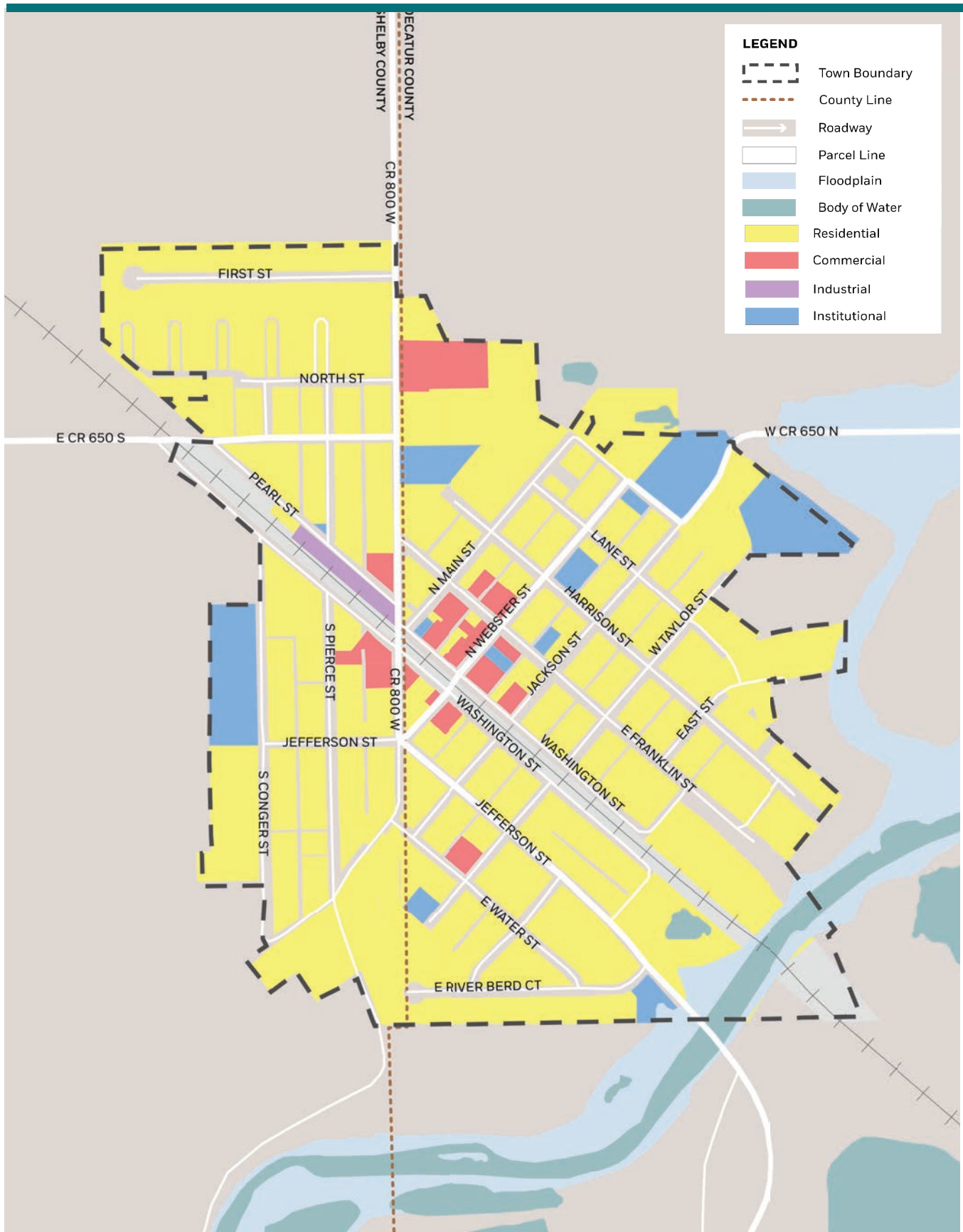


Commercial Use: Love's Gas Station

EXISTING CONDITIONS

Despite its small size, St. Paul contains a mix of residential, commercial, industrial, and institutional uses, with residential development comprising most of the town. A small commercial core is located near the center of town, with the downtown area bounded by Webster, Franklin, Washington, and Main Streets. Downtown is home to St. Paul's Museum, the Civic Center, and several local businesses and organizations; however, many buildings are underutilized and require significant exterior and interior improvements. Just outside the downtown area, the town includes a single industrial use, the Kolkmeier Brothers Feed, situated along the railroad and Pearl Street.

Institutional uses are distributed throughout St. Paul and provide residents with access to public services and community facilities. The Civic Center and government offices are located downtown, while the Fire Department is situated on N County Line Rd, just north of downtown. The Park at St. Paul Gym (Kiwanis Park) and the Water Utility are located on the northeast side of town, and the wastewater treatment facilities are located outside the town limits southeast of the Flat Rock River. St. Paul's primary park facilities are not within its municipal boundaries. The only public park, St. Paul Park, is located across the river. Several other privately-owned recreational opportunities are also located in this general area.

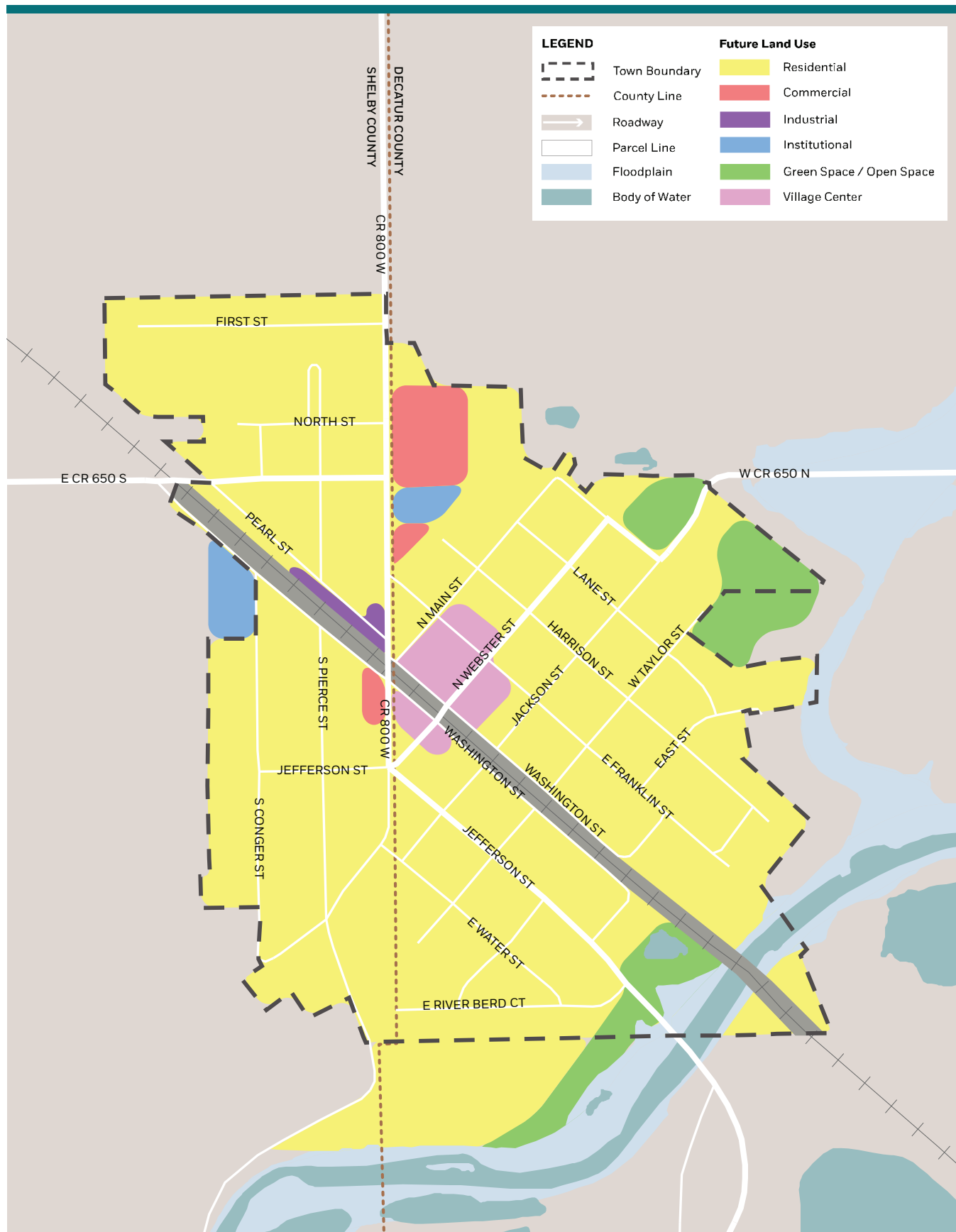


EXISTING LAND USE MAP

FUTURE LAND USE

While existing land use identifies what is happening on the ground today, future land use planning considers the best and highest use of land for the future. The future land use map is a visual representation of the desired outcome or vision for future development. It considers how the built environment (such as buildings and roads) interacts with the natural environment (such as parks and open spaces, floodplains, and other natural features). It is important to note that a future land use map is not a legally binding tool. It is intended to be a guidance tool for if and when changes occur.

The Future Land Use Map outlines a strategic vision for development across the town. Residential use, shown in yellow, remains the most extensive category, spanning much of the town's north and south sections. The Village Center, shown in pink, centers in St. Paul's historic downtown with Commercial areas, shown in red, clustered primarily along the central corridors of Washington Street and North Main Street, aiming to foster a dense, active core. Industrial areas, shown in purple, are positioned on the western edge near the railroad, while Institutional uses, shown in blue are distributed in key locations to serve public needs. To ensure environmental sustainability, the plan preserves green space and open space, especially around natural areas in the southeast and accounts for floodplain areas near the water bodies in the southeastern quadrant, in which development should be strictly discouraged.

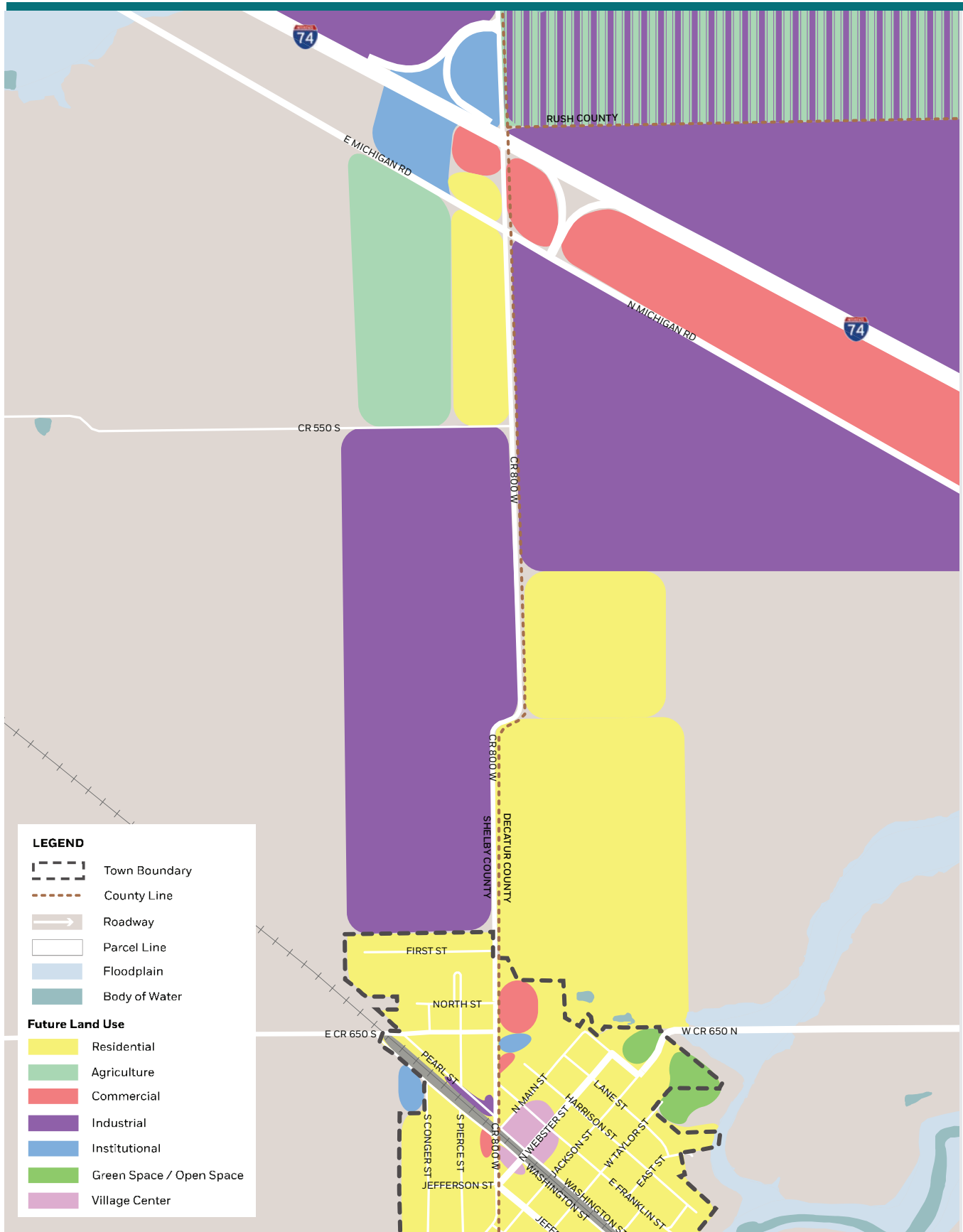


FUTURE GROWTH AREAS: I-74 INTERCHANGE

It is important to proactively plan for future land uses beyond St. Paul's immediate boundaries, particularly in areas already served by town utilities. The I-74 interchange presents a unique development opportunity for St. Paul and Decatur County. This area is largely undeveloped with direct access to and from I-74. The town does provide sewer services to Love's located to the east of the interchange but has little to no capacity to serve future development until improvements are made.

Once utility challenges are addressed, this area could be home to new commercial and industries uses. As the Future Growth Areas Map on p. 39 illustrates, industrial uses are designated north of I-74, intentionally separated from future commercial development planned near the interchange and along Michigan Road, where services can support regional travelers and local residents. South of Michigan Road, a mix of industrial and residential uses stretch from the interchange to the town limits. It is important to note that town should establish agreements with any future development served by town utilities for future annexation, if possible.

Because three counties come together at this location, the current comprehensive plans for Shelby County and Rush County were referenced. This map reflects the future land use patterns noted within the county's plan. Clear communication and collaboration is strongly encouraged for this area.



GROWTH AREAS FUTURE LAND USE MAP

FUTURE LAND USE CATEGORY DESCRIPTIONS

The following future land use categories are broad classifications used to guide the long-term vision of how the community should develop. These categories represent the intended character and function of different areas, often serving as a policy guide for future zoning decisions.



Single-family Home

Residential:

These neighborhoods support St. Paul's neighborhoods while maintaining small-town character. This category is primarily dedicated to housing and involves a range of living environments, from low-density areas featuring single-family detached homes to medium-density areas with duplexes and townhomes. These areas feature traditional residential and subdivision patterns often with public utilities, sidewalks, and town services.

Primary Uses:

- Single-family residential including detached and attached units
- Duplexes and triplexes

Secondary Uses:

- Multi-family residential apartments, condominiums, and senior living facilities
- Parks and Recreation
- Institutional uses including civic, religious, or educational facilities
- Neighborhood-scale commercial in areas with utilities and along higher classification roadways and key intersections



Commercial Uses along I-74

Commercial:

These areas are designated for businesses that provide goods and services. They involve retail stores, shopping centers, restaurants, professional offices, and hotels. Planning for commercial land use often focuses on placing these hubs near major roads or central areas to ensure they are easily accessible to customers and employees. Future commercial development should be concentrated in established commercial centers and at key intersections and interchanges. Future commercial development should be served by water and sewer utilities and rezoned to the appropriate district.

Primary Uses:

- Business and office uses including restaurants, retail, personal and professional services, offices, hospitality, and automotive businesses.

Secondary Uses:

- Institutional uses including civic, religious, or educational facilities
- Parks and Recreation



The Kolkmeier Brothers Feed

Industrial

This category involves land used for manufacturing, assembly, processing, and distribution. It includes warehouses, logistics centers, and factories. Because industrial activities can involve heavy truck traffic, noise, or environmental considerations, these areas should often be located near major transportation corridors like highways or railroads and buffered from residential areas.

Primary Uses:

- Manufacturing, Warehouse and Distribution, Research and Development, Professional Office, Agribusiness

Secondary Uses:

- Supporting commercial uses such as restaurants and services



Mixed-use Development

Village Center

The Village Center area in St. Paul is intended to preserve and strengthen the town's historic downtown core while supporting its role as a center for local commerce and community activity. This land use category encourages a compatible mix of small-scale commercial, office, civic, and upper-story residential uses in a compact, walkable setting that reflects St. Paul's small-town character. Buildings should maintain traditional downtown forms and architectural features, with active ground-floor commercial uses and opportunities for residential or office space on upper floors.

Primary Uses:

- Business and office uses including restaurants, retail, personal and professional services, offices, hospitality, and automotive businesses.
- Multi-family residential including duplexes, apartments, and condominiums located on upper-stories of mixed-use structures
- Institutional uses including civic, religious, or educational facilities

Secondary Uses:

- Parks and Recreation



Public-serving Uses

Institutional:

Also referred to as civic or public land use, this involves facilities that serve the community's social, educational, and governmental needs. It includes schools, libraries, government offices, police and fire stations, hospitals, and places of worship. These uses are tax exempt and provide critical services to the community

Primary Uses:

- Public-serving uses including civic, religious, or educational facilities

Secondary Uses:

- Parks and Recreation



Parks and Recreation

Green Space / Open Space:

This category is focused on the preservation of the natural environment and recreation spaces. It involves public parks, trails, and public and private nature preserves, as well as environmentally sensitive areas like wetlands, floodplains, and forests where development is restricted to protect water quality and wildlife habitats. Limited residential development may be considered, but it is important to prevent development in the floodplain, along steep slopes, in heavily forested areas (to prevent tree clearing), and in wetlands. These areas are suitable for active and passive recreation, trail systems, and open space.

Primary Uses:

- Publicly and privately owned parks and recreational facilities.
- Active and passive recreation
- Open space
- Trail development

Secondary Uses:

- Natural Area

WHAT DID WE HEAR?

"I would love to see more retail. Dollar general is great and the new grocery store provides more options for fresh produce. I would love to see an investment in that store or another store where we would have more fresh meat and produce accessibility."

-Survey Participant

LAND USE

VISION AND KEY GOALS

The Vision

Promote growth and development by overcoming utility limitations, prioritizing infill and redevelopment, and planning for long-term outward growth.

This land use goal centers on unlocking the potential of underutilized urban spaces while ensuring the town remains adaptable to future population shifts. By addressing utility limitations, such as the IDEM Sewer Ban, St. Paul can transform stagnant areas into vibrant hubs.

Prioritizing infill and redevelopment is essential for creating a sustainable and fiscally responsible urban core. Instead of expanding into untouched green spaces, St. Paul will focus on recycling land using vacant lots and the adaptive reuse of old buildings. This strategy maximizes the value of existing infrastructure, boosts the local tax base, and fosters walkable neighborhoods. At the same time, planning for long-term outward growth ensures that when the city does eventually expand, it does so with intention, ensuring that new developments are integrated into the city's utility systems.

Key Goals

1. Refer to the Future Land Use Map as a guide for land use changes and ordinance updates.
2. Prioritize infill/renovation and redevelopment within town limits to minimize impacts on existing utilities.
3. Develop a long-term growth strategy to capture the fiscal benefits of future development and utility improvements.
4. Promote a mix of uses within the downtown core to support business development and enhance quality of life.

LAND USE GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Refer to the Future Land Use Map as a guide for land use changes and ordinance updates.					
SUPPORTING STRATEGIES					
1. Publish the St. Paul Comprehensive Plan and Future Land Use Map on the town's website for easy access.					Town Council Town Staff
2. Distribute copies of the St. Paul Comprehensive Plan and Future Land Use Map to Decatur County Area Plan Commission, town staff, and local officials.					Town Council Decatur County Area Plan Commission Shelby County Plan Commission
3. Work with the Decatur County and Shelby County planning staff to update local ordinances to align with the recommendations of the St. Paul Comprehensive Plan.					Town Council Decatur County Area Plan Commission Shelby County Plan Commission
GOAL 2 Prioritize infill and redevelopment within town limits to minimize impacts on existing utilities.					
SUPPORTING STRATEGIES					
1. Explore programs and incentives that encourage commercial redevelopment within the downtown core.					Town Council Town Staff Decatur County Area Plan Commission Decatur County EDC
2. Work with SIRPC to establish grant programs to encourage the rehabilitation of existing housing units.					Town Council Town Staff SIRPC

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL3 Develop a long-term growth strategy to capture the fiscal benefits of future development and utility improvements.					
SUPPORTING STRATEGIES					
1. Analyze the fiscal impacts of growth on St. Paul's revenue base, including potential changes to the town's share of Shelby County casino revenue, utility revenues, and service costs, to inform annexation priorities and long-term development decisions.					Town Council Town Staff SIRPC Shelby County Development Corporation
2. Establish clear annexation and utility extension policies that require non-remonstrance agreements for any future development receiving municipal services.					Town Council Decatur County Area Plan Commission Local Residents
3. Engage surrounding property owners by conducting outreach meetings and one-on-one discussions to gauge interest in voluntary annexation and address concerns, including the Dollar General.					Town Council Town Staff Local Residents
4. Develop and distribute a Voluntary Annexation FAQ and outreach materials that clearly explain the annexation process, anticipated service improvements, tax implications, and long-term advantages of joining the Town of St. Paul.					Town Council Local Residents

LAND USE GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 4 Promote a mix of uses within the downtown core to support business development and enhance quality of life.					
SUPPORTING STRATEGIES					
1. Limit residential uses on the first floor of downtown structures to ensure customer-based businesses receive priority access to prime real estate.					Town Council Decatur County Area Plan Commission
2. Create and publish an inventory of vacant and underutilized storefronts to increase awareness of redevelopment opportunities.					Town Council Town Staff Decatur County Area Plan Commission
3. Work with Decatur County Area Planning to ensure zoning ordinances permit a mix of uses in the downtown core.					Town Council Decatur County Area Plan Commission
4. Encourage second-floor residential development in downtown St. Paul by directing property owners and developers to financial resources for upper-story housing rehabilitation and streamlining permitting for adaptive reuse projects.					Town Council Downtown Property Owners Decatur County Area Plan Commission

LAND USE

IMPLEMENTATION

PROJECT#1: VOLUNTARY FAQ ANNEXATION GUIDE

Supporting Strategy

Develop and distribute a Voluntary Annexation FAQ and outreach materials that clearly explain the annexation process, anticipated service improvements, tax implications, and long-term advantages of joining the Town of St. Paul.

Project Overview

This project addresses the topic of voluntary annexation by creating and distributing an easy-to-understand informational packet directly to adjacent landowners. The campaign can rely on digital channels, town meetings, and direct mail to reach residents. By clearly laying out how joining the town impacts property taxes and improves local services, the project aims to build trust and encourage sustainable town growth.

Action Items

- Draft a simple, one-page FAQ sheet that directly answers property owners' questions about tax changes and service improvements.
- Distribute the FAQ digitally via the town's Facebook page and website, and physically by including copies in monthly utility bills to save on postage.
- Dedicate a portion of a regularly scheduled town council meeting to a casual Q&A session where neighboring landowners can ask questions directly to local leadership.

This page is intentionally left blank.



CHAPTER FIVE

Government and Fiscal Capacity



St. Paul will strengthen its government and fiscal capacity by expanding the community's ability to deliver high-quality, reliable public services. This will be achieved through diversifying and stabilizing funding sources, leveraging strong intergovernmental and public-private partnerships, and maintaining clear, transparent communication of policies, procedures, and decision-making processes.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to town government and finances in St. Paul.

INTRODUCTION

Government and fiscal capacity are essential to St. Paul's ability to implement its community vision and deliver reliable, high-quality public services. As the town looks toward a sustainable and resilient future, strengthening institutional capacity and financial stability will be critical to supporting growth, maintaining infrastructure, and responding to evolving community needs.

St. Paul's governance and fiscal environment is shaped by its distinctive geographic and administrative context. The town's boundaries span both Decatur and Shelby Counties and lie near the tri-county junction of Decatur, Shelby, and Rush Counties, creating a governance structure that requires coordination across multiple jurisdictions. While most of the land area is in Decatur County, the portion of the town within Shelby County introduces additional complexity in planning, service provision, and regulatory oversight. Despite these conditions, St. Paul benefits from a committed group of elected officials, staff, and partner agencies that collectively support day-to-day operations and long-term planning. This structure presents both challenges and opportunities, underscoring the importance of clear roles, effective coordination, and strategic financial management as the town works to enhance its government and fiscal capacity.

Public Input Key Findings

- There is a perceived lack of transparency and communication according to the online survey
- Nearly 40% of respondents disagree or strongly disagree that leadership effectively communicates and is transparent in decision-making.
- There is some mistrust in intergovernmental collaboration, as over 36% of survey respondents disagree that there is strong collaboration between town, county, and local organizations.
- Community members made suggestions for professional management, noting the idea of hiring a town manager to improve operations and strategic planning.
- Many stakeholders recommended developing dedicated funding mechanisms, such as a Tax Increment Financing (TIF) district for interchange infrastructure to enable growth without straining the general fund.



US Post Office



St. Paul Park Playground



St. Paul Police Station

EXISTING CONDITIONS

The Town of St. Paul is unique in that its corporate limits span two counties, with most of the town and its residents located in Decatur County and a smaller portion extending west into Shelby County. The town is also situated less than two miles south of the Rush County boundary, placing it near the tri-county intersection of Rush, Shelby, and Decatur Counties. This location presents both challenges and opportunities related to governance, service coordination, and regional planning. St. Paul is one of five incorporated communities in Decatur County and one of five incorporated communities in Shelby County. Governance and administration are supported by a team of dedicated staff members, elected officials, and county boards.

While St. Paul spans two counties, planning and zoning is overseen by Decatur County Area Plan Commission. An Area Plan Commission (APC) is a joint, county-wide planning agency established to coordinate land use, zoning, and development for a county and its participating municipalities. There are several ordinances and standards in place that impact St. Paul and are administrated through the APC including zoning, subdivision control, stormwater management, construction standards, and highway standards.

Town Council

Most local decisions are made by the Town Council, which functions as both the legislative and executive body of the town. The Council consists of three members elected at-large to four-year terms. Responsibilities include adopting ordinances and resolutions, establishing salaries for town employees, approving the annual budget, and setting utility rates. At the time this plan was completed, the Town Council included:

1. Josh Sangl
2. Kimberly Livingston
3. Timothy Ray

Clerk-Treasurer

The Clerk-Treasurer is an elected position that supports both general town operations and the Town Council. This role combines fiscal responsibilities, including managing town finances, with clerical duties such as maintaining official records. The Clerk-Treasurer also serves the Town Council and the Board of Public Safety and Works and supports utility billing and collection services.

Staff and Officials

The Town of St. Paul has nine employees spread across three departments. The Water/Waste Water office ensures residents and businesses can access clean, safe drinking water and that wastewater is efficiently managed and treated. The office supervises the maintenance and operation of the town's water supply system, including monitoring water quality, managing infrastructure, and addressing any service disruptions promptly. This includes treating and disposing of sewage, maintaining sewer lines, and preventing blockages or overflows that could pose health risks to the community.

The Police Department has two employees. This department is focused on ensuring the safety and well-being of the community. The police department is supported by a Volunteer Fire Department. The St. Paul Volunteer Fire Department (SPVFD) serves the Town of St. Paul, a majority of Adams Township in Decatur County, and a portion of Noble Township in Shelby County. There are roughly 15 department members responding to an average of 175 runs each year from their single station. The SPVFD provides firefighting, Emergency Medical, and First Responder services. In addition to serving the rural town and community, the SPVFD services a portion of Interstate 74.

Town Budget and Expenditures

According to Indiana Gateway, the Town of St. Paul had \$218,055 in total budget appropriation in 2025, which has increased by 85.8% since 2020. While the budget for St. Paul has increased over the last decade, so have the costs of goods and services. Although the town has some funds to respond to emergent needs, St. Paul should continue to responsibly balance investments and infrastructure costs with quality-of-life improvements to continue attracting and retaining residents and businesses.

VISION AND KEY GOALS

The Vision

Expand the town's capacity to provide high-quality services through diversifying funding, leveraging strong partnerships, and communicating policies and procedures.

Government and fiscal capacity refers to the town's ability to effectively manage its financial resources and administrative operations to meet the needs of its residents. Strengthening this capacity involves diversifying funding through state grants and federal programs, as well as building strong partnerships with county leaders and private entities.

Due to budget constraints, town staff and officials are focused on providing the fundamental services to community members. There are not extra funds for quality of life enhancements and placemaking efforts. These supplemental things are volunteer-driven or supported through fundraising efforts. The town is heavily reliant on the local Kiwanis Club and church organizations to provide additional support. The town also receives revenue from the Shelby County Casino funds that are typically used for projects that are a one-time expense and require minimal maintenance.

This goal is vital because the quality of life in St. Paul is directly tied to the town's financial health and transparency. Without a robust fiscal strategy, even the best-laid plans for development can stall due to a lack of funding or outdated administrative processes. By proactively seeking new revenue streams and leveraging collaborative partnerships, the town can provide high-quality services more efficiently, reducing the burden on local taxpayers while still achieving modernization.

Key Goals

1. Leverage a mix of funding sources to provide essential services and create financial resilience.
2. Ensure the town's planning and zoning policies and procedures are clearly communicated to residents, business owners, developers, and economic development agencies.

WHAT DID WE HEAR?

When asked if residents feel informed about what's going on within the town, 62% of survey respondents said yes.

"The town has been more transparent in it's operations. Hopefully that continues and improves."

-Survey Participant

GOVERNMENT AND FISCAL CAPACITY

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Leverage a mix of funding sources to provide essential services and create financial resilience.					
SUPPORTING STRATEGIES					
1. Secure grant funding to support capital improvements, such as infrastructure projects, facility upgrades, and investments in technology and equipment.					Town Council Town Staff Decatur County Area Plan Commission SIRPC
2. Formalize partnerships with civic groups, churches, and nonprofits by defining roles and setting annual fundraising priorities to support town projects.					Town Council Town Staff Local Residents Local Religious Institutions
3. Partner to establish a structured apprenticeship program and guidance materials to build leadership capacity and sustain volunteer efforts.					Town Council Town Staff Local Residents Regional Employers
4. Conduct regular fiscal reviews to prioritize core services (including utilities, public safety, and infrastructure) while identifying efficiencies to reduce operating costs.					Town Council Town Staff
5. Improve transparency by clearly communicating budget limitations, funding sources, and the role of grants and donations in maintaining services without raising taxes.					Town Council Town Staff

GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 2 Ensure the town’s planning and zoning policies and procedures are clearly communicated to residents, business owners, developers, and economic development agencies.						
SUPPORTING STRATEGIES						
1. Work with Decatur County APC to create a simple development review flowchart that visually outlines required approvals, review bodies, and timelines for development proposals.					Town Council Decatur County Area Plan Commission	
2. Create a centralized planning and zoning information hub on the town’s website that consolidates zoning requirements, contact information, application procedures, and county-specific review processes.					Town Council Town Staff	
3. Provide clear points of contact within town government for planning and zoning questions so applicants know where to start.					Town Council Town Staff	

PROJECT#1: ST. PAUL PLANNING & ZONING DIGITAL HUB

Supporting Strategy

Create a centralized planning and zoning information hub on the town's website that consolidates zoning requirements, contact information, application procedures, and county-specific review processes.

Project Overview

This project aims to simplify the local building and development process by eliminating the guesswork for residents and small business owners. Because St. Paul is located in two counties, it can create confusion during the development process. The centralized webpage will clearly map out which local or county entity handles each type of permit. By organizing existing PDFs and contact details onto one page, the town can drastically reduce administrative confusion.

Action Items

- Gather all current town zoning maps, permit applications, and contact links for both Decatur and Shelby county review boards into one digital folder.
- Designate a single, user-friendly webpage on the current town website to host these consolidated documents and step-by-step instructions.
- Publicize the launch of the new information hub through a post on the town's community Facebook page and a notice printed on monthly utility bills.



CHAPTER SIX

Public Facilities and Services



St. Paul is committed to providing safe and reliable public facilities and services that protect public health, meet regulatory requirements, and support sustainable community growth. The town is proactively plan for continued maintenance and expansion of utility systems while balancing the financial impacts of residents.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to utility infrastructure in St. Paul.

INTRODUCTION

Public facilities and services are fundamental to protecting public health, ensuring safety, and supporting St. Paul's long-term growth and quality of life. Well-functioning utilities, emergency services, and public infrastructure enable St. Paul to serve existing residents effectively and position the community to accommodate future development in a sustainable and affordable manner. Strategic investment, proactive maintenance, and coordinated planning are therefore essential to balancing immediate service needs with long-term community goals.

Limitations within the wastewater system influence the timing and location of new development and reinforce the need for careful coordination between land use planning and capital investment. At the same time, the town's public safety services and partnerships with non-governmental utility providers reflect a collaborative service model that is well-suited to a small community. Together, these facilities and services form the backbone of St. Paul's ability to grow responsibly, protect residents, and achieve its broader vision for a resilient and well-served community.

Public Input Key Findings

- There is dissatisfaction with sewer and water systems, cited as the top infrastructure constraint for growth according to the online survey.
- Survey results indicate strong resident support and appreciation (over 75%) for the fire department.
- The survey revealed there is some dissatisfaction (over 36%) with police department presence, responsiveness, and visibility.
- There is high demand for improved basic maintenance, including street and pothole repair, streetlight and sign upkeep, and more frequent hours for the town dump/trash services.



The Park at St. Paul Gym (Kiwanis Park)



Little Library



St. Paul Fire Station

EXISTING CONDITIONS

The Town of St. Paul provides a range of essential public services, including water, wastewater, police protection, and fire protection, all of which support public health, safety, and quality of life for residents and businesses.

Water

The Town of St. Paul provides water services to residents and businesses within town limits. In 2022, the town received a grant from the Office of Community and Rural Affairs (OCRA) for water utility improvements. The \$697,000 grant was used to demolish the 60,000-gallon elevated water storage tank, rehabilitate the 100,000-gallon storage tank, replace existing supply wells, and replace the Supervisory Control and Data Acquisition (SCADA) system. Additionally, the project rehabilitated the water treatment plant, replaced customer water meters, and installed ten hydrants and main line valves.

Wastewater

Currently, there is existing sanitary sewer infrastructure within the town limits of St. Paul. The Town of St. Paul currently has five lift stations. A major rehabilitation project occurred in 2019 and included replacing the Franklin Street Lift Station and force main while also making improvements to the Riverbend Lift Station. Other improvements to the collection system included various manhole and sewer rehabilitation through Cured-In-Place Pipe (CIPP) lining throughout the town to reduce inflow / infiltration.

The town currently operates a 0.15 million gallon per day (MGD) wastewater treatment plant (WWTP) located just southeast of the town along N County Road 700 W, which discharges to Flat Rock River. The WWTP includes two lagoons and a chlorination/dechlorination structure.

At the time of this plan's preparation, new development within the town is significantly constrained due to an active sewer ban established in 2022. The wastewater system is limited by capacity constraints, requires substantial upgrades and expansion, and experiences notable infiltration and inflow issues. The town is operating under a compliance plan with the Indiana Department of Environmental Management (IDEM), and any new development or increased capacity is contingent upon IDEM approval and completion of required system improvements. If the town is considering adding any additional sanitary sewer contributions to the system, they will need to provide additional capacity at the WWTP or reduce wet weather flow impacts.

Stormwater

The Town of St. Paul has dedicated stormwater infrastructure that serves the entire town. With the most recent improvements around 2013, the town has struggled to fund further improvements to its aging stormwater infrastructure, with most of its system experiencing major structural and drainage challenges. Due to these infrastructure challenges, recent flooding events have impacted many areas of the western part of the town, most notably on the Shelby County side of town. In addition, the town also relies on natural drainage through ditches, swales, and wetlands.

Generally, this isn't an issue unless the town is experiencing heavy rainfall. The lack of updated and functioning infrastructure can lead to significant untreated runoff, increased flooding, and water pollution.

Public Safety

The St. Paul Police Department is responsible for law enforcement and community safety, with officers committed to professional service, responsiveness, and community engagement. Fire protection and emergency response services are provided by the St. Paul Volunteer Fire Department, which serves the Town of St. Paul as well as Adams Township and portions of Noble Township. The department consists of approximately 15 volunteer members who provide firefighting, emergency medical, and first responder services. In addition to emergency response, the department conducts safety inspections and community education activities, including school outreach programs focused on fire prevention and public safety awareness.

Other Utility and Service Providers

Several utilities and services are provided by non-governmental entities:

- Garbage collection: Waste Management and Best Way Disposal
- Recycling services: Decatur Recycling Center
- Natural gas service: Fountaintown Gas (Ohio Valley Gas)
- Electric service: Duke Energy
- Internet, television, and telephone services: TDS Telecom, Comcast, and Xfinity

VISION AND KEY GOALS

The Vision

Strengthen St. Paul's utility systems to support public health, regulatory compliance, and sustainable growth while minimizing financial impacts on residents.

By focusing on long-term planning and efficient operations, St. Paul can prevent the high costs of emergency repairs and future-proof the community against rising energy prices. Ultimately, high-quality utilities are not just a technical necessity; they are a commitment to the long-term safety, economic vitality, and pocketbooks of every St. Paul resident.

By investing in resilient pipes, treatment facilities, and smart monitoring technology, the town protects residents from service disruptions and environmental hazards. This proactive approach ensures that the town is strong enough to support new residents and businesses without overextending current resources.

Key Goals

1. Address wastewater capacity constraints and regulatory requirements to lift the IDEM sewer ban and support future development.
2. Reduce stormwater flooding and infrastructure strain through targeted planning and capital improvements.
3. Improve water system reliability while balancing funding needs with rate affordability.

WHAT DID WE HEAR?

Over 70% of survey respondents feel that utility infrastructure is a primary barrier to living in St. Paul.

"I wish St. Paul would invest in water supply and sanitary sewer".

-Survey Participant

PUBLIC FACILITIES AND SERVICES

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Address wastewater capacity constraints and regulatory requirements to lift the IDEM sewer ban and support future development.					
SUPPORTING STRATEGIES					
1. Evaluate long-term wastewater treatment options by conducting a feasibility study that examines upgrades to the existing system, construction of a new wastewater treatment plant, or participation in a new regional system.					Town Council Town Staff Decatur County SIRPC
2. Coordinate with IDEM and professional engineers to identify phased improvements and compliance strategies needed to address the sewer ban and adhere to regulatory standards.					Town Staff IDEM Professional Consultant
3. Explore formation of a regional utility district with the Town of Waldron to share infrastructure, operational costs, and regulatory responsibilities where feasible.					Town Staff Town Council Decatur County Shelby County Liberty Township

GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 2 Reduce stormwater flooding and infrastructure strain through targeted planning and capital improvements.						
SUPPORTING STRATEGIES						
1. Identify priority stormwater problem areas by mapping flooding locations, undersized culverts, and drainage deficiencies within St. Paul.					Town Staff Professional Consultant	
2. Develop a phased stormwater improvement plan that includes low-cost maintenance actions, capital upgrades, and green infrastructure where appropriate.					Town Council Town Staff Professional Consultant	
3. Pursue external funding opportunities through state and federal programs to support stormwater improvements and reduce the financial burden on the town.					Town Council Town Staff Decatur County Area Plan Commission SIRPC	
4. Coordinate stormwater planning with street and utility projects to maximize efficiency and minimize disruption and costs.					Town Staff Town Council	

PUBLIC FACILITIES AND SERVICES

GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 3 Improve water system reliability while balancing funding needs with rate affordability.						
SUPPORTING STRATEGIES						
1. Leverage state and federal funding opportunities to address aging infrastructure, system upgrades, and compliance needs.					Town Council Town Staff SIRPC	
2. Develop a transparent rate adjustment strategy or storm water impact fee that clearly communicates why rate increases may be necessary, how funds will be used, and how improvements benefit residents and businesses.					Town Council Town Staff Professional Consultant	
3. Phase rate increases over time to reduce financial shock to customers while still meeting grant matches and long-term system sustainability requirements.					Town Council Town Staff	
4. Engage residents early and often through public meetings and outreach materials to build understanding and support for necessary water system investments.					Town Council Town Staff Local Residents	

PUBLIC FACILITIES AND SERVICES

IMPLEMENTATION

PROJECT#1: WASTEWATER FEASIBILITY STUDY

Supporting Strategy

Evaluate long-term wastewater treatment options by conducting a feasibility study that examines upgrades to the existing system, construction of a new wastewater treatment plant, or participation in a new regional system.

Project Overview

Growth and development in St. Paul is significantly constrained due to an active sewer ban established in 2022. The town is operating under a compliance plan with the Indiana Department of Environmental Management (IDEM), and any new development or increased capacity is contingent upon IDEM approval and completion of required system improvements. A feasibility study would inform the town's next step in addressing capacity and compliance challenges. The study should evaluate existing infrastructure and systems to identify deficiencies and areas for improvement, explore options and identify a preferred plan of action, and outline preliminary cost estimates for the proposed solutions.

Action Items

- Secure funding for the study through state and federal grant. Resources could include OCRA's CDBG Planning Grants.
- Work with Southeastern Indiana Regional Planning Commission (SIRPC) to develop a Request for Proposal (RFP) for the study.
- Select a professional consultant to complete the feasibility study.

This page is intentionally left blank.



CHAPTER 07

Placemaking



St. Paul will reinforce its distinct community identity by celebrating its history, character, and local assets while investing in thoughtful placemaking initiatives. These efforts will foster community pride, create inviting and memorable public spaces, and support local tourism and economic vitality.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to placemaking in St. Paul.

INTRODUCTION

Placemaking in St. Paul is rooted in the community's strong sense of pride, connection, and small-town identity. Public input consistently highlights friendliness, volunteerism, and shared traditions as defining characteristics that residents value and want to preserve. At the same time, survey responses reveal clear concerns about the town's physical appearance and its ability to attract visitors, investment, and new activity. This chapter frames placemaking as both a tool for strengthening local identity and a strategy for addressing visible challenges in the built environment.

St. Paul's existing assets provide a strong foundation for placemaking efforts. Cultural anchors such as the St. Paul Heritage Foundation, Brunner Event Centre, and St. Paul Museum, along with signature events like the Fourth of July celebration, Jeep rallies, and holiday parades, reinforce community identity and draw regional visitors. Access to local healthcare services, regional medical centers, and nearby educational institutions contributes to overall community wellness and livability, even in the absence of major facilities within town limits. Placemaking strategies outlined in this chapter seek to connect St. Paul's cultural, social, and service-oriented strengths with targeted physical improvements, ensuring that the town's spaces reflect its values, support everyday life, and create a welcoming environment for residents and visitors alike.

Public Input Key Findings

- There is overwhelming resident pride in the small-town feel, community, and friendliness as core assets to protect and enhance through any changes.
- Online survey responses suggest widespread dissatisfaction with the town's physical appearance and an impediment to attracting visitors and investment.
- There is clear demand for focused downtown revitalization, with over 63% of survey respondents agreeing or strongly agreeing to prioritize public resources for this purpose, including streetscape and building facade improvements.
- Stakeholders recognize that community identity is reinforced through events, volunteerism, and anchor businesses, but long-term sustainability is uncertain.



EXISTING CONDITIONS

Community Wellness

While St. Paul does not have a hospital or full-service medical clinic, residents have access to local healthcare services through True Healthcare Partner, which is operated by a nurse practitioner. Services offered include general health and wellness care, medical examinations, weight management, IV infusions, women's health services, and telehealth. True Healthcare Partner provides residents with convenient access to preventive and restorative care within the community, reducing the need to travel for routine services and supporting long-term health outcomes for St. Paul residents.

St. Paul residents have access to a regional healthcare network to meet medical needs beyond that they can get locally. Primary and emergency services are most frequently accessed via Major Health Partners (MHP) Medical Center in Shelbyville (approximately 10 miles northwest) and Decatur County Memorial Hospital in Greensburg (approximately 11 miles southeast). For advanced tertiary and quaternary care, the community relies on the specialized medical corridors in Indianapolis. These institutions including IU Health Methodist Hospital, Ascension St. Vincent, and Riley Hospital for Children, provide the region's essential Level I trauma care, oncology centers, and specialized cardiovascular services.

Culture

The St. Paul Heritage Foundation plays a central role in preserving and promoting the town's cultural and historic assets. The Foundation owns and operates the St. Paul Museum, the Brunner Event Centre, and the Heritage Event Centre. The Brunner Event Centre, located at 100 North Webster Street, is a historic venue in the heart of downtown and includes on-site parking, a full kitchen, two restrooms, and a flexible event space suitable for a variety of community gatherings. Nearby, at 120 North Webster Street, the St. Paul Museum highlights the town's history through exhibits featuring vintage toys, equipment, books, and other artifacts that reflect the community's heritage.

St. Paul hosts several signature annual events that foster community pride and attract visitors from the surrounding region. Jeep rallies bring enthusiasts together to showcase custom vehicles and participate in organized rides and family-friendly activities. The Blast from the Past Fourth of July Celebration is a longstanding tradition and one of the town's most popular events, featuring patriotic programming, food vendors, games, and fireworks. During the winter season, the Kiwanis Club organizes the annual Christmas Parade, which brings holiday lights, decorated floats, and seasonal festivities to downtown. Additionally, the Choppers for Coppers charity motorcycle event draws riders and spectators to St. Paul to raise funds in support of local law enforcement initiatives. Collectively, these events strengthen the town's identity, enhance quality of life, and support local businesses.

Education

St. Paul residents are served by two public school districts: Decatur County Community Schools and Shelby Eastern Schools. These districts provide access to four nearby schools, including Waldron Elementary School, Waldron Junior/Senior High School, North Decatur Elementary School, and North Decatur Junior/Senior High School. Waldron is located approximately four miles northwest of St. Paul, while the North Decatur campuses are in Greensburg, about 13 miles to the southeast.

There are no higher education institutions within the town limits, and residents typically travel to nearby communities such as Greensburg, Shelbyville, Franklin, or Indianapolis for post-secondary education. These communities offer access to institutions including Ivy Tech Community College, Purdue University College of Technology, and Franklin University. While Indianapolis is approximately 45 miles away, it provides additional access to a broad range of colleges, universities, and specialized training opportunities for St. Paul residents.

PLACEMAKING

VISION AND KEY GOALS

The Vision

Promote St. Paul's unique identity by celebrating its history and investing in placemaking initiatives that support community pride and local tourism.

Placemaking is more than just beautification, it is about celebrating history, from the town's roots as a limestone quarry hub to its position along the Flat Rock River and using those stories to shape the look and feel of the town. By investing in initiatives like public art, historic markers, and pedestrian-friendly downtown enhancements, the town creates a distinct unique identity.

This goal is vital because a strong sense of place is a powerful driver of both community pride and economic resilience. When residents feel a deep connection to their surroundings, they are more likely to invest their time and resources back into the town. Furthermore, by leaning into the town's heritage, St. Paul can capture local tourism that supports small businesses and diversifies the local economy.

Key Goals

1. Leverage St. Paul's countless historical and cultural attractions as foundations for placemaking and community identity.
2. Expand community events and volunteer-driven initiatives to improve wellness, strengthen social connections, and attract visitors.
3. Utilize gateway features and wayfinding signage to strengthen community identity and guide visitors.

WHAT DID WE HEAR?

"[I wish to change the] Overall appearance-general maintenance like sidewalks to major areas, places to sit and enjoy public areas"

-Survey Participant

PLACEMAKING GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Leverage St. Paul's countless historical and cultural attractions as foundations for placemaking and community identity.					
SUPPORTING STRATEGIES					
1. Highlight St. Paul's rich history as a railway town through interpretive signage and public art that can be incorporated into streetscapes and community spaces.					Town Council Town Staff Local Residents Local Organizations
2. Develop a self-guided historic walking tour using signage, printed materials, or digital resources to educate residents and visitors about St. Paul's history.					Town Staff Local Residents Local Organizations
3. Utilize casino revenue funding from Shelby County to support one-time historic preservation, interpretive signage, and cultural enrichment projects.					Town Council Town Staff Local Residents Local Organizations

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 2 Expand community events and volunteer-driven initiatives to improve wellness, strengthen social connections, and attract visitors.					
SUPPORTING STRATEGIES					
1. Strengthen signature events such as Jeep rallies, Blast from the Past, the Christmas Parade, and Choppers for Coppers by improving coordination, marketing, and logistical support.					Town Staff Local Residents Local Organizations
2. Leverage volunteers, such as Kiwanis Club and other civic organizations to facilitate community events and placemaking projects by providing planning support, sharing resources, and assigning clear roles and responsibilities.					Town Council Town Staff Local Residents Local Organizations
3. Use events as gateways to broader placemaking efforts by pairing celebrations with local history displays, wellness activities, small business promotion, and educational programming.					Town Staff Local Residents Local Organizations
4. Utilize casino revenue and sponsorships to fund event-related infrastructure such as temporary stages, seating, signage, and amenities that can be reused annually.					Town Council Town Staff Local Residents Local Organizations

PLACEMAKING GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL3 Utilize gateway features and wayfinding signage to strengthen community identity and guide visitors.					
SUPPORTING STRATEGIES					
1. Design and install gateway signage at key entry points, including the I-74 interchange and CR 800 W, to reinforce St. Paul’s identity and direct visitors to downtown, recreational destinations, and historic sites.					Town Council Decatur County Area Plan Commission
2. Develop a cohesive wayfinding system that guides residents and visitors to parking, community facilities, historic assets, and event locations.					Town Council Town Staff Local Residents Local Organizations
3. Coordinate signage and branding with event marketing, tourism promotion, and economic development efforts to present a consistent image of St. Paul.					Town Council Town Staff Local Residents Local Organizations
4. Use casino revenue and other grant funding to support investments in signage, public art, and streetscape elements that enhance visibility without adding ongoing maintenance burdens.					Town Council Town Staff Local Residents Local Organizations

PLACEMAKING **IMPLEMENTATION**

PROJECT#1: WAYFINDING AND GATEWAY SIGNAGE INITIATIVE

Supporting Strategy

Design and install gateway signage at key entry points, including the I-74 interchange and CR 800 W, to reinforce St. Paul's identity and direct visitors to downtown, recreational destinations, and historic sites.

Develop a cohesive wayfinding system that guides residents and visitors to parking, community facilities, historic assets, and event locations.

Project Overview

This project focuses on capturing the attention of passing motorists and tourists to boost economic activity. By placing prominent gateway signs at strategic intersections, such as I-74, the town will transform generic roadways into welcoming thresholds that clearly establish the town's historic identity. The unified signage system will serve a dual purpose by welcoming visitors and providing clear directional cues that safely navigate them toward local parks, historic areas, and downtown.

Action Items

- Identify exact right-of-way boundaries and secure necessary utility clearance permits for the chosen installation sites along desirable locations.
- Launch a community sign design contest or partner with a schools to create durable, low-cost signage blueprints that reflect the town's historic charm.
- Utilize small community grants, or highway maintenance funds to construct and install the physical signage and basic surrounding landscaping.

This page is intentionally left blank.



CHAPTER 08

Economic Development



St. Paul will foster a resilient and inclusive local economy by capitalizing on its strategic assets, strengthening regional partnerships, and sustaining a vibrant downtown to attract investment, create quality jobs, and enhance long-term community prosperity.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to economic development in St. Paul.

INTRODUCTION

Economic development is integral to St. Paul's long-term vision, connecting the town's historic identity to its present and future growth. From its origins as a limestone and agricultural hub to its current mix of small businesses, specialized manufacturing, and tourism, the town's economy reflects both tradition and adaptability. By fostering local entrepreneurship, maintaining recreational assets, and leveraging its strategic location near Interstate 74, the town can continue to attract investment, create jobs, and enhance economic opportunity while preserving its unique character.

St. Paul's economic landscape is influenced by its workforce dynamics, industrial base, and regional partnerships. With approximately 85% of residents commuting to nearby cities for employment, the town is a bedroom community, meaning people live in St. Paul but work elsewhere. This does not diminish the importance of the town's existing businesses or ability to attract future businesses. St. Paul can leverage regional partnerships to build capacity and resources. Shelby County Development Corporation, Decatur County EDC, local Chambers of Commerces, and the Southeastern Indiana Regional Planning Commission (SIRPC) provide critical support for business recruitment, infrastructure improvement, and downtown revitalization.

Public Input Key Findings

- There is strong consensus (over 78%) among survey respondents on the need to grow employment opportunities, particularly at the I-74 interchange.
- Survey respondents find that the current small business community is not thriving and expressed the desire for more retail and service businesses like a hardware store or coffee shop.
- Over 51% of survey respondents agree or strongly agree in the town investing in a business incubation areas.
- Survey respondents find that town policies are moderately business-friendly but could be improved.
- Stakeholders discussed how infrastructure limitations, annexation challenges, and limited marketing capacity hinder business attraction and expansion.



I-74 Future Growth Area



Flat Rock River YMCA Camp



Adaptive Re-use of the Railway

EXISTING CONDITIONS

St. Paul's current economy is shaped by its natural settings and small-town scale. The Flat Rock River and surrounding open spaces provide recreational opportunities. Quarry areas now function as recreational assets, supporting activities such as swimming and camping and drawing visitors from outside the community. These natural and recreational features play an important role in supporting tourism and enhancing quality of life for residents, even as the town remains largely residential in character.

Today, with the railroad decommissioned, St. Paul's economy is primarily service-oriented, with a limited local employment base. Most residents commute to nearby communities, including Greensburg, Shelbyville, and the Indianapolis metropolitan area, for work, reflecting the town's role as a bedroom community. Local businesses primarily serve daily needs and visitors, particularly those drawn to recreational amenities such as the Flat Rock River and Hidden Paradise Campground. While St. Paul does not function as an industrial center, with only a few industrial parcels within the town limits, its proximity to I-74 provides convenient regional access and supports modest economic activity tied to tourism, local services, and small-scale operations that contribute to the town's tax base and overall stability. While the peak of the limestone era has passed, the presence of Blue River Stone and Custom Conveyor, Inc. ensures that manufacturing and resource extraction remain core components of the local tax base.

According to U.S. Census Bureau data, a significant majority of St. Paul's workforce, approximately 85%, commutes outside of the town for employment. With an average

commute time of roughly 22 minutes, most residents find employment in the nearby cities of Greensburg or Shelbyville. The high rate of out-commuting suggests that St. Paul is a bedroom community. The town maintains a high unemployment rate of 6.3%, higher than Decatur County at 3.6%. The service industry remains the largest employment sector, engaging 35% of workforce. Overall, this trend reflects the broader county economy, which similarly features a strong service-oriented base alongside manufacturing industries.

Growth Opportunities

The I-74 interchange also represents a significant development opportunity for St. Paul due to its visibility, accessibility, and direct connection to regional markets. Its location between Indianapolis and Cincinnati positions the town to capture pass-through traffic and support uses such as highway-oriented services, small-scale commercial development, industrial or employment uses, and tourism-related amenities. Developments in this area have the potential to expand the local tax base if annexed, create employment opportunities, and strengthen the town's role within the regional economy.

The decommissioned I.C. & L. Railroad corridor presents an additional opportunity to enhance connectivity and economic potential. Reactivating the corridor for freight service could support existing and future businesses by improving access to regional supply chains and reducing transportation costs. Alternatively, the old rail corridor could be repurposed as a rail-trail, creating a multi-use path that links downtown St. Paul with regional destinations along the Flat Rock River. A trail connection would expand recreational opportunities, encourage tourism, and improve quality of life for residents while reinforcing downtown as a hub for activity.

Economic Development Partners

The Town of St. Paul benefits from a collaborative network of county and regional partners that bridge its unique position on the Shelby-Decatur County line.

- **Shelby County Development Corporation & Decatur County Economic Development Corporation:** These organizations are the primary drivers for business recruitment and retention. They assist St. Paul by marketing available land for light industrial use and providing support for infrastructure grants.
- **Chambers of Commerce:** Both the Shelby County and Greensburg/Decatur County Chambers of Commerce provide networking and advocacy for St. Paul's small business owners, helping to promote the town's small businesses and seasonal festivals.
- **Southeastern Indiana Regional Planning Commission:** St. Paul is included within Southeastern Indiana Regional Planning Commission (SIRPC). This community and economic development agency works to improve quality of life within Southeastern Indiana. Through collaborative efforts, SIRPC aspires to develop a diverse and robust economy within the nine-county region. SIRPC projects have included broadband development, economic resiliency planning, utility infrastructure improvements, public facilities improvements, downtown revitalization, and affordable housing development

ECONOMIC DEVELOPMENT

VISION AND KEY GOALS

The Vision

Leverage the town's strategic location, regional partnerships, and downtown vitality to drive job creation, residential development, and community investment.

By capitalizing on the town's strategic location within the regional corridor and strengthening ties with county and state agencies, the town can position itself as a competitive destination for both commerce and residential development. This goal shows a commitment to enhancing regional partnerships, improving the downtown core, and planning for future growth in order to attract investment within and near the community.

The significance of this goal lies in its ability to ensure long-term fiscal stability and a high quality of life for all residents. For St. Paul, job creation and residential development are essential components of a healthy tax base, providing the necessary revenue to fund public services without placing a significant burden on individual taxpayers. By prioritizing economic growth through regional partnerships, the town can secure its place in the modern economy, preventing stagnation and ensuring that the local workforce has access to diverse opportunities close to home.

Key Goals

1. Partake in regional collaboration to support coordinated planning, infrastructure, and economic growth initiatives.
2. Maximize economic opportunities at the I-74 interchange through strategic planning, infrastructure investment, and public-private partnerships.
3. Promote downtown revitalization by increasing foot traffic and supporting small businesses.
4. Explore adaptive use of the rail corridor to drive economic opportunities

WHAT DID WE HEAR?

When asked to rate the quality of commercial properties, 45% of survey respondent said they were dissatisfied with the condition.

"I'd love to see a rail to trail project that connects the ball diamond and south path in Decatur county."

-Survey Participant

ECONOMIC DEVELOPMENT GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Partake in regional collaboration to support coordinated planning, infrastructure, and economic growth initiatives.					
SUPPORTING STRATEGIES					
1. Encourage collaboration between Decatur, Shelby, and Rush counties to share data, identify joint projects, and coordinate investment strategies.					Town Council Shelby County DC Decatur County EDC Rush County EDC
2. Work with Decatur County EDC to pursue joint marketing and incentive efforts to attract businesses that benefit from St. Paul’s central, tri-county location.					Town Council Decatur County EDC
3. Coordinate messaging and planning across counties to consistently represent St. Paul’s interests and align growth, zoning, and infrastructure decisions.					Town Council Decatur County Area Plan Commission Shelby County Plan Commission

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 2 Maximize economic opportunities at the I-74 interchange through strategic planning, infrastructure investment, and public-private partnerships.					
SUPPORTING STRATEGIES					
1. Collaborate with the economic development corporations of Decatur County, Rush County, and Shelby County to identify, attract, and secure businesses, developers, and investment opportunities at the I-74 interchange.					Town Council Shelby County DC Decatur County EDC Rush County EDC
2. Work with Decatur County to establish a Tax Increment Financing (TIF) district to fund necessary utility and infrastructure improvements that support commercial and logistics development.					Town Council Decatur County Decatur County EDC
3. Work with Decatur, Shelby, and Rush Counties to create a long-term interchange master plan that outlines land use, utility capacity, transportation improvements, and potential commercial opportunities at the I-74 interchange.					Town Council Decatur County Shelby County Rush County Local Property Owners Professional Consultant

ECONOMIC DEVELOPMENT GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 3 Promote downtown revitalization by increasing foot traffic and supporting small businesses.					
SUPPORTING STRATEGIES					
1. Develop a downtown marketing strategy that highlights business offerings, operating hours, and events to attract visitors and support small businesses.					Town Council Downtown Business Owners Local Residents
2. Provide targeted support to small businesses through technical assistance, façade improvement grants, and coordinated promotions.					Town Staff Decatur County Decatur County Area Plan Commission
3. Encourage consistent downtown business hours through collaboration with merchants.					Town Staff Downtown Business Owners
4. Use wayfinding signage and digital promotion to direct traffic from the interchange to downtown businesses.					Town Staff Town Council Local Organizations
5. Survey residents to identify gaps in retail services to help inform development decisions.					Town Staff Local Residents

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 4 Explore adaptive use of the rail corridor to drive economic opportunities.					
SUPPORTING STRATEGIES					
1. Evaluate the feasibility of reactivating the rail corridor for freight; alternatively, consider pursuing a rail-trail project to connect downtown St. Paul to regional attractions along the Flat Rock River.					Town Council Central Railroad Company of Indiana Adjacent Property Owners Professional Consultant

PROJECT#1: TIF DISTRICT INITIATIVE

Supporting Strategy

Work with Decatur County to establish a Tax Increment Financing (TIF) district to fund necessary utility and infrastructure improvements that support commercial and logistics development.

Project Overview

This project establishes a dedicated funding mechanism for infrastructure without raising taxes on St. Paul's current residents or straining the town's budget. By partnering with Decatur County to create a TIF district, the town can capture the new property tax revenue generated specifically by future logistics and commercial businesses along the community's edge. These restricted funds will be reinvested directly into the heavy-duty water, sewer, and road improvements required to attract and sustain those major business investments.

Action Items

- Petition the Decatur County Commissioners and Redevelopment Commission to initiate a joint study defining the physical boundaries of the proposed economic development area.
- Present a targeted infrastructure wishlist to the county that details the exact wastewater and road capacity upgrades needed to attract commercial logistics firms.
- Adopt a formal interlocal agreement between the St. Paul Town Council and Decatur County to legally structure how the captured tax revenues will be managed and spent.



CHAPTER 09

Housing



St. Paul will support a diverse range of affordable, high-quality housing options that meet the needs of residents at all life stages, including seniors, while preserving neighborhood character and upholding strong property standards.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to housing in St. Paul.

INTRODUCTION

Housing is a critical component of St. Paul's overall vision for a stable, inclusive, and high-quality community. The town's housing market plays a direct role in supporting population retention, economic vitality, and quality of life for residents at all stages of life. Housing is essential to meeting the needs of families, seniors, and future residents, while ensuring that housing remains an asset to the community rather than a constraint on growth.

Current housing trends in St. Paul reflect both strengths and emerging challenges. The community is characterized by a high rate of owner occupancy, strong overall occupancy levels, and home values that remain substantially more affordable than state averages, contributing to stability and accessibility. At the same time, the housing stock is dominated by single-family and mobile homes, with limited housing diversity and little recent construction, mainly due to an ongoing Indiana Department of Environmental Management (IDEM) sewer ban. A significant portion of the housing was built several decades ago, suggesting growing needs for reinvestment, rehabilitation, and modernization. These conditions highlight the importance of strategic housing policies that encourage reinvestment, expand housing choices, and ensure that St. Paul's housing supply continues to meet the evolving needs of its residents.

Public Input Key Findings

- 85% of survey respondents agree or strongly agree in prioritizing housing rehabilitation and infill development over new greenfield construction.
- Nearly 54% of survey respondents disagree that houses and lots are well-maintained, citing specific properties and trailer parks.
- Survey respondents cite a critical shortage of appropriate senior housing, with 73% disagreeing or strongly disagreeing that sufficient options exist.
- Stakeholders recognize that sewer capacity is a major barrier to building more residential options while also noting a clear need for modestly priced single-family homes, smaller housing types, and rehabilitation of existing properties.



Existing Single-family Home



Downtown Residential



Existing Single-family Home

EXISTING CONDITIONS

According to the 2023 American Community Survey (ACS), St. Paul's housing stock is dominated by single-family detached homes. Approximately 81% of housing units were single-family units, while 16% consist of mobile homes. Duplexes account for about 4% of the housing supply, and there are no structures with three or more dwelling units. The average household size in St. Paul is 3.03 persons per household, which is notably higher than the statewide average of 2.47 persons per household.

Housing occupancy in St. Paul exceeds state levels, with just over 97% of units occupied compared to an Indiana average of 91%. Of the occupied housing units, 77% are owner-occupied and 23% are renter-occupied.

Home values are generally modest, with most housing units valued below \$200,000 and a median home value of \$181,250. This figure is significantly lower than the Indiana median home value of \$201,600, indicating the need to improve the quality or condition of the housing stock.

The age of the housing stock reflects limited recent construction. Approximately half of St. Paul's housing units were built prior to 1960, and only 5% were constructed after 2000. This pattern suggests an aging housing supply and a slow pace of new development that may be insufficient to replace older units over time. As a result, many homes likely require rehabilitation or modernization to meet current housing standards and the evolving needs of residents.

As the town plans for residential growth and redevelopment, there are regional organizations and resources that can support property owners. The Southeast Indiana Regional Planning Commission (SIRPC) advocates for housing development and redevelopment throughout its nine-county region, including within the Town of St. Paul. The organization offers an Owner-Occupied Rehabilitation Program to improve the condition of qualified homes, and Housing Needs Assessments to determine the condition of existing housing stock, along with proven strategies to address housing concerns.



Existing Neighborhood Street

81%

of housing units in St. Paul
are single-family homes.

23%

of occupied units within town
limits are renter-occupied

\$181,250

Median Home Value
in St. Paul

Housing Data Snapshot

HOUSING

VISION AND KEY GOALS

The Vision

Promote attainable housing options to meet the needs of residents, including seniors, while maintaining neighborhood quality and property standards.

Promoting attainable housing means ensuring that the local market includes not only traditional single-family homes but also smaller, low-maintenance units, such as townhomes, accessory dwelling units, or senior-specific living facilities, that remain affordable for the local workforce and those on fixed incomes. By focusing on maintaining neighborhood quality and property standards, the town ensures that new development and the rehabilitation of the existing housing stock enhance, rather than detract from, the community's established character. Local ordinances and code enforcement play a major role in the town's ability to raise the standard for quality housing in St. Paul. Without the appropriate tools and staff in place, town staff have limited control over improving the situation and property owners may not prioritize the upkeep of their properties.

The importance of this goal lies in its ability to foster a stable and inclusive population. Providing specific housing options for seniors is particularly critical, as it allows long-term residents to age in place while freeing up larger family homes for the next generation of residents. When housing is attainable and neighborhoods are well-maintained, the town becomes more attractive to investors and families alike.

Key Goals

1. Improve the quality and condition of housing through property maintenance and support programs.
2. Expand housing options to meet the needs of residents in all stages of life.

WHAT DID WE HEAR?

When asked to rate the quality of residential units, 60% of survey respondent rated housing in St. Paul as fair.

"[An improvement I would like to see is] senior citizen housing apartments for those who are able to live alone."

-Survey Participant

HOUSING GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Improve the quality and condition of housing through property maintenance and support programs.					
SUPPORTING STRATEGIES					
1. Strengthen code enforcement to ensure compliance with property maintenance standards by establishing clear procedures, inspection schedules, and penalties for chronic violations.					Town Council Town Staff Decatur County Area Plan Comission Local Residents
2. Provide incentives for property improvements such as façade grants, tax abatements, or volunteer-assisted renovation programs to encourage investment in existing housing stock.					Town Council Town Staff Local Organizations
3. Educate residents on housing standards and available assistance programs through workshops, outreach materials, and online resources to promote compliance and awareness of support opportunities.					Town Staff Local Organizations
4. Pursue an Office of Community and Rural Affairs (OCRA) Housing Rehabilitation Grant to fund critical repairs and accessibility improvements for income-eligible homeowners.					Town Staff Town Council SIRPC OCRA

HOUSING GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 2 Expand housing options to meet the needs of residents in all stages of life.						
SUPPORTING STRATEGIES						
1. Conduct a housing needs assessment to quantify demand for senior housing, rental units, and other targeted housing types in St. Paul.					Town Staff Town Council Professional Consultant Decatur County EDC	
2. Explore partnerships with developers and nonprofit housing providers to build missing middle housing or mixed-income developments.					Town Council Regional Home Builders and Developers Decatur County EDC	
3. Pursue state and federal funding programs such as Indiana Housing & Community Development Authority (IHCDA) grants, U.S. Department of Agriculture (USDA) Rural Development programs, or Low-Income Housing Tax Credits (LIHTC) to support new housing construction.					Town Council Town Staff SIRPC Decatur County	
4. Consider the adaptive reuse of vacant or underutilized buildings as affordable housing or senior housing in alignment with community development goals.					Town Staff Town Council Regional Home Builders and Developers	

PROJECT#1: ST. PAUL HOUSING ASSESSMENT

Supporting Strategy

Conduct a housing needs assessment to quantify demand for senior housing, rental units, and other targeted housing types in St. Paul.

Project Overview

This project St. Paul to map out its future residential needs. By leveraging the Indiana Housing and Community Development Authority's free digital dashboard tools alongside a targeted local survey, the town can gather precise data on what types of homes our residents actually need. Ultimately, having this official assessment on file will give St. Paul the hard evidence required to attract residential developers and qualify for competitive state community development grants.

Action Items

- Generate an instantaneous, baseline local profile using the free "Take Action" tool on the state's online Indiana Housing Dashboard.
- Distribute a short, paper-and-digital community survey to residents via utility bills and local social media pages to capture specific feedback on senior housing and rental needs.
- Compile the combined state data and survey feedback into a final, concise summary report to present to the town council and potential housing developers.



CHAPTER 10

Transportation



St. Paul will maintain a safe, accessible, and well-connected transportation network that supports pedestrians, enhances mobility for all users, and strengthens connectivity between neighborhoods, destinations, and community assets.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to transportation in St. Paul.

INTRODUCTION

Transportation is a key element of St. Paul's ability to function as a connected, accessible, and economically active community. The town's transportation network supports daily travel for residents, workers, and visitors while linking St. Paul to the broader region. Proximity to I-74 and a direct connection via County Road 800 position the community to benefit from regional mobility, commerce, and tourism. At the local level, the transportation system plays an important role in shaping development patterns, supporting downtown activity, and ensuring that residents can safely access jobs, services, and community amenities.

Within town limits, St. Paul's transportation system is characterized by a network of local streets, key collector roadways, and a modest but important pedestrian environment. Downtown streets serve not only as travel corridors but also as community spaces that support businesses, civic functions, and social activity. At the same time, several trends influence future transportation planning, including the need to maintain aging roadway and sidewalk infrastructure, improve pedestrian connectivity, and balance multiple modes of travel. Recent initiatives, such as the regulation of golf carts on public streets and exploration of funding opportunities for roadway and sidewalk improvements, reflect the town's proactive approach to addressing evolving transportation needs. Additionally, the presence of inactive rail infrastructure presents both a physical constraint and a long-term opportunity to enhance connectivity through potential adaptive reuse.

Public Input Key Findings

- Over 56% of survey respondents find sidewalks unsafe or poor and over 29% find bicycling unsafe.
- Survey results indicate strong resident desire for trails, with walking/biking trails and rail-trail conversions being the most frequently cited dream project for improved connectivity and recreation.
- Many survey respondents cite an immediate safety concern for pedestrians, especially children and seniors, on key routes to parks, Dollar General, and throughout neighborhoods.



Interstate Access



Abandoned Rail



Existing Sidewalk Conditions

EXISTING CONDITIONS

St. Paul's transportation network consists of a system of roadways, pedestrian facilities, and other transportation infrastructure that supports efficient movement for residents and visitors.

Regional Connectivity

St. Paul is located 1.5 miles south of I-74, providing the town with convenient regional access. Interstate access is available via Exit 123, located just north of town, which connects directly to downtown St. Paul via County Road 800, one of the town's most heavily traveled corridors. County Road 650 serves as an important east-west connection, linking St. Paul with nearby communities such as Waldron. Jefferson Street, which continues to the south as North County Road 700 West, provides access to areas south of town and further enhances local and regional connectivity.

Roads of Local Significance

Webster, Franklin, Washington, and Main Streets define the downtown core and function as both transportation corridors and community destinations. These streets serve local businesses and community services and include on-street parking and sidewalks to support vehicular, pedestrian, and downtown-oriented activity. In addition, Washington Street, Pearl Street, and County Road 800 West contain a concentration of commercial and employment uses, making them key corridors for access to jobs, goods, and services. The town leverages the Community Crossings Matching Grant (CCMG) program to maintain and improve roadways. At the time this plan was completed, St. Paul had submitted for the CCMG program, which would support improvements to First Street and other priority roadways with significant maintenance needs.

Functional Classifications

Functional classification groups streets and highways based on the role they play in the transportation system, ranging from interstates and arterials to collectors and local streets. Most roadways within St. Paul's town limits are classified as local streets and primarily serve adjacent land uses. Several roadways carry higher traffic volumes and function as collectors:

- **Major Collectors:** These roadways provide a balance of access and mobility, collecting traffic from local streets and distributing it throughout the community. West County Road 650, School Street, Webster Street, and Jefferson Street are classified as major collectors.
- **Minor Collectors:** Minor collectors provide connections between local streets and higher-level collectors, primarily serving residential areas. North County Road 800 West and East County Road 650 South are classified as minor collectors.

Pedestrian Network

St. Paul's pedestrian network is present throughout much of the town but is inconsistent in coverage and condition. Sidewalk gaps and areas in need of repair limit walkability in some locations. The town offers a sidewalk matching grant program that provides partial financial assistance to residents for the repair of existing sidewalks on private property; however, funding is limited and awareness of the program is relatively low.



FUNCTIONAL CLASSIFICATION MAP

Golf Carts

In 2024, the Town of St. Paul adopted Ordinance 2024-12 to regulate the operation of golf carts on public roadways. Under the ordinance, operators must obtain an annual golf cart permit from the St. Paul Police Department for a fee of \$10. To be considered street legal, golf carts must be equipped with working lights and a slow-moving vehicle emblem. Operators must be at least 16 years old, possess a valid driver's license, and carry liability insurance.

Railways

A railroad owned by the Central Railroad Company of Indiana runs diagonally from northwest to southeast through the center of St. Paul, generally between North and South Washington Streets. Historically, this line connected the town to Cincinnati and Indianapolis; however, it has been inactive since 2006. While the rail infrastructure remains in place, it currently functions as a physical barrier between the north and south sides of town. There have been discussions regarding the potential conversion of the inactive rail corridor into a rail-trail, which could provide future recreational and connectivity benefits.



The Central Railroad of Indiana has been inactive since 2006.

Located
1.5 miles
South of Interstate 74

4
Major Collectors

2
Minor Collectors

Transportation Data Snapshot

TRANSPORTATION

VISION AND KEY GOALS

The Vision

Create a safe, accessible, and well-connected transportation network that supports pedestrians, enhances mobility, and promotes community connectivity throughout St. Paul.

By prioritizing pedestrian mobility and community connectivity, St. Paul aims to ensure that infrastructure is accessible to all, including pedestrians. A robust transportation network reduces the frequency of pedestrian-vehicle conflicts and encourages physical activity. Furthermore, high levels of connectivity increase the visibility and accessibility of local businesses, directly supporting the town's economic development and placemaking goals. By investing in a network that links the community together, St. Paul fosters a safer transportation system while actively promoting walkability.

Key Goals

1. Plan for ongoing maintenance and expansion of the town's street network.
2. Expand the sidewalk network to improve pedestrian safety, accessibility, and community mobility.

WHAT DID WE HEAR?

Sixty five percent of survey respondents rated the conditions of street as fair.

"I would like to see more sidewalks for kids and elderly to walk on instead of the streets."

-Survey Participant

TRANSPORTATION GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 1 Plan for ongoing maintenance and expansion of the town’s street network.						
SUPPORTING STRATEGIES						
1. Continue applying for the Community Crossing Matching Grant Program (CCMG) to maintain and repair existing streets, ensuring timely resurfacing, pothole repair, and preventative maintenance.					Town Council Town Staff Decatur County	
2. Prioritize street projects based on condition and usage through regular pavement assessments and community input.					Town Council Town Staff Local Residents	
3. Explore funding opportunities through state and federal transportation grants to supplement local maintenance efforts.					Town Council Decatur County Town Staff	
4. Communicate street maintenance schedules to residents to improve transparency and minimize disruption.					Town Staff Town Council Local Organizations	

TRANSPORTATION

GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 2 Expand the sidewalk network to improve pedestrian safety, accessibility, and community mobility.						
SUPPORTING STRATEGIES						
1. Conduct a sidewalk gap analysis to identify key areas where sidewalks are missing, unsafe, or disconnected.					Town Staff Decatur County Community Foundation Consultant, if needed	
2. Prioritize sidewalk expansion near parks and the downtown core to improve safety and encourage pedestrian use.					Town Staff Town Council	
3. Integrate pedestrian safety features such as crosswalks, curb ramps, signage, and lighting along new and existing pedestrian routes.					Town Council Town Staff	
4. Engage the community to promote sidewalk use, highlighting safe walking routes, which connect the downtown to adjacent neighborhoods.					Town Staff Local Residents	
5. Pursue grants or low-interest funding (e.g., OCRA, INDOT, or Transportation Alternatives Program) to support sidewalk construction and improvements.					Town Council Town Staff Decatur County SIRPC	

PROJECT#1: SIDEWALK GAP ANALYSIS

Supporting Strategy

Conduct a sidewalk gap analysis to identify key areas where sidewalks are missing, unsafe, or disconnected.

Project Overview

This project catalogs the town's pedestrian infrastructure gaps. By organizing a structured community inventory, residents can walk the town's grid to photograph and note areas where walkways suddenly end or pose safety hazards. The resulting physical data will give the town council a prioritized roadmap for targeted repairs, ensuring that limited infrastructure budgets are spent exactly where they are needed most to improve safety.

Action Items

- Divide the town into manageable geographic sectors using free satellite mapping platforms to create structured, street-by-street walking routes for volunteers.
- Recruit local civic groups, students, or residents to walk the assigned sectors during a scheduled time to record infrastructure gaps and safety issues.
- Consolidate the volunteer notes and photos into a prioritized master list that the town council can use to apply for state-level pedestrian safety grants.



CHAPTER 11

Agriculture



St. Paul will support the preservation of productive agricultural lands surrounding the community by minimizing land use conflicts and thoughtfully balancing the needs of residents, business owners, and adjacent agricultural operations.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to agriculture in St. Paul.

INTRODUCTION

Although no land within the corporate limits of St. Paul is currently used for agricultural purposes, agriculture remains an important contextual influence on the community's character. Actively farmed land surrounds the town, particularly to the north and west in both Shelby and Decatur Counties, with additional agricultural uses located south of the wooded areas along the Flat Rock River. These natural landscapes define St. Paul's rural setting, shape its physical boundaries, and play a key role in guiding responsible outward growth.

At the county level, agriculture continues to be tied to the county's overall identity and serves as an economic driver. According to the 2022 Census of Agriculture, Decatur County supports mid-sized, diversified farming operations with strong overall production value and a balanced mix of crop and livestock activities. While the number of farms and acres in production has declined modestly, remaining operations have become more productive and increasingly focused on efficiency and conservation practices. These trends mirror broader state and national patterns and have important implications for St. Paul as it plans for future growth near agricultural lands. Thoughtful coordination with county planning efforts and consideration of buffers, transitions, and infrastructure needs will help ensure that future development respects and complements surrounding agricultural uses while supporting the town's long-term vision.

Public Input Key Findings

- 78% of survey respondents agree or strongly agree that preserving farmland and rural character is essential for the town's continued success.
- Some survey respondents suggested strengthening agricultural connections like adding a multi-season farmers' market to support local producers.
- Stakeholders stressed that future growth pressures, particularly near the interchange, require careful planning to minimize land use conflicts.



Undeveloped Land near St. Paul



Kolkmeier Brothers Feed



Tractor at Kolkmeier Brothers Feed

EXISTING CONDITIONS

There is no land within the corporate limits of St. Paul that is used for agricultural purposes. However, many properties surrounding the town are zoned Agricultural within the planning jurisdictions of Shelby and Decatur Counties and are actively used for farming, particularly in the areas immediately north and west of town. Agricultural uses also extend south of the town, beyond the wooded areas along the Flat Rock River.

In 2022, agricultural operations in Decatur County maintained a significant role in the local economy, although the number of farms and total land in production showed declines relative to previous census years. According to the USDA's 2022 Census of Agriculture, the county had 552 farms managing approximately 169,467 acres, resulting in an average farm size of 307 acres. This average compares to broader Indiana trends where average farm sizes were generally smaller, reflecting the county's somewhat larger, mid-sized operations relative to some other Indiana counties. Of the land in farms, 149,496 acres were cropland, while pastureland and woodland made up a smaller share of acreage, supporting diversified production systems that combine crop and livestock operations. The total market value of agricultural products sold in 2022 reached roughly \$290.7 million, with crop sales at 53%, slightly outpacing livestock, poultry, and product sales at 47%, indicating a balanced economic reliance on both sectors. Conservation practices such as no-till and reduced-till methods were adopted on a meaningful proportion of farms, reflecting ongoing interest in soil health and sustainability.

The principal crops were soybeans and corn for grain, harvested on the largest acreages, followed by smaller plantings of wheat and forage or hay, which supported both rotational cropping strategies and on-farm feed needs. Livestock production included substantial numbers of hogs and pigs and cattle and calves, although inventories remained below levels recorded in earlier census cycles. Between 2017 and 2022, the county experienced a modest reduction in farm count and land in farms, even as net cash farm income increased, indicating that remaining operations were, on average, more economically productive. These trends mirror state and national patterns of fewer but larger and more commercially oriented farms.



Corn fields north of town

552

Farms in Decatur County in
2022.

Average farm size of

307 ACRES

\$290M

Total market value in
Decatur County

Census of Agriculture Data for Decatur County

AGRICULTURE

VISION AND KEY GOALS

The Vision

Support the preservation of productive agricultural lands surrounding St. Paul while balancing the needs of residents and business owners.

St. Paul recognizes the importance of its surrounding agricultural heritage and the role nearby farms play in shaping the community's character. At the same time, while agriculture is not the primary land use within the town itself, long-term sustainability requires thoughtful planning for growth and future population changes.

As St. Paul plans for the future, it must balance support for productive agricultural lands at the community's edges with the need to accommodate new residents, businesses, and development that strengthen the local tax base. Outward growth is one approach to growing the tax base. As land outside of the town limits is developed and served by St. Paul's utilities, it is critical that these areas be annexed into the Town of St. Paul. Local leaders and staff can use the Future Land Use Maps on pages 37 and 39 to make strategic land use decisions that minimize conflicts between agricultural and non-agricultural uses.

Key Goal

1. Engage surrounding property owners in all planning processes to streamline communication and create transparency in the decision-making process.

WHAT DID WE HEAR?

Majority of survey respondents agree or strongly agree that preserving farmland and rural character is essential for the town's continued success.

"Add a three season farmer's market"

-Survey Participant

AGRICULTURE

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Engage surrounding property owners in all planning processes to streamline communication and create transparency in the decision-making process.					
SUPPORTING STRATEGIES					
1. Facilitate roundtable meetings with surrounding property owners when making decisions related to annexation or proposed development.					Town Council Town Staff Local Residents and Property Owners
2. Support local farmers by coordinating access to grant opportunities, cost-share programs, and technical assistance through the U.S. Department of Agriculture (USDA), Indiana State Department of Agriculture (ISDA), and Purdue Extension.					Town Council Town Staff SIRPC USDA ISDA Purdue Extension
3. Coordinate with Decatur County to align local policies for emerging energy and infrastructure uses, including solar energy, data centers, small modular reactors (SMRs), and battery energy storage systems (BESS), to ensure regulatory consistency and long-term economic readiness.					Town Council Town Staff Decatur County Decatur County Area Plan Commission Decatur County EDC

AGRICULTURE **IMPLEMENTATION**

PROJECT#1: PROPERTY OWNER ROUNDTABLES

Supporting Strategy

Facilitate roundtable meetings with surrounding property owners when making decisions related to annexation or proposed development.

Project Overview

This project formalizes an open-door communication policy to prevent misunderstandings and conflict during town expansion efforts. By proactively inviting neighboring property owners to sit down with town leadership, St. Paul can address issues like property lines, taxes, and zoning changes in a collaborative setting.

Action Items

- Identify and log contact information for all adjacent property owners within a specific radius as soon as a new development or annexation petition is received by the town.
- Send personal mail invitations or place direct phone calls to those identified neighbors offering them a seat at a dedicated pre-meeting discussion.
- Moderate a structured, informal Q&A session at the town hall to record neighbor feedback and address concerns before the proposal moves to an official town council vote.

This page is intentionally left blank.



CHAPTER 12

Natural Resources



St. Paul will protect and enhance its natural resources to promote environmental health, expand recreational opportunities, and sustain a high quality of life for the community.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to natural resources in St. Paul

INTRODUCTION

Natural resources have played a defining role in St. Paul's development and continue to shape the community's identity, economy, and environmental quality. From its early history rooted in limestone extraction to its location along the Flat Rock River, the town's growth has been closely tied to the surrounding landscape. These resources support the economy of the town, provide scenic and ecological value, and influence land use and infrastructure decisions.

Today, St. Paul is increasingly leveraging these resources to support recreation, tourism, and quality of life. The Flat Rock River corridor provides opportunities for kayaking, fishing, and hiking, while former quarry areas and open spaces offer destinations for recreation and scenic overlooks. St. Paul uses community events, river-adjacent amenities, and access to natural landscapes to help attract visitors and support local businesses.

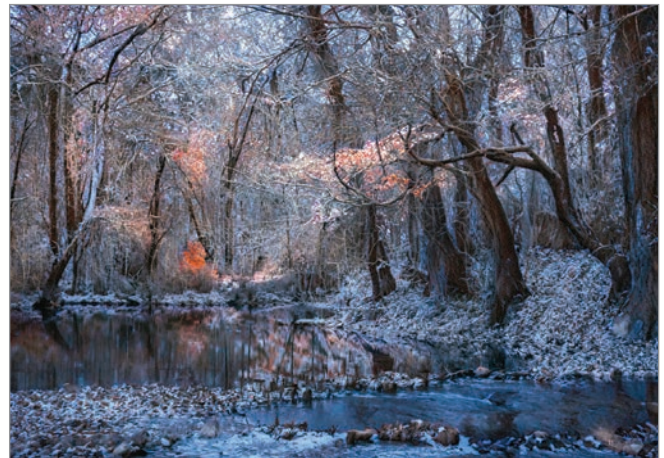
St. Paul's natural resource system is also characterized by active and former limestone quarries, river and stream corridors, wooded areas, and a critical groundwater supply. Mill Creek and the Flat Rock River define the town's eastern and southern edges, with associated wooded areas providing natural buffers, wildlife habitat, and flood mitigation benefits. In terms of water, the community relies on groundwater from an underlying aquifer to meet drinking water needs, making protection of water quality a top priority.

Public Input Key Findings

- Many survey respondents recognized the importance of the Flat Rock River and associated recreation (such as Hidden Paradise) as beloved community assets that contribute to quality of life and identity.
- Survey results indicate moderate confidence in the protection of sensitive natural areas.
- Stakeholders discussed the preservation and thoughtful reuse of natural areas and how this can support future trails, recreation, and environmental resilience.
- Residents take pride in St. Paul's natural features and scenic beauty, which serve as important recreational assets for the community and visitors, highlighted by the Flat Rock River and quarry lakes.



Kayaking at Flat Rock River YMCA Camp



Natural Area in the Winter



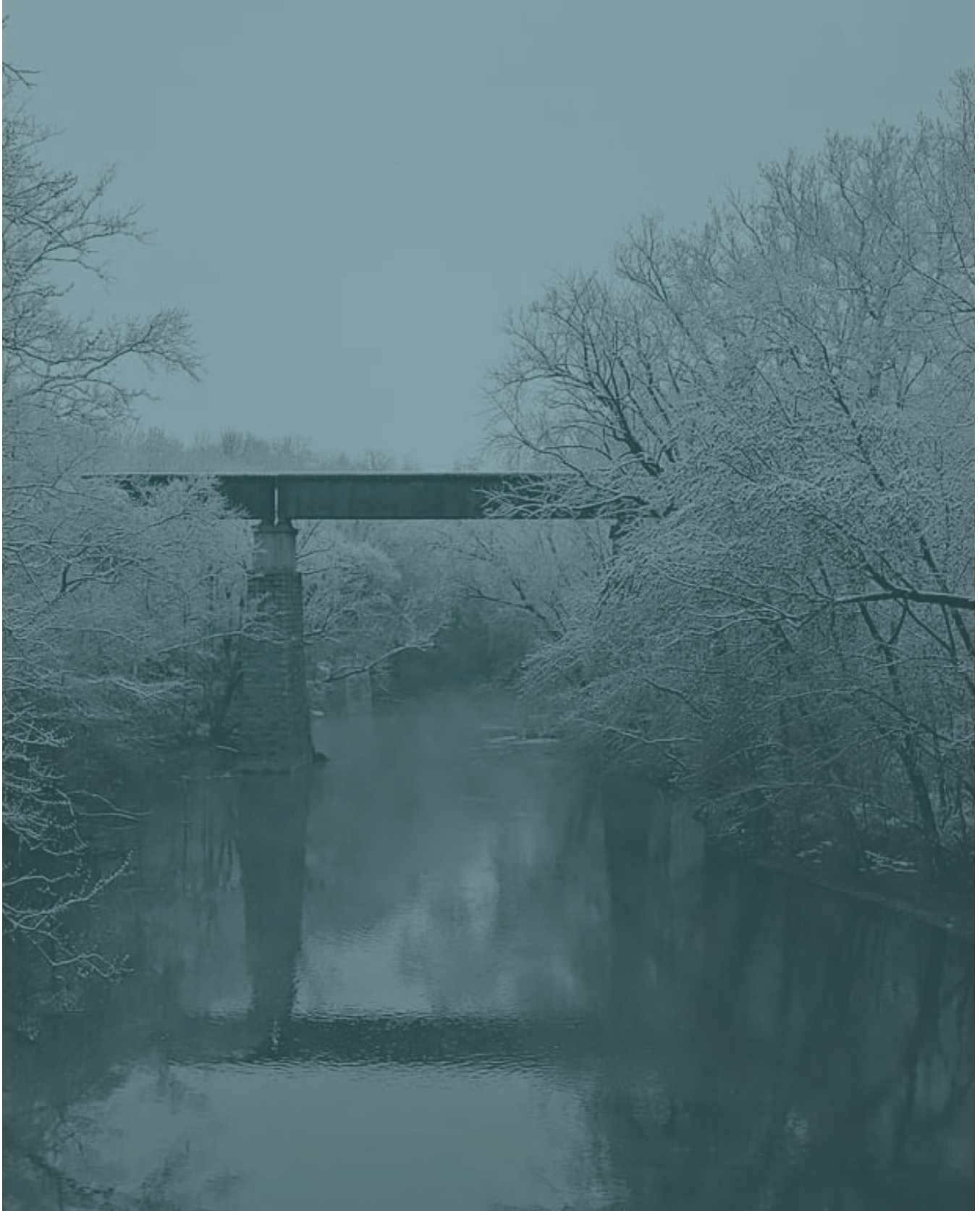
Hidden Paradise

EXISTING CONDITIONS

St. Paul's development and economic history are closely tied to the area's natural resources, particularly the Flat Rock River and local limestone deposits. Limestone extraction has occurred south of St. Paul along the Flat Rock River for more than a century and played a foundational role in the town's early growth and industrial activity. While several former quarry sites have since been reclaimed and converted into lakes, a limited number of quarry operations remain active to the south and west of town, including the St. Paul Stone Company, which operates over 120 acres. These modern operations continue the area's long-standing connection to the stone industry.

Mill Creek borders the eastern edge of St. Paul and flows southward into the Flat Rock River, which forms the town's southern boundary. The Flat Rock River originates in Henry County and flows through Rush, Decatur, Shelby, and Bartholomew Counties before converging with the Driftwood River in Columbus. Wooded riparian corridors along Mill Creek and the Flat Rock River create natural edges along the eastern and southeastern portions of the town, contributing to local ecological health, floodplain function, and scenic value. The Flat Rock River floodplain is the only major floodplain that traverses through the town, at its southeast corner. Best practices for this area include limiting new development, preserving natural vegetation, and maintaining open space to protect water quality, support wildlife habitat, and reduce flood risk. Avoiding intensive or incompatible land uses within the floodplain helps maintain the ecological functions of the river corridor.

St. Paul relies on groundwater from an underlying aquifer to meet its public drinking water needs. The town's primary public water supply wells are in Shelby County, and a designated Wellhead Protection Area has been established around these facilities to safeguard water quality. This protection area helps reduce the risk of contamination by managing land uses and activities near the wells, ensuring the long-term reliability and safety of the town's water supply.



Flat Rock River after Snowfall

NATURAL RESOURCES

VISION AND KEY GOALS

The Vision:

Protect and enhance St. Paul's natural resources to support environmental health, recreation, and community quality of life.

Maintaining clean air and water in St. Paul depends on thoughtful land management along the Flat Rock River, within quarry lake areas, and across parks, green spaces and woodlands. By working collaboratively with local property owners, conservation organizations, and Decatur County agencies, the town can help preserve forests, riparian corridors, and wildlife habitat while restoring areas impacted by past industrial or agricultural use.

These natural areas provide important opportunities for fishing, hiking, and outdoor recreation that are accessible to residents and visitors alike, supporting community health and quality of life. Protecting and connecting green space also strengthens St. Paul's appeal as a small town with strong environmental assets, helping support tourism and future residential growth without compromising ecological value.

Key Goal

1. Collaborate with property owners, conservation groups, and county agencies to maintain green space, forests, and wildlife habitat.

WHAT DID WE HEAR?

Nearly 40% of survey respondents agree that environmentally sensitive areas and sufficiently protected

"I love the Flat Rock River and Hidden Paradise Campground."

-Survey Participant

NATURAL RESOURCES

GOALS AND STRATEGIES

Strategy	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Collaborate with property owners, conservation groups, and county agencies to maintain green space, forests, and wildlife habitat.					
SUPPORTING STRATEGIES					
1. Partner with the Indiana Department of Natural Resources (IDNR) to protect the Flat Rock River and Mill Creek through erosion control, water quality monitoring, and buffer restoration.					Town Council IDNR Property Owners
2. Work with property owners to improve White Rock Park and Hidden Paradise Park with trails, signage, seating, and accessible amenities.					Property Owners Town Council Town Staff
3. Use educational programs and interpretive signage to highlight the ecological and recreational value of local natural areas.					Town Council Town Staff Local Organizations Decatur County Parks
4. Organize community events and volunteer stewardship activities, such as cleanups, invasive species removal, and planting days, to engage residents in natural resource protection.					Town Staff Local Organizations Local Residents

NATURAL RESOURCES

IMPLEMENTATION

PROJECT#1: OUTDOOR RECREATION PARTNERSHIP

Supporting Strategy

Work with property owners to improve White Rock Park and Hidden Paradise Park with trails, signage, seating, and accessible amenities.

Project Overview

This project leverages St. Paul's unique local outdoor assets by building a formal bridge between town leadership and private recreation owners to enhance visitor experiences. The town will partner with local recreational destinations to co-apply for regional tourism and outdoor grants that fund accessible trail connections, informational signage, and public seating. It will focus on providing administrative support to secure state and regional tourism grants that benefit both parks simultaneously. By adding unified wayfinding signs, benches, and improved trail accessibility, this collaboration will boost overall tourism spending in town while elevating St. Paul's reputation as a premier regional recreation hub.

Action Items

- Convene a joint steering meeting with the owners of White Rock Park and Hidden Paradise Campground to compile a unified list of high-priority trail, seating, and signage improvements.
- Identify and target specific small-community or outdoor-recreation grants, such as those through the Indiana Department of Natural Resources, that accept public-private partnerships.
- Coordinate with local volunteer groups and local civic groups and students to assist with building and installing low-cost park benches and directional trail signs once funding is secured.

This page is intentionally left blank.



CHAPTER 13

Parks and Recreation



St. Paul will offer a strong and connected parks and recreation system that leverages partnerships, maintains high-quality facilities, and provides diverse programming to support community health, engagement, and quality of life.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to parks and recreation in St. Paul.

INTRODUCTION

Parks and recreation contribute to St. Paul's quality of life by fostering community connection, promoting active lifestyles, and providing spaces for residents to gather. While limited in scope, St. Paul's recreational system is currently centered on community facilities rather than traditional in-town parks. The Park at St. Paul Gym (Kiwanis Park) and the Civic Center serve as key gathering places, supporting sports, public meetings, and community events, while the Park at St. Paul Gym's outdoor amenities provide additional opportunities for recreation. Although there are no parks within the town's corporate limits, many residents utilize St. Paul Park located just outside of the town boundary. St. Paul Park is managed by Decatur County Parks, offering a range of active and passive recreational amenities. In addition, several well-known private recreation facilities are located along the river, such as Hidden Paradise Campground, Flat Rock River YMCA Camp, and White Rock Park. St. Paul will continue to invest in these destinations to meet the evolving needs of the town's residents, attract seasonal visitors who support local businesses, restaurants, and services within St. Paul. Visitors and residents travel easily between these recreation areas and downtown destinations, reinforcing recreation and tourism as meaningful contributors to the local economy.

Public Input Key Findings

- Survey results indicate general dissatisfaction with current offerings, as nearly 65% disagree that there are high-quality parks and recreation programs for all ages.
- Many survey responses highlighted the generational gaps in programming, with strong demand for more youth/sports activities and a notable absence of senior-focused programming and social groups.
- Stakeholders discussed how expanded programming and better marketing could position parks and campgrounds as regional destinations and future trail connections between parks, downtown, and campgrounds.



White Rock Park



St. Paul Park



Flat Rock River YMCA Camp

EXISTING CONDITIONS

The town manages two primary community facilities available for public use: the Park at St. Paul Gym (Kiwanis Park) and the Civic Center. The Park at St. Paul Gym serves as a hub for both indoor and outdoor activity, featuring courts for basketball and volleyball as well as an adjacent outdoor playground and a covered picnic shelter equipped with ample seating. At the time this plan was completed, the Gym needed major interior and exterior repairs, including new HVAC systems, ADA accessible restrooms, and other general maintenance projects. Complementing this, the Civic Center functions as the town's primary civic venue, hosting official government meetings alongside various private and community-led events. The Civic Center hosts Town Council meetings and is available to rent for social gatherings. Featuring a full kitchen, tables and chairs, mounted TV, and more, the Civic Center hosts family reunions and gatherings, picnics, team-building events, wedding ceremonies, receptions, and workshops. Due to the town's strong history of volunteerism, the St. Paul Kiwanis Club supports these facilities through volunteer efforts and financial donations.

While there are currently no formal municipal parks located within the immediate town boundaries, St. Paul residents benefit from several high-quality regional recreation destinations situated just to the south. St. Paul Park, managed by Decatur County Parks, is a 1.8-acre park offering a variety of recreational amenities, including tennis and basketball courts, a baseball diamond, a playground, and a covered picnic area. There are also several other popular privately-owned recreational assets such as White Rock Park and Hidden Paradise Campground.



Basketball court at St. Paul Park

PARKS AND RECREATION

VISION AND KEY GOALS

The Vision

Enhance St. Paul's recreational assets by leveraging partnerships, improving facilities, and expanding programming.

This goal focuses on improving facilities such as playgrounds and courts while expanding programming to include organized sports, seasonal events, and wellness activities. By leveraging partnerships with Decatur County Parks, the local Community Foundation, and junior sports leagues, the town can access specialized expertise and funding that might otherwise be unavailable, ensuring that recreational offerings grow in tandem with the community's population. This was further discussed during focus group meetings in which Decatur County Parks is advocating for improved communication and opportunities to provide programming for St. Paul residents and visitors.

Furthermore, if the town can market and promote the activation of existing privately-owned recreational assets, particularly those located along the Flat Rock River, St. Paul can expand recreation and tourism opportunities without significant public infrastructure investment. In turn, these actions can make St. Paul's recreational system[HR5.1] a key driver of quality of life, making St. Paul more attractive to families who prioritize active lifestyles. By investing in these assets, the town not only promotes the physical well-being of its citizens but also enhances its competitive edge as a desirable place to live and visit, ultimately supporting local economic vitality.

Key Goals

1. Plan for the ongoing maintenance and operations of the Park at St. Paul Gym (Kiwanis Park) and Civic Center to continue offering rental facilities for gathering and events.
2. Work with Decatur County Parks to enhance St. Paul Park facilities and expand recreational programming.
3. Encourage the activation of privately-owned recreational assets to support outdoor recreation and tourism, especially those along the Flat Rock River.

WHAT DID WE HEAR?

"If money weren't an issue, I'd want to see major investment in our parks and outdoor spaces — walking trails that actually connect parts of town, better playgrounds, shaded seating, and areas for community events."

-Survey Participant

PARKS AND RECREATION

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Plan for the ongoing maintenance and operations of the Park at St. Paul Gym and Civic Center to continue offering rental facilities for gathering and events.					
SUPPORTING STRATEGIES					
1. Assess and prioritize needed improvements to the Park at St. Paul Gym and Civic Center to ensure safety, accessibility, and functionality.					Town Council Town Staff Local Organizations Decatur County Community Foundation
2. Partner with the Decatur County Community Foundation (DCCF) to pursue grant funding and donations for capital repairs and facility upgrades.					Decatur County Community Foundation Town Council Local Organizations
3. Review and adjust rental fee structures to better reflect operating costs and generate sustainable revenue while remaining affordable for community use.					Town Council Town Staff

GOALS AND STRATEGIES

Strategies					Partners	
	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going		
GOAL 2 Work with Decatur County Parks to enhance St. Paul Park facilities and expand recreational programming.						
SUPPORTING STRATEGIES						
1. Coordinate with Decatur County Parks to plan and fund a new playground at St. Paul Park that meets modern safety and accessibility standards.					Town Council Decatur County Parks Local Organizations	
2. Advance development of pickleball courts through joint planning, fundraising, and grant applications in response to strong community demand.					Town Council Town Staff Decatur County Parks	
3. Partner with the county to expand park programming, including fitness classes, youth activities, and seasonal events that serve residents of all ages.					Town Council Town Staff Decatur County Parks Adams Township	
4. Clarify roles and responsibilities between the Town of St. Paul and Decatur County Parks to improve maintenance, investment planning, and communication.					Town Staff Decatur County Parks	

PARKS AND RECREATION

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 3 Encourage the activation of privately-owned recreational assets to support outdoor recreation and tourism, especially those along the Flat Rock River.					
SUPPORTING STRATEGIES					
1. Support the private development of recreation facilities along the Flat Rock River, especially in underutilized areas like the quarry and campgrounds, along with the facilitation of special events and festivals.					Town Council IDNR Property Owners
2. Collaborate with the YMCA to promote Flat Rock River YMCA Camp and regional recreation and tourism assets through signage, marketing materials, and outreach at local events.					Town Council Town Staff Flat Rock River YMCA Camp
3. Partner with Flat Rock River Camp staff to actively promote downtown St. Paul attractions to parents, campers, and employees through coordinated outreach and marketing efforts.					Town Staff Local Organizations Flat Rock River YMCA Camp
4. Promote parks and recreation assets through wayfinding and marketing, encouraging residents and visitors to explore sites throughout St. Paul.					Town Council Town Staff Visit Greensburg / Decatur County Tourism
5. Evaluate the feasibility of developing a designated public access point along the Flat Rock River to support kayaking, fishing, and passive recreation.					Town Council Town Staff Property Owners IDNR Professional Consultant

PARKS AND RECREATION

IMPLEMENTATION

PROJECT#1: ST. PAUL PARK UPGRADES

Supporting Strategy

Coordinate with Decatur County Parks to plan and fund a new playground at St. Paul Park that meets modern safety and accessibility standards.

Project Overview

This project focuses on revitalizing the town's primary recreational space by upgrading aging equipment with modern, inclusive play structures. By partnering with the Decatur County Parks Department, St. Paul can share the administrative responsibilities of planning the space and acquiring funding. The finalized playground design will feature compliant safety surfacing and adaptive play features, ensuring that local children of all abilities have a safe place to play together.

Action Items

- Establish a joint working committee with Decatur County Parks representatives and local residents to assess the current park footprint and outline specific equipment needs.
- Apply for matching grants through state recreational programs and corporate foundation funds to cover the capital costs of the new play structures.
- Coordinate with a certified playground manufacturer to oversee the installation process using while also using community volunteers for installation help.

This page is intentionally left blank.



CHAPTER 14

Broadband



St. Paul envisions a community where high-quality, affordable broadband is universally available and recognized as essential infrastructure that supports economic vitality, education, and quality of life.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to broadband in St. Paul.

INTRODUCTION

Broadband access is essential to supporting St. Paul's economic growth, quality of life, and overall community development. High-speed internet enables residents to access education, healthcare, and employment opportunities, while supporting local businesses, telecommuting, and digital services. Improving broadband infrastructure aligns with St. Paul's vision for sustainable growth and resilient community development, ensuring that residents and businesses have the connectivity needed to participate fully in a modern, digital economy. Reliable internet service also enhances the town's competitiveness in attracting new residents and investment, particularly as more services and opportunities move online. The continued growth of remote and hybrid work models allow individuals and families to choose communities based on quality of life rather than proximity to major employment centers. This creates a strategic opportunity for St. Paul to attract new households seeking small-town character and a direct connection to recreational assets.

St. Paul is actively addressing gaps in internet service through state and federal programs aimed at expanding broadband access. Many local providers such as Comcast and Xfinity have received funding through the Broadband Equity, Access, and Deployment (BEAD) Program. This funding is part of the Federal National Infrastructure Investment and Jobs Act (IIJA), which was established to expand access to high-speed, reliable, and affordable broadband nationwide. Because of this program, private providers such as Comcast and Xfinity are actively expanding coverage and improving speeds within St. Paul.

Public Input Key Findings

- Online survey results show that 39% agree that broadband availability is good with 32% disagreeing.
- Stakeholders discussed that St. Paul benefits from strong broadband coverage relative to much of the county, primarily through NineStar Connect.
- Stakeholders also discussed how broadband should be viewed as a competitive advantage that should be leveraged in housing and economic development efforts.



Essential for modern connectivity



Broadband infrastructure



Fiber-optic conduit spools

EXISTING CONDITIONS

St. Paul currently has access to internet service through multiple providers; however, coverage and service quality are inconsistent across the community, with some areas still lacking reliable high-speed broadband. Data from the Indiana Broadband Map indicate that portions of the town have been identified as underserved, prompting targeted infrastructure investments to improve upload and download speeds. These improvements are supported through recent state and federally funded broadband initiatives designed to modernize aging telephone and data networks and close remaining service gaps. In addition to public investment, private providers are anticipated to continue expanding and upgrading their networks within St. Paul, which is expected to improve overall reliability and performance for residents and businesses. While St. Paul has internet providers, many areas are still lacking access to high-speed internet.

According to the Indiana Broadband Map, upgrades to the telephone and data infrastructure in St. Paul have been funded through the BEAD Program to increase internet speeds. This funding originates from the IIJA and is administered through the Indiana Next Level Connections Broadband Grant Program. The goal of the grant is to bring high-speed broadband to areas that do not have internet or do not have fast enough service, especially rural and underserved communities. In addition, Comcast and Xfinity are expected to expand within the community, bringing faster speeds and improvements to the town's residents.

Managed by Purdue University's Center for Regional Development in partnership with the Indiana Office of Community and Rural Affairs (OCRA), the Rural Indiana Stats database

tracks key indicators of digital inclusion. This includes metrics such as internet speeds, device ownership, and poverty rates.

Decatur County currently holds a Digital Divide Index (DDI) score of 41.94. On a scale of 0 to 100 (where 100 represents the most severe divide), the county performs better than the state average but still faces gaps in broadband access and literacy. Notably, the census tract containing St. Paul outperforms the county average with a DDI of 22.44. While its average download speed of 52.5 Mbps falls below federal broadband benchmarks, its average upload speed of 29.6 Mbps exceeds them. Additionally, only 7.7% of households lack a computing device, contributing to a strong infrastructure score of 27.01. The Infrastructure Score measures the severity of broadband infrastructure and adoption gaps in a county by combining data on high-speed broadband availability (100/20 Mbps), advertised download and upload speeds, and the share of households lacking internet subscriptions or computing devices, with higher scores indicating greater infrastructure and access deficiencies.



Critical service for remote work and education

41.94

Digital Divide Index Score for
Decatur County residents

22.44

Digital Divide Index Score for
St. Paul resident

7.7%

of households lack a
computing device

Broadband Data Snapshot

BROADBAND **VISION AND KEY GOALS**

The Vision

Improve access to reliable broadband services to support residents, businesses, and economic development.

Reliable broadband is essential for daily activities such as education, healthcare access, and communication, and it has become a foundational utility for households and community services. Improving access to reliable broadband services means expanding infrastructure, improving service reliability, and reducing gaps in coverage or affordability that limit access.

For businesses, dependable high-speed internet supports operations, remote work, e-commerce, and the ability to attract and retain employers. For residents, it enables access to employment opportunities, online learning, telehealth, and digital services. Strengthening broadband access positions St. Paul to support long-term economic development, adapt to technological change, and remain an attractive place to live.

Key Goal

1. Monitor affordability and service quality to ensure broadband access remains reliable and reasonably priced for residents.

WHAT DID WE HEAR?

Less than 40% of survey respondents feel that residents have access to quality high speed internet.

“[An improvement I would like to see is] Cable and internet through town”

-Survey Participant

BROADBAND GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Monitor affordability and service quality to ensure broadband access remains reliable and reasonably priced for residents.					
SUPPORTING STRATEGIES					
1. Coordinate with broadband providers, including Comcast and Xfinity, to stay informed on expansion timelines, service areas, and planned upgrades within St. Paul.					Town Staff Utility Providers
2. Identify remaining service gaps or underserved areas through resident and business feedback to ensure all households have access to reliable broadband.					Town Staff Utility Providers
3. Support broadband as an economic development asset by promoting available high-speed internet to businesses, remote workers, and developers.					Town Staff Utility Providers

BROADBAND **IMPLEMENTATION**

PROJECT#1: BROADBAND MAPPING AND CONNECTIVITY INITIATIVE

Supporting Strategy

Identify remaining service gaps or underserved areas through resident and business feedback to ensure all households have access to reliable broadband.

Project Overview

This project builds a localized, accurate map of the town's high-speed internet gaps by gathering real-world data straight from the community. It focuses on collecting direct feedback from residents and local business owners to pinpoint exactly where internet service is slow, unreliable, or entirely missing across the community. Through a coordinated outreach effort, the town will document specific coverage issues that national provider maps often overlook. Collecting this precise data gives the town council the concrete evidence needed to partner with internet providers and pursue state-level digital infrastructure grants to connect every household.

Action Items

- Distribute a brief broadband speed and availability survey to all community households via monthly utility bills and local digital platforms.
- Map the collected survey responses to identify and visually isolate specific neighborhoods or blocks suffering from inadequate internet speeds.
- Present the finalized connectivity gap data to regional internet service providers to advocate for network expansions and support future grant applications.

This page is intentionally left blank.



CHAPTER 15

Historic and Archaeological Resources



St. Paul will preserve and celebrate its historic and archaeological assets, fostering community awareness, stewardship, and appreciation of the town's unique heritage.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to historic and archaeological resources in St. Paul.

INTRODUCTION

Historic and archaeological resources are central to understanding St. Paul's identity, growth, and cultural heritage, providing a link between the town's past and its future vision. While no districts or landmarks are listed on the National Register of Historic Places, local inventories and state databases recognize several buildings and sites of significance. These resources reflect the town's evolution from an early settlement to a regional commercial hub shaped by the railroad and limestone quarries.

Key historic and archaeological resources in St. Paul illustrate both architectural and industrial significance. Notable structures include the formerly Red Men's Hall and the St. Paul Bridge, recognized for its engineering value. The area also retains evidence of early industrial activity, including lime kilns and quarry sites that supplied stone for landmarks such as the Indiana State House.

Public Input Key Findings

- There is deep appreciation for the town's history and unique character, which was cited as a point of pride by residents, according to the online survey.
- Many survey respondents cited that there is a need to balance historic preservation with adaptive reuse, ensuring revitalization efforts maintain the town's historic feel while making buildings viable for modern use.
- Stakeholders agreed that downtown buildings and long-standing community institutions contribute to St. Paul's historic character and sense of place.



St. Paul House



Old Farmers State Bank



Bruner Event Center

EXISTING CONDITIONS

St. Paul is a historically rich community whose identity is rooted in its 19th-century industrial heritage and its location along the Flat Rock River. The National Register of Historic Places does not list any districts, buildings, or landmarks in St. Paul. However, the Indiana Historic Sites and Structures Inventory note a few buildings that are rated as notable or outstanding. The buildings rated outstanding are:

- House (302 N Jackson St)
- Howard House (201 N Jackson St)

According to the Indiana Department of Natural Resources (IDNR) State Historic Architectural and Archaeological Research Database (SHAARD), the town's historical significance is anchored by its limestone quarries, which famously supplied the stone for the Indiana State House. Key architectural landmarks include the Red Men's Hall (now the St. Paul Museum) and the St. Paul Bridge (Shelby County Bridge No. 147), a 1910 Pratt through-truss bridge recognized for its engineering importance. The town's layout reflects the arrival of the railroad in 1853, which catalyzed its growth as a commercial hub.

From an archaeological and cultural perspective, the area preserves the remnants of its earliest settlers and industrial pioneers. The Morven Place site, established in 1823, stands as a notable point of interest, while the ruins of historic lime kilns and quarries provide a physical record of 19th-century extraction technologies. The Indiana Historic Sites and Structures Inventory further classifies numerous residential and civic buildings in the town's core as Notable or Outstanding, highlighting well-preserved Italianate and vernacular styles.

Complementing these physical resources, the St. Paul Museum serves as an important community asset dedicated to preserving and interpreting the town's history. The museum houses photographs, artifacts, documents, and memorabilia that chronicle St. Paul's early settlement, railroad development, agricultural heritage, and local industry. Through curated exhibits and community storytelling, it provides residents and visitors with accessible insight into the people, businesses, and institutions that shaped the town. As both an educational resource and a cultural touchstone, the St. Paul Museum reinforces community identity and offers a tangible connection between the town and its living heritage.



Howard House in St. Paul

HISTORIC AND ARCHAEOLOGICAL RESOURCES

VISION AND KEY GOALS

The Vision

Increase the protection and awareness of St. Paul historic and archaeological assets.

Increasing the protection and awareness of St. Paul's historic and archaeological assets includes identifying, preserving, and responsibly managing sites, structures, and resources that reflect the town's cultural heritage and development. Preserving these assets honors the town's history and provides educational and cultural value for residents and visitors alike. Increased awareness and protection can also support heritage tourism, reinvestment, and revitalization efforts, helping to strengthen the local economy while ensuring that the town's historic structures and sites are maintained for future generations. This also entails supporting the St. Paul Museum with local initiatives designed to spread further awareness about the town's cultural heritage.

Key Goal

1. Ensure the appropriate regulations and programs are in place to support preservation efforts.

WHAT DID WE HEAR?

"I love the history and community here in St. Paul."

-Survey Participant

HISTORIC AND ARCHAEOLOGICAL RESOURCES

GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners
GOAL 1 Ensure the appropriate regulations and programs are in place to support preservation efforts.					
SUPPORTING STRATEGIES					
1. Coordinate with state and county agencies, including the INDR and the Division of Historic Preservation and Archaeology (DHPA), to ensure compliance with preservation standards and best practices.					Town Staff Decatur County IDNR IDHPA
2. Encourage sensitive rehabilitation and reuse of historic structures through guidance, incentives, and partnerships that preserve character while supporting modern uses.					Town Council Town Staff Decatur County Area Plan Commission Local Organizations Property Owners
3. Highlight St. Paul’s history and cultural heritage by supporting the St. Paul Museum, installing interpretive signage, and incorporating storytelling within local events and festivals.					Town Staff Local Organizations St. Paul Museum

HISTORIC AND ARCHAEOLOGICAL RESOURCES

IMPLEMENTATION

PROJECT#1: STORYTELLING THROUGH SIGNAGE

Supporting Strategy

Highlight St. Paul's history and cultural heritage by supporting the St. Paul Museum, installing interpretive signage, and incorporating storytelling within local events and festivals.

Project Overview

This project aims to strengthen community pride and boost tourism by bringing St. Paul's unique local history out into the open for residents and visitors to experience. By collaborating directly with museum volunteers, the town will develop educational signage that highlights historic downtown buildings, limestone quarry landmarks, and early cultural sites. Additionally, local events will feature dedicated storytelling segments, walking tours, or historical displays, transforming festivals into interactive celebrations of the town's roots.

Action Items

- Collaborate with the St. Paul Museum to select the highest-priority historical events, figures, and landmarks to feature on public interpretive signs.
- Apply for historic preservation and community foundation grants to cover the design and manufacturing costs of durable, weather-resistant outdoor markers.
- Integrate dedicated historical walking tours or live storytelling segments into the schedules of existing annual town festivals and community gatherings.

This page is intentionally left blank.



CHAPTER 16

Hazard Mitigation



St. Paul will proactively plan for and mitigate natural and human-caused hazards to protect lives, property, and critical infrastructure, fostering a resilient and prepared community.

The following chapter documents the existing conditions, key vision and goals, and implementation strategies related to hazard mitigation in St. Paul.

INTRODUCTION

Hazard mitigation is a critical component of St. Paul's long-term planning and community resilience, ensuring the safety of residents, protection of property, and continuity of essential services. St. Paul generally experiences lower overall risk compared to statewide and national averages, although certain naturally occurring hazards, particularly floods, pose ongoing challenges. Addressing these risks in planning and development decisions helps reduce potential damage, protects public infrastructure, and supports community stability.

St. Paul's hazards are shaped by both its natural features and past experiences. Flat Rock River and Mill Creek, which border portions of the town, present potential flood and erosion risks due to their active channel migration. Historical wind events, including recorded speeds up to 70 mph, also highlight the need for preparedness. Local emergency services, including the fire and police departments, coordinate with the Decatur County Emergency Management Agency to provide warnings, respond to severe weather, and assist residents during hazardous events.

Public input also highlighted several hazard-related concerns that underscore the need for proactive hazard mitigation in St. Paul, particularly related to aging infrastructure and public safety. Stormwater management emerged as a significant issue, indicating ongoing flooding risks that could be exacerbated by heavy rainfall events. Residents also identified property neglect and specific problem sites as public health and safety hazards. Stakeholder discussions further emphasized that aging sewer and stormwater infrastructure, if left unaddressed, pose long-term risks, alongside related safety concerns involving pedestrian access, bridges, and roadway conditions—highlighting the importance of integrating infrastructure investment into the community's broader hazard mitigation strategy.

Public Input Key Findings

- Stormwater management is a concern according to the online survey, with flooding cited as an issue with nearly 34% disagreeing that the network is safe and effective.
- Many survey respondents cite property neglect and specific problem sites (e.g., certain rental properties) are viewed as public safety and health hazards.
- 35% of survey respondents agree or strongly agree to pay increased sewer fees for system upgrades.
- Stakeholders discussed aging infrastructure, particularly sewer and stormwater systems, which present long-term risks if not addressed.
- Stakeholders also discussed safety concerns related to pedestrian access, bridges, and roadway conditions.



Mitigating Flooding Risks



Mitigating Utility Changes



Coordinating Emergency Response

EXISTING CONDITIONS

Effective hazard mitigation requires communities to identify potential risks, implement appropriate safeguards, and maintain clear plans of action to respond to natural or human-caused disasters. In Indiana, the most common natural hazards include flooding, severe storms, tornadoes, extreme temperatures, drought, wildfires, ground failure, dam and levee failure, winter storms, and hazardous materials incidents.

According to FEMA's National Risk Index, Decatur and Shelby Counties have a relatively low overall risk of natural hazard events when compared to the state and the nation. The most notable risks in the region are associated with strong wind and tornado events. The 2024 Indiana State Hazard Mitigation Plan indicates that St. Paul experienced multiple high-wind events between 2018 and 2021, with wind speeds reaching up to 70 miles per hour during these events.

Emergency preparedness and response for St. Paul are coordinated through the Decatur County Emergency Management Agency, which is responsible for issuing communications related to severe weather, extreme temperatures, tornado warnings, and other emergency conditions. At the local level, St. Paul's fire and police departments provide on-the-ground response and support during emergency events. The St. Paul Civic Center is also approved to become a shelter during an emergency event.

Although a wide range of hazards is possible, flooding and high-wind events represent the most significant and recurring risks for St. Paul. The Flat Rock River and Mill Creek are actively migrating waterways and are subject to fluvial erosion, which can increase the potential for flooding and bank instability. Limiting development within floodplains and along stream corridors is critical to reducing exposure to erosion, property damage, and future flood losses.



Public Safety Personnel

HAZARD MITIGATION

VISION AND KEY GOALS

The Vision:

Reduce risks to life, property, and infrastructure by proactively planning for and mitigating natural and human-caused hazards.

Identifying potential natural and human-caused hazards is a critical first step in reducing risks to life, property, and infrastructure through proactive hazard mitigation. By understanding these risks in advance, St. Paul can plan and implement strategies that protect homes, businesses, public facilities, and critical infrastructure while minimizing disruptions to daily life and local services. Proactive planning enables the community to maintain essential functions during emergencies, better safeguard residents, and support sustainable development over time.

Key Goal

1. Strengthen St. Paul's resilience to hazards through planning, coordination, and targeted mitigation actions.

WHAT DID WE HEAR?

"The town needs to concentrate on fixing the streets, alleys and street signs so you can read them along with the storm sewers on the Shelby county side so our properties don't keep flooding when we have big rains.."

-Survey Participant

HAZARD MITIGATION GOALS AND STRATEGIES

Strategies	Short-term (0-3 years)	Mid-term (3-5 years)	Long-term (5+ years)	On-going	Partners					
GOAL 1										
Strengthen St. Paul’s resilience to hazards through planning, coordination, and targeted mitigation actions.										
SUPPORTING STRATEGIES										
1. Coordinate with the Decatur County Emergency Management Agency and the Shelby County Emergency Management Agency to align local hazard mitigation priorities with county and regional hazard mitigation plans.					Town Staff Decatur County Emergency Management Agency and Shelby County Emergency Management Agency					
2. Identify and map hazard-prone areas, such as flood-prone locations, stormwater problem areas, and infrastructure vulnerabilities to guide planning and investment decisions.					Town Staff Town Council Professional Consultant Decatur County					
3. Pursue state and federal funding, such as the FEMA Hazard Mitigation Assistance program, to support planning efforts and capital mitigation projects.					Town Staff Town Council Decatur County Decatur County Community Foundation SIPRC					

HAZARD MITIGATION

IMPLEMENTATION

PROJECT#1: VULNERABILITY MAPPING PROJECT

Supporting Strategy

Identify and map hazard-prone areas, such as flood-prone locations, stormwater problem areas, and infrastructure vulnerabilities to guide planning and investment decisions.

Project Overview

This project establishes a proactive approach to town planning by clearly documenting where environmental and structural hazards present the highest risks. It focuses on utilizing local historical data, resident feedback, and digital mapping tools to catalog and track recurring flood zones, stormwater failures, and weakened infrastructure. This project could be done in-house or through a partnership with the county and/or professional consultant. By creating a unified digital map of problem areas, the town council can move away from reactive emergency fixes and toward targeted, preventative maintenance. Ultimately, having these hazard zones officially mapped will serve as the core data needed to justify future capital investments and secure state-level hazard mitigation grants.

Action Items

- Determine if the town has capacity to do this project in-house or if a professional consultant is needed.
- Gather existing municipal records, historical flood documentation, and local resident complaints regarding stormwater drainage backups into a single database.
- Plot the identified infrastructure vulnerabilities and high-risk flood zones onto a centralized digital map using the county's GIS tools.
- Review the completed hazard map annually during capital improvement planning sessions to ensure infrastructure funds are directed to the highest-priority areas.

This page is intentionally left blank.



CHAPTER 17

Appendix



OVERVIEW

The appendix includes supplemental information related to public engagement. All the CPC meeting summaries and public engagement opportunities summaries are provided for reference.

CPC MEETING #1 SUMMARY

NOVEMBER 18, 2025



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

Steering Committee Meeting #1

St. Paul Comprehensive Plan

November 18th, 2025, at 5:30pm

1. Attendance

HWC Project Team

- Hailey Roark, AICP – Project Manager
- Colton Johnson – Planner

Participants

- John Jones
- Don Kanouse
- Richard Rampley
- Kathy Rampley
- Dena Pardue
- Cindy Brattain
- Janey Livingston
- Tony Livingston
- Claire Wallace
- Kim Livingston

2. Project Overview

- Plan overview
 - The consulting team reviewed the project schedule and the project overview.
- Community Engagement Plan
 - The consulting team reviewed the community engagement events, including the public workshop, public survey, focus group meetings, and steering committee meetings.

3. Community Snapshot

- Housing
 - Some steering committee members were surprised to see that population has decreased since 2010, especially with the new Honda plant.
 - People live outside the town boundaries of the town, which impacts this decrease.
- Economy
 - Some members think the unemployment rate seems high, but the data is from 2024.

4. Vision and Needs Discussion

Question #1: Assets – What are the places or things you want to preserve?

Community & Institutions

- The Museum
- The gym which includes a park and walking trail – Town owns but Kiwanis helps operate/maintain
- The Fire Station is brand new (2024). They have roughly 20 volunteer firefighters.
- The civic center and the gym are rented out frequently and regularly due to affordability.

Recreation & Parks

- Parks are great for people to walk. The town owns the land to St. Paul Park, but the county maintains the park.



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #1 SUMMARY

NOVEMBER 18, 2025



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

- o Two private campgrounds
- o YMCA Camp
- o The ball diamond
- o The riverfront

History & Heritage

- o Historic buildings
- o The buildings along the railroad should look more presentable (look at LaGrange, KY)

Culture & Events

- o The Tavern restaurant attracts a lot of visitors. They give back to the community.
- o The town gets some casino money from the horseshoe casino in Shelby County.
 - Money is percentage based. It depends on the number of residents that live on the Shelby county side of St. Paul. Planning team needs to keep this in mind when considering areas for future growth.
 - The town uses this money to fund “extra” community projects that aren’t a reoccurring expense.

Question #2: Challenges – What issues need to be addressed? Where do you want to see change happen in St. Paul?

Demographics

- o The town’s population is decreasing.
 - o New development is limited because of sewer so annexation of existing areas is a method to “increasing” the towns population.
- o Youth involvement and leadership within the town.

Transportation & Connectivity

- o The town is currently working on a community crossing grant to fix first street.
- o The town needs a lot of roadway and sidewalk work. The town has a sidewalk matching grant program. There isn’t a lot of money there but people don’t typically use it.
- o First Street is a concrete road and desperately needs to be repaired.

Housing & Neighborhood Conditions

- o It is hard to build more houses because the sewer system is at capacity. Many developers know this and do not build here.
- o St. Paul had no senior housing.
- o In many spots there is little sewer, water, and road access for new developments.

Economic Development & Employment

- o The town is a bedroom community. Many people commute for jobs. How do we get people to “live” here (do business, run errands, quality of life amenities, etc.) People have to leave for everything.
- o People drive to Greensburg or Shelbyville to get to access things they can’t access in St. Paul.
- o The town needs to advertise that the town exists to attract new residents (although this is limited due to sewer constraints).
- o Opportunity to focus on the recreational and tourism side of economic development.

Infrastructure & Utilities

- o The town is on a sewer ban. Sewer system is restricted due to capacity issues. They are in a compliance plan with IDEM. Any new development is dependent on IDEM approval.



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #1 SUMMARY

NOVEMBER 18, 2025



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

- o The system is old, needs major upgrades and expansions. There is a lot of infiltration.
- o The idea of a regional sewer district was discussed to help other small communities in the area. The sewer issues aren't unique to St. Paul.
- o The town is dealing with stormwater issues.
- o The town is doing a water grant via OCRA.
 - o Rates need to increase for upgrades, which is politically unpopular.
- o Broadband is in decent condition and is expected to improve with the comcast and Xfinity expansions.

Municipal Coordination

- o St. Paul is in the tri-border county of Decatur, Shelby and Rush Counties. Coordination between the three is tricky but can also be an opportunity.
- o Most developments in the Shelby County part of St. Paul still go through the Decatur County Plan Commission, but some residential developments go through the Shelby County Plan Commission.
- o Many members feel forgotten by Decatur County
- o Keeping the tax rate low while ensuring there is enough revenue will be challenging.

Question #3: Opportunities – What big ideas, hopes, or dreams do you have for the future of St. Paul?

Downtown

- o Historic buildings can be repurposed for other uses.

Special Events

- o Jeep rallies, blast from the past (July 4th Celebration), the Christmas Parade (organized by the Kiwanis Club), choppers for coppers events attract visitors. This can be leveraged to attract more people.

Recreation, Tourism & Community Assets

- o The playgrounds need to be improved – if the town wants to attract families and kids, the town needs updated playgrounds.
- o Youth need things to do with young people leading the way.
- o It would be nice to have a place for young kids to walk to (like a walkable park).
- o The river could be activated for kayaking, fishing, etc. This could tie into the future rail trail.
- o The old railroad would be a nice rail trail!
- o The gym needs to be updated (both exterior and interior upgrades).
 - o Brick tuck pointing, new roof, bathroom upgrades, stage and step repairs.
- o An amphitheater would be a great idea.
- o A skateboard park could be an attraction and an amenity for the youth.

Transportation

- o The town has a new golf cart ordinance as golf cars are a popular mode to get around.
- o Campers bring their golf carts and will drive into town.

Municipal Considerations

- o There is talk about annexing the area south of the I-70 Interchange.
- o The interchange is served by town utilities.
- o The town is working on annexation agreements so that when the interchange develops, the town has an agreement that mandates annexation if developments ask for town utilities.



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #1 SUMMARY

NOVEMBER 18, 2025



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

5. Next Steps

- Public Engagement
 - o Project Website
 - o Online Survey
 - o Public Workshops – Tuesday, December 16th
 - o Focus Group Meetings – Tuesday, December 16th
- Steering Committee Meeting #2 – Tuesday, January 13th
 - o Steering Committee members prefer to meet at 6:00 going forward.



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #2 SUMMARY

JANUARY 13, 2026

**HWC**
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

Steering Committee Meeting #2
St. Paul Comprehensive Plan
January 13th, 2026, at 6:00pm

1. Attendance
HWC Project Team

- Hailey Roark, AICP – Project Manager
- Colton Johnson – Planner

Participants

- John Jones
- Don Kanouse
- Richard Rampley
- Kathy Rampley
- Cindy Brattain
- Josh Sangl
- Janey Livingston
- Tony Livingston
- Claire Wallace
- Kim Livingston

2. Draft Plan
Vision Statement
(4 Agree, 1 Not Sure, 1 Disagree)

- Replace the term “*bedroom*” with “*thriving*.”
- The Vision Statement is lengthy; consider removing or condensing the middle paragraph.
- Incorporate references to the broader regional context, such as regional amenities (e.g., a YMCA) or the potential for a future tri-county utility district.
- Clearly articulate what will define St. Paul in 15 years and ensure this long-term outlook is reflected in the Vision Statement.
- Retain the phrase “*additional employment opportunities and local services*,” and consider continuing to reference I-74 while expanding the language to include the surrounding area.
- Emphasize the need for both business growth and residential development.
- Remove the phrase “*our town is a valued partner in regional collaboration*.”

Land Use
(5 Agree, 1 Disagree)

- Consider using “*growth strategy*” instead of “*annexation plan*” to reduce potential public concern associated with annexation.
- Replace “*infill*” with “*renovation*,” or include both terms.
- Replace references to “*annexation*” with “*growth*.”

Governmental and Fiscal Capacity
(5 Agree, 1 Disagree)

- Minimize the number of detailed comments or policies within this section.

Public Facilities and Services
(6 Agree)

- No comments.

Placemaking
(6 Agree)

- Replace “*Strengthen*” with “*Market*” or “*Promote*.”


INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #2 SUMMARY

JANUARY 13, 2026



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

- Remove references to specific establishments in Objective 1 and instead focus on attractions rather than individual assets.
- Revise language to: *"Promote St. Paul's diverse historical and cultural attractions..."*

Economic Development

(5 Agree, 1 Disagree)

- Reverse Objectives 1 and 2.
- Revise the Goal to explicitly link job growth with driving residential development.
- Replace *"transportation assets"* with *"location."*
- Add language supporting increased residential development.
- Reverse Objectives 2 and 4.

Housing

(5 Agree, 1 Disagree)

- Replace *"attainable"* with *"affordable"* or *"accessible."*
- Include the OCRA Housing Rehabilitation Grant as an action step.
- Reverse Objectives 1 and 2.

Transportation

(6 Agree)

- Include new lighting features as part of the transportation improvements.

Agriculture

(5 Agree, 1 Disagree)

- Revise language to *"Partner with surrounding farmers."*
- Align local policies with the county's approach to solar energy, data centers, small modular reactors (SMRs), battery energy storage systems (BESS), and similar uses.
- Include landowners in addition to farmers when referencing agricultural stakeholders.

Natural Resources

(6 Agree)

- No comments.

Parks and Recreation

(6 Agree)

- Incorporate the Flatrock River into this section and consider creating a public access point for recreational use.

Broadband

(6 Agree)

- No comments.

Historic and Archaeological Resources

(6 Agree)

- Acknowledge the presence of a designated historic district.
- Include Native American mounds and emphasize preservation of these sites.

Hazard Mitigation

(6 Agree)

- No comments.

3. Next Steps

- Steering Committee #3: February 17th, 2026, at 5:30pm
- Steering Committee #4: March 17th, 2026, at 5:30pm



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON

CPC MEETING #3 SUMMARY

FEBRUARY 17, 2026



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

Steering Committee Meeting #3

St. Paul Comprehensive Plan
February 17th, 2026, at 6:00pm

1. Attendance

HWC Project Team

- Hailey Roark, AICP – Project Manager
- Colton Johnson – Planner
- Craig Luedeman – Client Liaison

Participants

- John Jones
- Don Kanouse
- Richard Rampley
- Kathy Rampley
- Cindy Brattain
- Josh Sangl
- Claire Wallace
- Kim Livingston
- Bryan Robbins

2. Updated Draft Vision Statement

- The updated draft Vision Statement reflects the steering committee's comments from the last meeting.

3. Future Land Use Classifications

4. Future Land Use Mapping

- Many members would like to engage property owners within the proposed future growth areas of the future land use maps and ensure that they get their input and understand what the maps mean.
- Members stressed aligning with the Shelby County future land use map for areas in Shelby County.
- Expand parks and recreation (trailheads, river accessibility) on the southeastern corner of the town and around the river (outside the town limits).
- The proposed future commercial land east of CR 800 W, north of the town's northern boundary should be residential.
- The area south of the town's southern boundary should also be residential (which is existing residential). This area could potentially be a voluntary annexation area.
- The future land use map in Rush County could be depicted as a hatched line...incorporating what rush county's map depicts and what St. Paul would recommend.
- There's no access to land north of I-74 in Decatur County, this would require land coordination with Rush County.

5. Next Steps

- Big Ideas Open House: Thursday, February 26th
- Steering Committee #4: March 24th, 2026, at 5:00pm
- Draft Plan due to OCRA: Tuesday, March 31st



INDIANAPOLIS | TERRE HAUTE | NEW ALBANY | LAFAYETTE | HAMMOND | MUNCIE | NORTH VERNON



HWC
ENGINEERING

135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
hwcengineering.com

Confidence in the built environment.

Steering Committee Meeting #4

St. Paul Comprehensive Plan

March 24, 2026, at 5:00pm

1. Attendance

HWC Project Team

- Hailey Roark, AICP – Project Manager
- Colton Johnson, AICP – Planner

Participants

- Cindy Brattain
- John Jones
- Don Kanouse
- Kim Livingston
- Janey Livingston
- Tony Livingston
- Dena Pardue
- Richland Rampley
- Kathy Rampley
- Claire Wallace
- Bryan Robbins

2. Future Land Use Map Review

- The FLUM needs to continue the gray utility corridor across the bridge.
- The FLUM need to change the natural area east of the bridge part to residential.

3. Draft Plan Review

Steering committee members identified a series of corrections and clarifications throughout the document, including map and labeling fixes (such as extending the gray utility corridor across the bridge, correcting street names, and adding missing features like White Rock), as well as factual updates (including the correct interstate designation, fire department location, and consistent unemployment and median home value data). They also noted the need to remove or revise inaccurate or outdated references (such as eliminating mention of schools in St. Paul, correcting facility names, and removing “blast to the past”), and to better reflect local conditions, particularly by emphasizing volunteerism and accurately describing infrastructure issues like the aging and underperforming stormwater system. Additionally, edits were requested to clarify park and recreation assets, including properly identifying Dream Lake as part of Hidden Paradise and standardizing the name of the park at the St. Paul Gym/Kiwanis Park.

4. Action Steps Discussion

Based on committee input, several new action steps were added to the plan or improved, including incorporating the annexation of the Dollar General site into the Future Land Use Map and encouraging second-floor residential development in downtown St. Paul by connecting property owners and developers with financial resources and streamlining permitting for adaptive reuse projects. Additional action items include partnering with Flat Rock River Camp staff to promote downtown attractions through coordinated outreach to parents, campers, and employees, and developing a transparent stormwater rate adjustment strategy or impact fee that clearly communicates the need, use of funds, and community benefits. The plan also recognizes the St. Paul Civic Center as an approved emergency shelter location.

5. Next Steps

- Comments on the Draft Plan- Due on Friday, March 27th
- Draft due to OCRA – Due Tuesday, March 31st

PUBLIC WORKSHOP BOARDS

DECEMBER 16TH, 2025

Enhancing St. Paul

Where do you want to see change happen?



TOWN OF ST. PAUL
COMPREHENSIVE PLAN

INSTRUCTIONS:

Place a **STICKY DOT** on the map where you would like to see change in St. Paul. Describe the change you would like to see on a **POST-IT NOTE**.



HWC
ENGINEERING

Public Workshop | December 16, 2025

PUBLIC WORKSHOP BOARDS

DECEMBER 16TH, 2025

Enhancing St. Paul

Where do you want to see change happen?



TOWN OF ST. PAUL
COMPREHENSIVE PLAN

INSTRUCTIONS:

Place a **STICKY DOT** on the map where you would like to see change in St. Paul. Describe the change you would like to see on a **POST-IT NOTE**.



PUBLIC WORKSHOP BOARDS

DECEMBER 16TH, 2025

Connectivity

What types of transportation improvements are needed?



INSTRUCTIONS:

Place a **YELLOW** dot on the map where you want to see intersection improvements.

Place a **RED** dot on the map where you want to see roadway improvements.

Place a **GREEN** dot on the map where you want to see pedestrian infrastructure such as sidewalks, trails, or crosswalks.



Public Workshop | December 16, 2025

Development

What areas need redeveloped?
What areas are appropriate for future development?



INSTRUCTIONS:

Place a **YELLOW** dot on the map where you want residential development?

Place a **RED** dot on the map where you want to see commercial development?

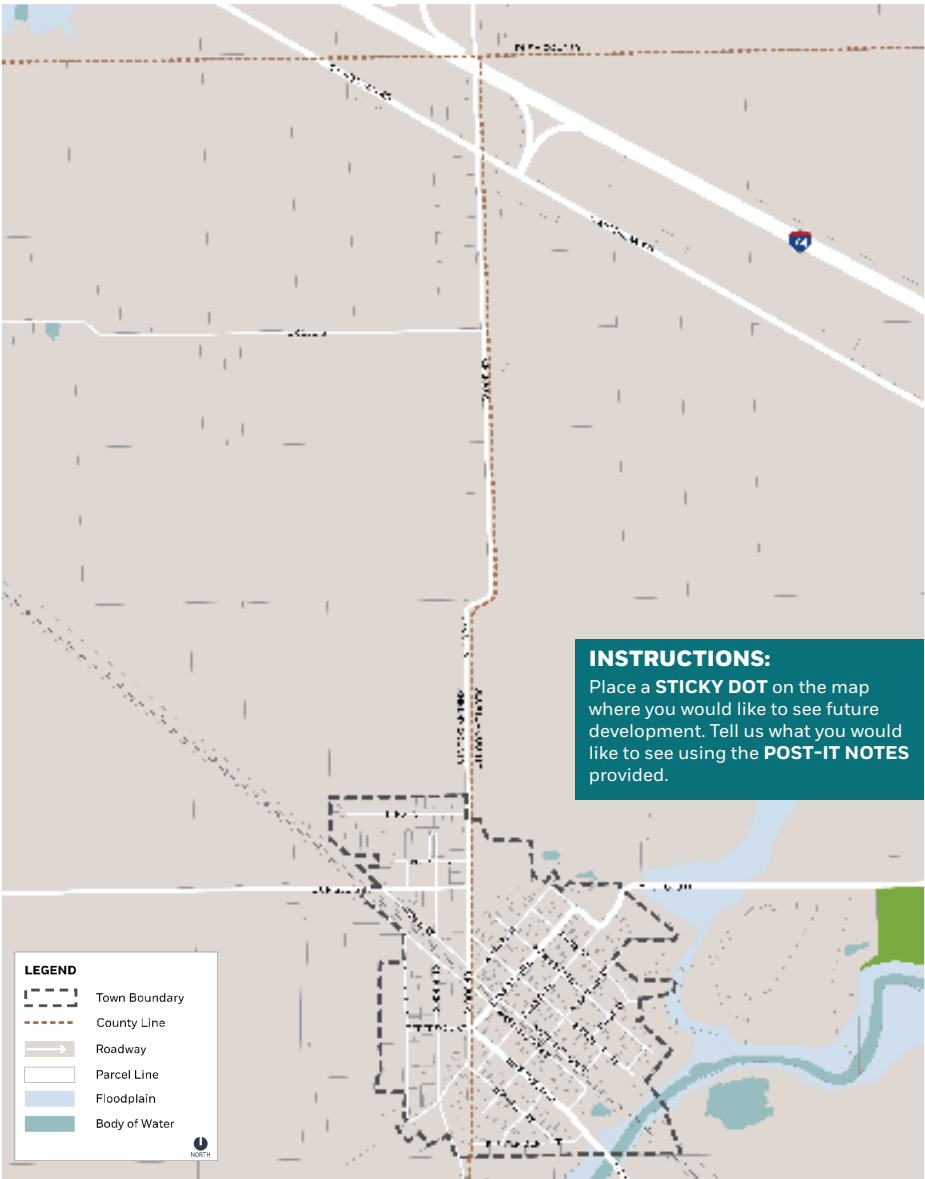
Share any comments on the **POST-IT NOTES** provided.



PUBLIC WORKSHOP BOARDS
DECEMBER 16TH, 2025

I-74 Interchange

What is the vision for the I-74 Interchange?



Public Workshop | December 16, 2025

PUBLIC WORKSHOP BOARDS

DECEMBER 16TH, 2025

Desired Land Uses

Which type of development would you like to see more of?



TOWN OF ST. PAUL
COMPREHENSIVE PLAN

INSTRUCTIONS:

Place a **STICKY DOT** next to the type of development you would like to see in and around St. Paul. Then, tell us where you would like to see that type of development using the **POST-IT NOTES**.

USE	YES!	WHERE?
Single-family Residential (Ex. Standalone home for one household)		
Multi-family Residential (Ex. Apartments, Townhouses, Duplexes)		
Mixed Residential (Ex. Duplexes mixed in with Single-family homes)	●	
General Commercial (Ex. Grocery Store, Bank, Mid-size Office Space,)	●	
Neighborhood Commercial (Ex. Convenient store, coffee shop, local boutique)	●	Downtown
Light Industrial (Ex. warehouse, packaging, storage facility, etc.)	●	
Parks and Recreation (Ex. Pocket Park, Regional Park, Natural Area)	● ●	
Institutional Uses (Ex. Churches, civic buildings, community centers, schools)		

PUBLIC WORKSHOP BOARDS

DECEMBER 16TH, 2025

Quality of Life

What types of amenities would you like to see in the future?



INSTRUCTIONS:
Use the post-it notes provided to answer the questions related to quality of life.

Quality of life amenities are things that enhance your life. Examples include parks, trails, restaurants, small businesses, entertainment venues, libraries, museums, community centers, schools, childcare, churches, family farms, healthcare facilities, etc.



WHAT QUALITY OF LIFE AMENITIES ALREADY EXIST IN ST. PAUL?

Event Center
Museum
Post office
The Tavern



WHAT QUALITY OF LIFE AMENITIES WOULD YOU LIKE TO SEE IN THE FUTURE?

Access to a Library.

HWC
ENGINEERING

Public Workshop | December 16, 2025

Transportation & Utilities

Tell us about the key challenges!



INSTRUCTIONS:
Use the post-it notes provided to answer the questions related to transportation and Utilities.

Examples of challenges may include the condition and safety of roads and sidewalks, limited bicycle and pedestrian infrastructure, broadband access, utility access, utility capacity, and utility costs.



WHAT CHALLENGES ARE THERE RELATED TO TRANSPORTATION AND UTILITIES?

Utilities
Broadband hard to access easily.
Missing and limited sidewalks.
No mass transit available.



WHAT PROJECTS OR POLICIES ARE NEEDED TO ENHANCE TRANSPORTATION AND UTILITIES?

196

DRAFT 06/05/2026

2026 St. Paul Comprehensive Plan

Future Opportunities

What are your big ideas for the future?



INSTRUCTIONS:

Use the post-it notes provided to share your big ideas with us! If money weren't an issue, what is the ONE project or program you would want to see in St. Paul?

Summer Tourism fund and advertising.

FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN Focus Group Discussions

St. Paul Comprehensive Plan

Focus Group Meeting Summary

December 16th from 1:00pm – 5:00pm

Quality of Life

12/16/2025 from 1:00pm – 2:00pm

Participants:

- Chris Noblitt
- Bruce Schwering
- Richard Rampley
- Kathy Rampley
- John Jones
- Joshua Sangl

Community Assets to Enhance or Develop

St. Paul has several notable assets that residents believe could be better leveraged:

- **Downtown:** Compact and walkable, with potential for revitalization through streetscape and beautification improvements.
 - Opportunity to fill vacant store fronts.
 - Many first-floor store fronts have been converted to residential uses. Town feels like having residents in downtown store fronts is better than the building sitting vacant.
- **Parks and Recreation Facilities:** The park is managed by Decatur County with ball diamonds, two tennis courts, a shelter house, and small playground. The park is a significant asset that could attract regional users if better marketed and maintained.
 - Play equipment is aging and there is a strong desire for pickleball courts.
 - Opportunity to partner with the county to expand park programming.
- **Rental Facilities:** St. Paul has three rental facilities including the Civic Center, Gym, and Bruner Event Center. The town receives \$6k-\$8k in rental fees to help fund improvements to the facilities. These facilities are rentable but require upgrades (HVAC, ADA-accessible restrooms, general maintenance). Grant support from the Decatur County Community Foundation (DCCF) has been discussed.
- **Privately-owned Campgrounds:** Hidden Paradise Campground and White Rock Park are considered a major regional draw, especially for visitors from Indianapolis. Many campers visit the Tavern and drive their golf carts into town. White Rock used to have a quarry open for public swimming. It recently closed due to safety concerns.
- **YMCA Camp:** The YMCA out of Indianapolis operated a youth camp that is an asset to the community. Many people across the region send their children to the camp. Residents don't always know about it or understand the value of the facility.
- **Trail Opportunities:** A potential rail-trail conversion and a County/Town Trails Master Plan could connect White Rock, parks, and downtown, attracting bikers and pedestrians.

Organizations Supporting Beautification and Events

Several organizations and informal groups contribute to placemaking and events:



FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN

Focus Group Discussions

- **Kiwanis Club:** A major source of volunteers for annual events, though membership is aging. Kiwanis is the primary organization to help with local events and updates to local facilities such as the Gym.

- **Local Churches:** Previously collaborated on a free community day; participation has declined as congregations age.
- **The Tavern:** A central anchor business that drives visitation, organizes the Second Saturday event, and donates extensively to local causes.
- **Volunteers:** The town benefits from a high level of volunteer engagement relative to its size. Most efforts are volunteer-led, with little formal staff support.

Community Events

- **Second Saturday Event:** A highly successful recurring event that draws visitors and spending into town. This event is facilitated by the Tavern.
- **Annual Community Events:** Including the Lighted Christmas Parade, the Easter Egg Hunt, Halloween event, Blast from the Past (July 4th), and Choppers for Coppers. The Kiwanas Club is the primary sponsor and facilitator of these events.

Gaps in Funding

- **Fundraising:** The town budget is focused on “keeping the lights on.” The town has several assets but how do we maintain the facilities, grow the events, etc.
- **Reserving the trend:** Community members feel that they need to do something to reserve the negative trends related to population decline, decreasing public finances, etc.

Improvements Still Needed

Residents identified several priorities:

- Downtown business recruitment and retention, particularly small, local businesses.
- Expanded and more consistent retail and dining hours.
 - Existing businesses include nail tech, bakery, liquor store, the Tavern, gas station.
- Infrastructure upgrades, including sewer capacity, to enable housing and business growth.
- Facility improvements to the gym and civic center.
- Stronger marketing and signage, especially along I-74, to capture pass-through traffic (motorcyclists, bikers, Jeep groups).
- Streetscape, beautification, and wayfinding improvements.

Events that residents miss or would like to see return:

- A Fall Festival
- Senior-focused programming
- Broader community-wide events similar to past church-led community days

Gaps Across Age Groups

- **Children and Families:** Limited youth programming and childcare options; schools are stable, with most students attending Decatur County schools and consistent enrollment at North Decatur.
- **Older Adults:** Few senior-specific programs, loss of the former senior citizens group, and limited healthcare access locally.



FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN Focus Group Discussions

- **Young Adults:** Lack of housing options, entertainment, and employment opportunities contributes to outmigration.

Families, Housing, and Healthcare

St. Paul currently lacks sufficient resources to fully support families and older adults, particularly in:

- Healthcare access
- Workforce and family housing
- Senior services and social programming

Growth Strategy

Some residents suggested that future housing expansion may be more feasible into **Shelby County**, where casino-related revenues could support infrastructure

Infrastructure / Housing

12/16/2025 from 2:30pm – 3:30pm

Participants:

- Brian Robbins

Housing-Related Challenges in St. Paul

- Limited housing supply and aging housing stock
- Minimal new development over the past decade
- Increased housing demand driven by the Apostolic Church bringing new families to town
- Need for both new construction and rehabilitation of existing homes

Need for More Diverse Housing Options

- Demand for modestly priced single-family homes
- Need for smaller homes and flexible housing types
- Incremental infill development seen as more feasible than large subdivisions
- Housing expansion constrained by sewer capacity

Property Maintenance Issues

- Numerous properties require maintenance or rehabilitation
- Deferred maintenance impacts neighborhood stability and investment
- Potential need for:
 - Stronger code enforcement
 - Rehabilitation grant programs
 - Low-interest loan or incentive programs

Transportation Improvements and Connectivity

- High priority placed on development at the I-74 interchange once utilities allow
- Discussion of extending rail service to Shelby County to connect to the CSX line
- Rail extension conflicts with interest in a future rail-trail conversion
- Rail expansion is likely infeasible due to high bridge and infrastructure costs

Bicycle and Pedestrian Amenities

- Limited existing pedestrian and bicycle infrastructure



FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN

Focus Group Discussions

- Gaps in connectivity between neighborhoods, parks, and destinations
- Interest in future trail development to improve walkability and regional connections

Water, Sewer, and Stormwater Challenges

- Sewer capacity is a major constraint on growth
- IDEM limits new residential development under current conditions
- Potential need for a new wastewater treatment plant
- Discussion of:
 - Creating a TIF district to fund sewer improvements at the interchange.
 - Exploring a regional utility district with the Town of Waldron

High-Speed Internet Access

- Strong broadband coverage compared to much of the county
- NineStar Connect is the primary provider
- Internet availability supports residents, businesses, and remote work opportunities

Economic Development and Supporting Assets

- Major natural gas pipeline just south of the Rush County border presents economic development opportunities
- Water is an asset for St Paul. How do we leverage this for economic development?
- RDA could be a good partner for St Paul if they would work together to secure development at the interchange.
- New energy projects in the region could support:
 - Logistics
 - Retail
 - Food and beverage businesses
 - Energy- and data-center-related development
- Flat Rock River Camp (owned by the Indianapolis YMCA) is a significant regional asset
 - This facility wants to expand but doesn't want to use St Paul's utilities because it's unreliable.
- Community events such as the turnip-growing contest contribute to local identity
- From an annexation standpoint, there is one property owner along CR that would create challenges in reaching the interchange.

Businesses and Economic Development

12/16/2025 from 4:00pm – 5:00pm

Participants:

- Jassi Multani
- John Jones
- Courtney Chappell
- Craig Luddereman
- Kevin Gay
- Angela Gay
- Rachel Sullivan
- Emma Luddle



FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN Focus Group Discussions

Biggest Economic Development Opportunities

- Development and annexation of land around the I-74 interchange to support business growth
- Expansion of warehousing and logistics activity moving east from Indianapolis and west from Cincinnati
- Capitalizing on the large recreational visitor population through improved marketing and amenities
- Strengthening connections to existing regional assets such as the YMCA's Flat Rock River Camp

Industries and Employers That Are a Good Fit

- Warehousing and logistics operations
- Light industrial and supplier businesses tied to Honda
- Retail and service businesses serving commuters, travelers, and Honda employees
- Childcare, grocery, fitness, and food service businesses
- Recreation- and tourism-related businesses

Business Attraction and Retention Programs

- Limited visible engagement from the Shelby County Chamber of Commerce in the St. Paul area
- Opportunity to strengthen partnerships with county and regional economic development organizations
- Need for targeted marketing and outreach to businesses that align with interchange development

Barriers to Industrial and Commercial Development

- Lack of annexation around the I-74 interchange limits municipal control and development potential
- Infrastructure constraints, including utility capacity issues and transportation improvements
- Limited revenue and marketing capacity to attract new businesses
- Split county identity complicates planning, service delivery, and economic development coordination

Challenges in Hiring and Retaining Workers

- Limited local housing options for workers, especially young professionals and families
- Lack of childcare options
- Insufficient entertainment, fitness, and family-oriented amenities
- Safety concerns for walking and biking due to the lack of sidewalks

Talent Pipelines and Workforce Development

- North Decatur has a strong school system with work-based learning opportunities
- Honda provides a significant employment base and workforce training influence
- Waldron schools also offer work-based opportunities tied to regional employers
- Opportunity to strengthen collaboration between schools, Honda, and regional partners to align education with workforce needs

Priority Areas for Redevelopment or Business Attraction

- I-74 interchange area for housing, warehousing, and commercial services
- Downtown St. Paul, with an emphasis on restoring ground-floor commercial uses
- Underutilized recreational and trail corridors, including potential rail-to-trail conversions
- Areas near existing community and recreational assets

Role of the I-74 Interchange in St. Paul's Future

- Seen as a critical growth area for commercial and employment-related development
- Discussion about a roundabout at I-74/US 421 supports safer access and future growth



FOCUS GROUP MEETINGS

DECEMBER 16TH, 2026



ST. PAUL COMPREHENSIVE PLAN Focus Group Discussions

- Development would directly benefit Honda employees by providing nearby services such as groceries and childcare
- Residential growth is anticipated to move north toward the interchange and towards greensburg

Small Businesses That Fit Downtown and Commercial Areas

- Food and beverage establishments
- Specialty retail and local services
- Family-oriented businesses and youth activities
- Businesses catering to recreation and tourism markets

Barriers Facing Entrepreneurs and Small Businesses

- Limited foot traffic and visibility in downtown
- Insufficient marketing and promotion of local assets
- Lack of available commercial space, as many downtown buildings have been converted to housing

Transportation, Trails, and Placemaking as Economic Drivers

- Strong interest in developing local trails, including a rail-to-trail connection from Waldron to the park
- Rail corridor is out of service but not formally abandoned
- Dangerous walking conditions on:
 - County Line Road to Dollar General
 - Jefferson Street to the park
- Need for sidewalks to allow children to safely walk to parks and amenities
- Opportunity to convert the out-of-code iron bridge south of the quarry into green space or trail connections (owned by Shelby County)



BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

FUTURE LAND USE

Draft Goals and Strategies



LAND USE

Goal: Promote growth and development by overcoming utility limitations, prioritizing infill and redevelopment, and planning for long-term outward growth.

Strategies:

1. Refer to the Future Land Use Map as a guide for land use changes and ordinance updates.
2. Prioritize infill/renovation and redevelopment within town limits to minimize impacts on existing utilities.
3. Develop a long-term growth strategy to capture the fiscal benefits of future development and utility improvements. (x6)
4. Promote a mix of uses within the downtown core to support business development and enhance quality of life.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

3
AGREE

Strategy #3 was voted most popular

IS ANYTHING MISSING? Leave a comment on a post-it note.

0
DISAGREE

FUTURE LAND USE PLANNING 101

PURPOSE OF A FUTURE LAND USE MAP

- To determine appropriate locations for future uses
- To guide decision-making on proposed developments, infrastructure projects, parkland acquisition, and annexation of unincorporated areas
- To set the stage for zoning regulations

FUTURE LAND USE ≠ ZONING
A future land use map plans for tomorrow.
A future land use plan is a guidance document intended to illustrate the broader vision for the community. The map identifies desirable uses IF and WHEN changes occur.

A zoning map shows what can be built today.
The zoning ordinances and map are regulatory tools that govern how property can and cannot be used. Ordinances dictate everything from building heights to setbacks to permitted uses.



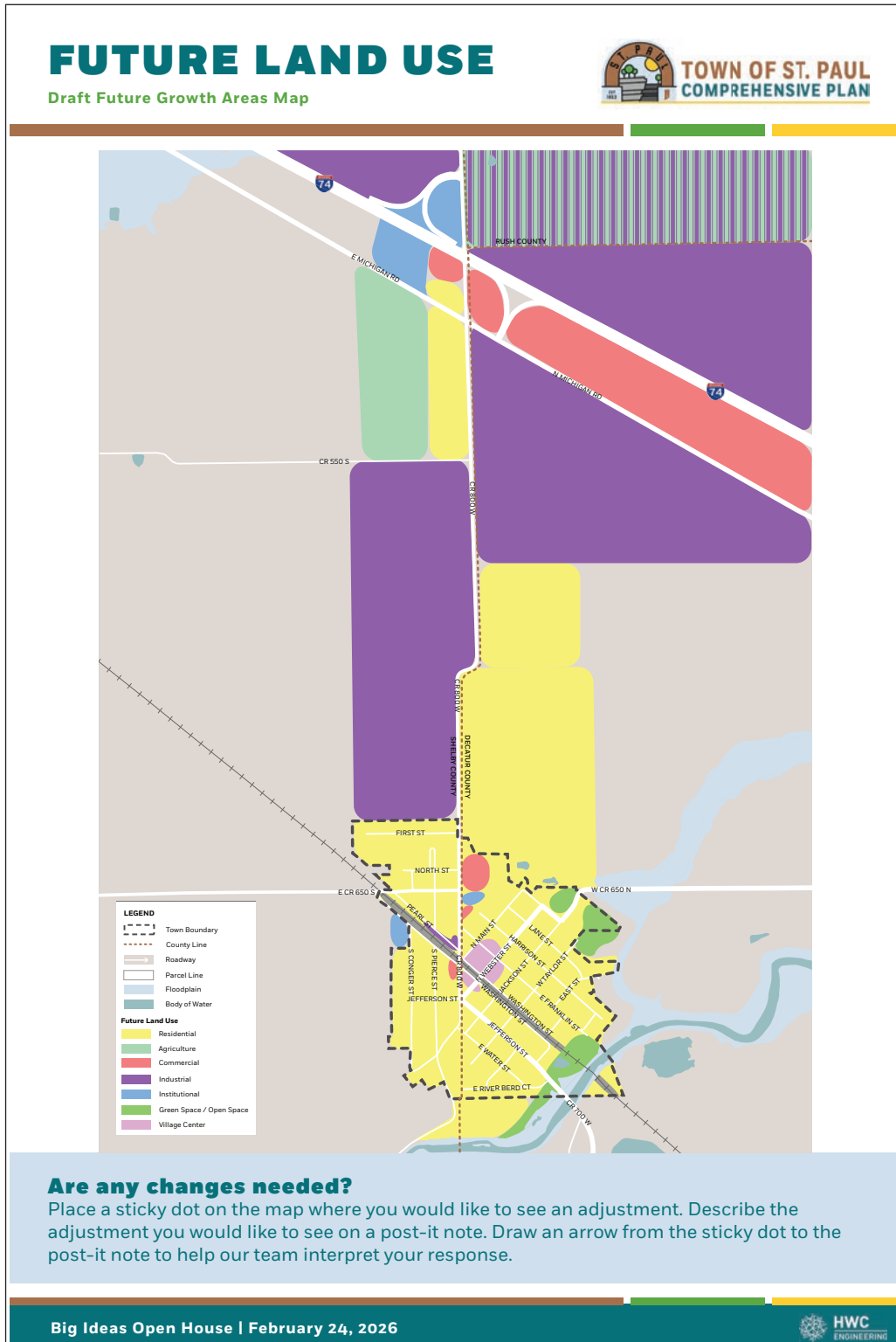
Big Ideas Open House | February 24, 2026





BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026



Are any changes needed?

Place a sticky dot on the map where you would like to see an adjustment. Describe the adjustment you would like to see on a post-it note. Draw an arrow from the sticky dot to the post-it note to help our team interpret your response.

Big Ideas Open House | February 24, 2026



BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

RECOMMENDATIONS

Draft Goals and Strategies



GOVERNMENT AND FISCAL CAPACITY

Goal: Expand the town's capacity to provide high-quality services by diversifying funding sources, leveraging strong partnerships, and clearly communicating policies and procedures.

Strategies:

1. Leverage a mix of funding sources to provide essential services and create financial resilience.
2. Ensure the town's planning and zoning policies and procedures are clearly communicated to residents, business owners, developers, and economic development agencies.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

6
AGREE

0
DISAGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

PUBLIC FACILITIES

Goal: Strengthen St. Paul's utility systems to support public health, regulatory compliance, and sustainable growth while minimizing financial impacts on residents.

Strategies:

1. Address wastewater capacity constraints and regulatory requirements to lift the IDEM sewer ban and support future development. (x4)
2. Reduce stormwater flooding and infrastructure strain through targeted planning and capital improvements.
3. Improve water system reliability while balancing funding needs with rate affordability.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

8
AGREE

Strategy #1 was voted most popular

0
DISAGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

Big Ideas Open House | February 24, 2026



BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

RECOMMENDATIONS Draft Goals and Strategies		 TOWN OF ST. PAUL COMPREHENSIVE PLAN
PLACEMAKING Goal: Promote St. Paul's unique identity by celebrating its history and investing in placemaking initiatives that support community pride and local tourism. Strategies: 1. Leverage St. Paul's countless historical and cultural attractions as foundations for placemaking and community identity. 2. Expand community events and volunteer-driven initiatives to improve wellness, strengthen social connections, and attract visitors. (x2) 3. Utilize gateway features and wayfinding signage to strengthen community identity and guide visitors.	DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS? Vote with a STICKY DOT.	
	5 AGREE Strategy #2 was voted most popular	
IS ANYTHING MISSING? Leave a comment on a post-it note. "Promote church involvement in community building efforts"	0 DISAGREE	
ECONOMIC DEVELOPMENT Goal: Leverage the town's strategic location, regional partnerships, and downtown vitality to drive job creation, residential development, and community investment. Strategies: 1. Partake in regional collaboration to support coordinated planning, infrastructure, and economic growth initiatives. 2. Maximize economic opportunities at the I-74 interchange through strategic planning, infrastructure investment, and public-private partnerships. 3. Promote downtown revitalization by increasing foot traffic and supporting small businesses. 4. Explore adaptive use of the rail corridor to drive economic opportunities.	DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS? Vote with a STICKY DOT.	
	5 AGREE Strategy #4 was voted most popular	
IS ANYTHING MISSING? Leave a comment on a post-it note. "I Love rail trails"	0 DISAGREE	

Big Ideas Open House | February 24, 2026

 **HWC**
ENGINEERING

BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

RECOMMENDATIONS

Draft Goals and Strategies



HOUSING

Goal: Promote the development of attainable housing to meet the needs of residents, including seniors, while maintaining neighborhood quality and property standards.

Strategies:

1. Improve the quality and condition of housing through property maintenance and support programs.
2. Expand housing options to meet the needs of residents in all stages of life.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

7
AGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

0
DISAGREE

TRANSPORTATION

Goal: Create a safe, accessible, and well-connected transportation network that supports pedestrians, enhances mobility, and promotes community connectivity throughout St. Paul.

Strategies:

1. Plan for ongoing maintenance and expansion of the town's street network.
2. Expand the sidewalk network to improve pedestrian safety, accessibility, and community mobility.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

8
AGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

0
DISAGREE

Big Ideas Open House | February 24, 2026



BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

RECOMMENDATIONS Draft Goals and Strategies		 TOWN OF ST. PAUL COMPREHENSIVE PLAN
AGRICULTURE Goal: Engage surrounding property owners in all planning processes to streamline communication and create transparency in the decision-making process. Strategies: 1. Engage surrounding property owners in all planning processes to streamline communication and create transparency in the decision-making process.	DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS? Vote with a STICKY DOT.	
	4 AGREE	
IS ANYTHING MISSING? Leave a comment on a post-it note.	0 DISAGREE	
NATURAL RESOURCES Goal: Protect and enhance St. Paul's natural resources to support environmental health, recreation, and community quality of life. Strategies: 1. Collaborate with property owners, conservation groups, and county agencies to maintain green space, forests, and wildlife habitat. 2. Plan for the ongoing maintenance and operations of the St. Paul Gym and Civic Center to continue offering rental facilities for gathering and events. 3. Work with Decatur County Parks to enhance St. Paul Park facilities and expand recreational programming. 4. Encourage the activation of privately-owned recreational assets to support outdoor recreation and tourism, especially those along the Flat Rock River.	DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS? Vote with a STICKY DOT.	
	6 AGREE Strategy #2 was voted most popular	
IS ANYTHING MISSING? Leave a comment on a post-it note.	0 DISAGREE	

Big Ideas Open House | February 24, 2026

 **HWC**
ENGINEERING

BIG IDEAS OPEN HOUSE BOARDS

FEBRUARY 26TH, 2026

RECOMMENDATIONS

Draft Goals and Strategies



BROADBAND ACCESS

Goal: Improve access to reliable broadband services to support residents, businesses, and economic development.

Strategies:

1. Monitor affordability and service quality to ensure broadband access remains reliable and reasonably priced for residents.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

8
AGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

0
DISAGREE

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Goal: Increase the protection and awareness of St. Paul historic and archaeological assets.

Strategies:

1. Ensure the appropriate regulations and programs are in place to support preservation efforts.
2. Strengthen St. Paul's resilience to hazards through planning, coordination, and targeted mitigation actions.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

6
AGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

0
DISAGREE

Big Ideas Open House | February 24, 2026



BIG IDEAS OPEN HOUSE BOARDS
FEBRUARY 26TH, 2026

RECOMMENDATIONS

Draft Goals and Strategies



HAZARD MITIGATION

Goal: Reduce risks to life, property, and infrastructure by proactively planning for and mitigating natural and human-caused hazards.

Strategies:

1. Strengthen St. Paul's resilience to hazards through planning, coordination, and targeted mitigation actions.

DO YOU AGREE OR DISAGREE WITH THESE RECOMMENDATIONS?
Vote with a STICKY DOT.

6

AGREE

0

DISAGREE

IS ANYTHING MISSING? Leave a comment on a post-it note.

Big Ideas Open House | February 24, 2026



ONLINE SURVEY RESULTS

WINTER 2025

Q1 What do you LOVE about St. Paul?

Answered: 43 Skipped: 2

#	RESPONSES	DATE
1	I love the small town feel. I love the atmosphere in the summer when campers are in town. I love seeing neighbors pass by riding their golf carts.	1/13/2026 10:04 AM
2	It's small family friendly	1/13/2026 7:26 AM
3	What I love about Saint Paul is the welcoming atmosphere the community has. It gives—small town and cozy.	1/11/2026 9:50 PM
4	Small town	1/11/2026 8:12 PM
5	Small town, friendly people.	1/11/2026 4:29 PM
6	Some good people live here.	1/11/2026 11:34 AM
7	The history and community	1/11/2026 11:02 AM
8	Small friendly town has a nice venue and a great tavern.	1/11/2026 10:10 AM
9	Small community	1/11/2026 2:19 AM
10	Neighbors knowing each other	1/10/2026 4:20 PM
11	Small town community.	1/10/2026 12:43 PM
12	It's quiet and the people here are friendly. I feel like I'm part of the community here.	1/9/2026 10:17 PM
13	Small community feel. Neighbors tend to watch out for one another	1/9/2026 9:31 PM
14	Tavern	1/9/2026 8:01 PM
15	People	1/9/2026 7:46 PM
16	Safety	1/9/2026 7:31 PM
17	The small town vibes the community always trying to work together to help one another	1/9/2026 5:22 PM
18	The history	1/9/2026 5:05 PM
19	The tavern and all the good people	1/9/2026 4:41 PM
20	small town feel	1/9/2026 3:36 PM
21	The flat rock river and Hiddrn Paradise	1/9/2026 3:32 PM
22	Small town, good people, I have lived here since 1974	1/9/2026 3:22 PM
23	Small community	1/9/2026 2:43 PM
24	Small town atmosphere	1/9/2026 1:48 PM
25	St Paul Tavern 	1/9/2026 1:36 PM
26	the community!	1/9/2026 1:34 PM
27	Small community	1/9/2026 12:17 PM
28	Community atmosphere (neighbors have been the same for years)	1/9/2026 9:59 AM
29	St paul tavern	1/9/2026 9:57 AM
30	I appreciate the tight knit community we have were most residents watch out for each other. Having the burn site and yard waste area along with the dumpsters for those who don't want to have a trash service regularly come are nice.	1/9/2026 9:43 AM

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

31	Country feel filled with big hearts in this town	1/9/2026 8:33 AM
32	It has a unique history and an unusual and unique recreation opportunity needs to be a major focus	12/26/2025 1:35 PM
33	The small community and location.	12/21/2025 5:45 PM
34	The small town feel.	12/21/2025 5:45 PM
35	Small town America.	12/19/2025 10:11 AM
36	The closeness and intimate feel. Love a small town.	12/18/2025 12:08 PM
37	Small town feel.	12/16/2025 7:53 PM
38	It is a small community	12/16/2025 12:54 PM
39	St Paul Tavern	12/16/2025 12:06 PM
40	The potential it has, and the pride the residents have for it.	12/15/2025 8:38 PM
41	The sense of community and everyone's willingness to help each other.	12/15/2025 1:40 PM
42	History	12/15/2025 11:51 AM
43	Small town feel yet close to Indianapolis and Cincinnati.	12/15/2025 11:47 AM

Q2 What do you wish to change about St. Paul?

Answered: 42 Skipped: 3

#	RESPONSES	DATE
1	I would love to see more retail. Dollar general is great and the new grocery store provides more options for fresh produce. I would love to an investment in that store or another store where we would have more fresh meat and produce accessibility. I know the bakery used to have a small section of antiques. I would love to see a thrift shop/donation center of some kind. I would love to either know more about or see more community programs occurring at the parks and camp grounds.	1/13/2026 10:04 AM
2	More job opportunities, clean up properties more affordable housing	1/13/2026 7:26 AM
3	It's appearance.	1/11/2026 9:50 PM
4	Make ppl keep their yards and homes cleaned up , stop speeding of vehicles there needs to be a cop here all the time	1/11/2026 8:12 PM
5	More activities to support each other.	1/11/2026 4:29 PM
6	Not so many slum lords renting rundown properties. Residents with trashy properties made to clean up and keep their properties in a manner that isn't an eyesore.	1/11/2026 11:34 AM
7	By putting it on the map for places to go to see a firework show	1/11/2026 11:02 AM
8	Offer pedestrian Greenway Trail, where old railroad is because of no longer in service.	1/11/2026 10:10 AM
9	Clean up those nasty apartment on the or we of county line road and Washington st	1/11/2026 2:19 AM
10	The drama people want to start	1/10/2026 4:20 PM
11	The properties having better maintenance and lawn care. More days that the dump is open.	1/10/2026 12:43 PM
12	More upkeep on street signs and street lights.	1/9/2026 10:17 PM
13	MORE POLICE PRESENCE!! So many drugs and speeding in this town	1/9/2026 9:31 PM
14	Get rid of the stray cats	1/9/2026 8:01 PM
15	Need for a town manager	1/9/2026 7:31 PM
16	More community engagement, events and opportunities and clean up the town. I was born and raised here returning after 20 years and I can't believe the way some of the homes have trash and clutter all over especially in the center of town	1/9/2026 5:22 PM
17	Get the drug addicts out	1/9/2026 5:05 PM
18	I wish they had a nice reputable grocery store with fresh meats and produce that would be wonderful.	1/9/2026 4:41 PM
19	small business. a true grocery store	1/9/2026 3:55 PM
20	not much	1/9/2026 3:36 PM
21	It's trashy	1/9/2026 3:32 PM
22	The town board! They are narrow minded and christian based. We need a town board that cares more about the town than making money for their church!	1/9/2026 3:22 PM
23	Appearance- it looks very rundown.	1/9/2026 2:43 PM
24	Good as is	1/9/2026 1:48 PM
25	The trash around the place and more events hosted by TRUSTED people.	1/9/2026 1:34 PM
26	Storm sewers	1/9/2026 12:17 PM

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

27	Overall appearance-general maintenance like sidewalks to major areas, places to sit and enjoy public areas	1/9/2026 9:59 AM
28	Clean up the junk properties	1/9/2026 9:57 AM
29	The town has been more transparent in it's operations. Hopefully that continues and improves. As others have said in the past it feels like the town Marshall is hiding. Having the "ghost decals" that blend into the color is the truck isn't helpful to the public who feel that the town police department isn't in town and doesn't what to interact with the public.	1/9/2026 9:43 AM
30	affordable housing - more safe activities for our children - less complaining	1/9/2026 8:33 AM
31	More personal pride in ownership update downtown appearance by street improvement. And a general push to clean up along the rail road tracks	12/26/2025 1:35 PM
32	Many of the people	12/21/2025 5:45 PM
33	More community engagement from the citizens.	12/21/2025 5:45 PM
34	Get rid of the drugs and the "trash". Have a respectable law presence	12/19/2025 10:11 AM
35	The outdated look. We have a tavern, liquid store, gas station, dollar general, and even a bakery. Yet somehow tourist and town folk feel like there is nothing to do. We have so much to offer but no one can see these things because of how they look and no attention is draw to them.	12/18/2025 12:08 PM
36	Areas need cleaned up.	12/16/2025 7:53 PM
37	People's attitudes towards the "undesirables" that rent certain houses	12/16/2025 12:54 PM
38	Sewer System	12/16/2025 12:06 PM
39	There can be an unwillingness to challenge the status quo with some sectors of the population.	12/15/2025 8:38 PM
40	Improve opportunities for small business owners to prosper here.	12/15/2025 1:40 PM
41	investment in water supply and sanitation systems	12/15/2025 11:51 AM
42	Full time post office.	12/15/2025 11:47 AM

Q3 If money wasn't an issue, what is one project, program, or improvement you would like to see in St. Paul?

Answered: 39 Skipped: 6

#	RESPONSES	DATE
1	I would like to see the park beside the gym revitalized and improvements made to the little walking/fitness loop path. I would like to see improvements to building facades. I would love to see maybe some kind of collaboration with St. Paul residents and the YMCA.	1/13/2026 10:04 AM
2	The main"square" you have that dumpy white house on the corner as u enter then the bar and the pretty old gas station 🇺🇸 vintage. Fix it all up to what it was back in the 50' and 60's like ppl turn the corner and go back in time do something on either side of the tracks to make it look nice my dad use to tell me stories of watching movies on the side of a building sitting in folding chairs on a fri/Saturday night that could bring in money some ppl would love to relive those memories and some would love to make new ones	1/13/2026 7:26 AM
3	If money weren't an issue, I'd want to see major investment in our parks and outdoor spaces — walking trails that actually connect parts of town, better playgrounds, shaded seating, and areas for community events. Something that encourages people to get outside, run into each other, and spend time here instead of passing through. It would improve health, bring people together, and make St. Paul feel even more like home.	1/11/2026 9:50 PM
4	Build a sewage treatment plant so the town could grow.	1/11/2026 11:34 AM
5	More sidewalks for kids and elderly to walk on instead of the streets	1/11/2026 11:02 AM
6	How's that pedestrian Trail run from Saint Paul to Greensburg and beyond. Go from Saint Paul also to Shelbyville.	1/11/2026 10:10 AM
7	Try to upgrade the park equipment for the children. Some of those toys are as old as the park itself	1/11/2026 2:19 AM
8	Cable and internet through town	1/10/2026 4:20 PM
9	A coffee shop would be nice.	1/9/2026 10:17 PM
10	Fix First street! We've asked for our pot holes to be filled countless times, if you're not going to fix it at least help fill the craters.	1/9/2026 9:31 PM
11	A	1/9/2026 8:01 PM
12	Walking trail	1/9/2026 7:46 PM
13	Hire a town manager	1/9/2026 7:31 PM
14	Something to help kids! Tutoring, constructive activities raise money with kids and community members doing a bike/walkathon and such Growing up in St. Paul I remember doing a dance at the gym for kids, a bike athon and other events to bring kids together bring back the softball teams and leagues, fish fry and all of the events that brought visitors to town	1/9/2026 5:22 PM
15	A hardware store	1/9/2026 5:05 PM
16	It would be wonderful if they had a gym. Where they had workout classes	1/9/2026 4:41 PM
17	put up another water tower	1/9/2026 3:36 PM
18	Cleaning would help. Past due maintenance. Aka painting peeling paint fixed. Trash to the dump	1/9/2026 3:32 PM
19	A senior citizen housing apartments for those who are able to live alone!	1/9/2026 3:22 PM
20	Rejuvenate the town. Adrian has done a beautiful job on the buildings he owns. So if the rest of town could follow suite that would be amazing. And get yards cleaned up.	1/9/2026 2:43 PM

ONLINE SURVEY RESULTS

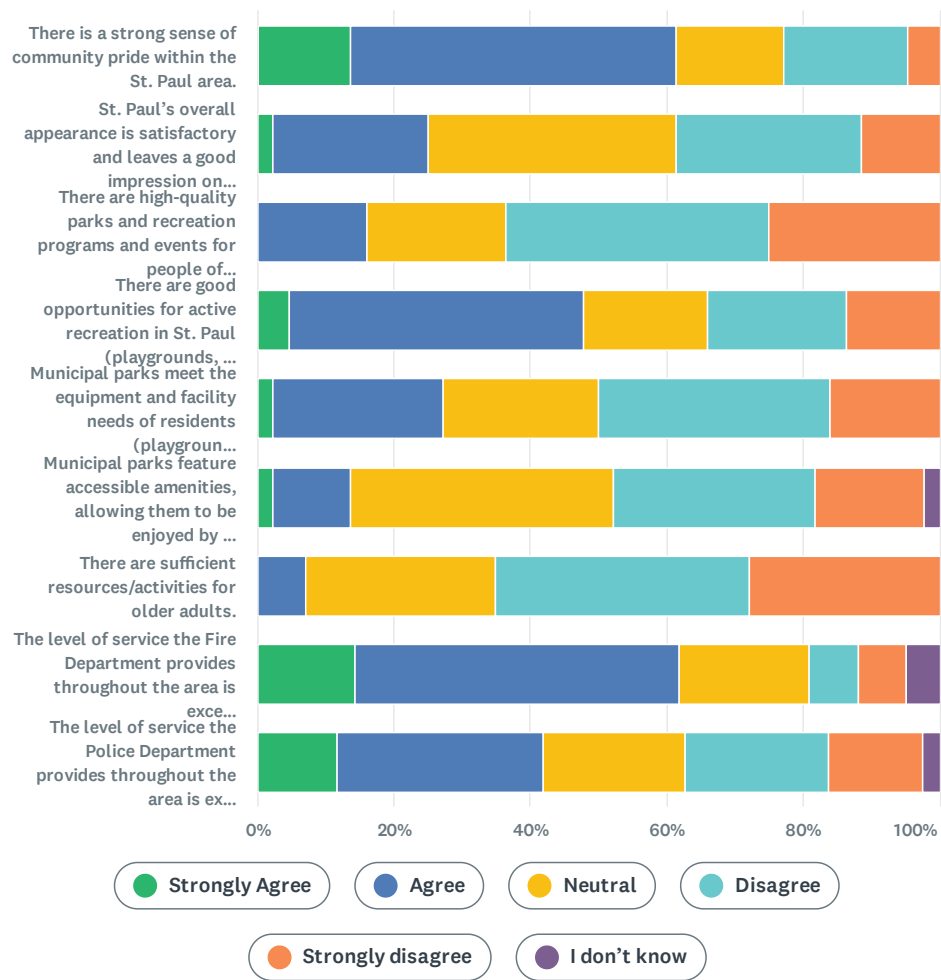
WINTER 2025

St. Paul Comprehensive Plan Online Survey

21	Clean up of some properties	1/9/2026 1:48 PM
22	Opening up a small gym to workout.	1/9/2026 1:34 PM
23	Storm sewers fixed	1/9/2026 12:17 PM
24	Revitalize sidewalks and creat a walking trail.	1/9/2026 9:59 AM
25	New softball field and park area. Maybe get creative and do something with the river	1/9/2026 9:57 AM
26	It would be great if town could replace the sidewalks in town. I have no where near enough money to pay for it to be done with the town covering a portion. My sidewalk on Pierce Street is a trip hazard that I can not fix.	1/9/2026 9:43 AM
27	affordable coworking space	1/9/2026 8:33 AM
28	An upgraded sewer system and road and street improvement	12/26/2025 1:35 PM
29	I would like to create an attraction using the railroad. Similar to this: https://nickelplateexpress.com/railbike-rides/	12/21/2025 5:45 PM
30	There are a few. New sewer system, full time Marshall's Office, More firefighters/paid firefighters, walking trails.	12/21/2025 5:45 PM
31	Revitalize the town.	12/19/2025 10:11 AM
32	Well First street needs to be repaired. The roads are not necessary just the town of saint paul but I would really like some of our roads to be patched if possible. The roads also lead me to the snow. We need someone to trully take care of our roads in the winter. If money wasn't an issue I would hire someone to plow the roads in the winter.	12/18/2025 12:08 PM
33	New sewer and better water sources	12/16/2025 7:53 PM
34	Laundry mat being back open would be nice even if someone built one up by loves, St Paul would have a way to wash laundry instead of going to Greensburg or Shelbyville	12/16/2025 12:54 PM
35	Updating Water and Sewage	12/16/2025 12:06 PM
36	Extension of utilities to the I74 interchange, and an annexation of that area.	12/15/2025 8:38 PM
37	Gym/Park improvements	12/15/2025 1:40 PM
38	New water treatment plant	12/15/2025 11:51 AM
39	The railroad up and running.	12/15/2025 11:47 AM

Q4 Regarding St. Paul's QUALITY OF LIFE today, please rate your level of agreement with the following statements:

Answered: 44 Skipped: 1



	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	I don't know	Total
							392

ONLINE SURVEY RESULTS

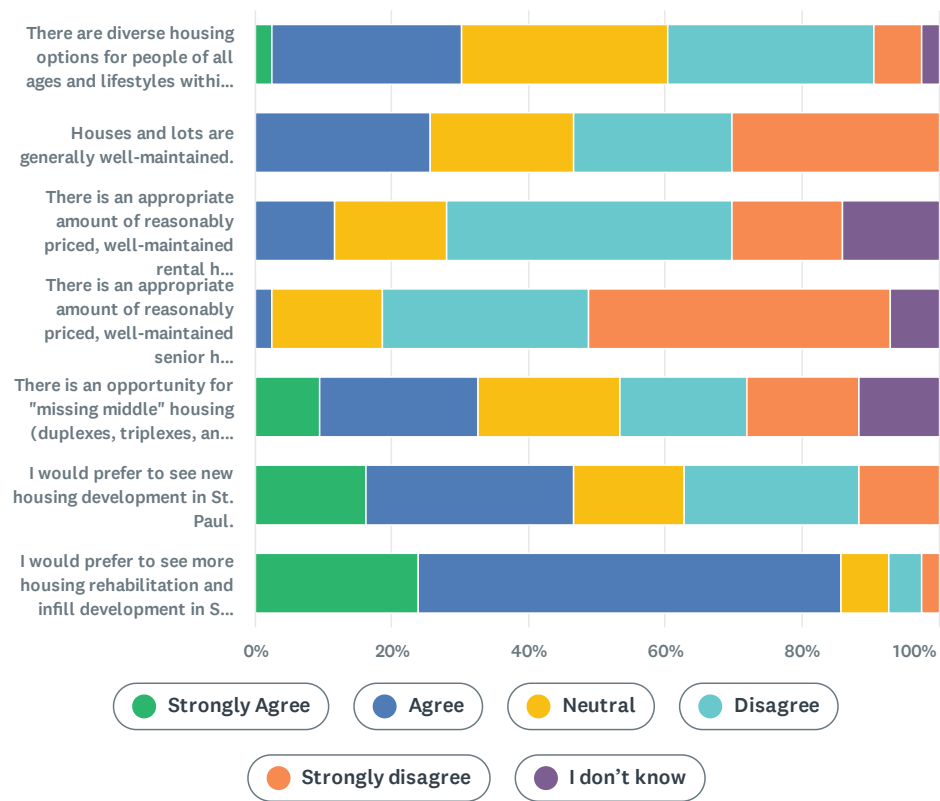
WINTER 2025

St. Paul Comprehensive Plan Online Survey

	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly disagree	 I don't know	Total
There is a strong sense of community pride within the St. Paul area.	13.64% 6	47.73% 21	15.91% 7	18.18% 8	4.55% 2	0% 0	44
St. Paul's overall appearance is satisfactory and leaves a good impression on residents and visitors.	2.27% 1	22.73% 10	36.36% 16	27.27% 12	11.36% 5	0% 0	44
There are high-quality parks and recreation programs and events for people of all ages.	0% 0	15.91% 7	20.45% 9	38.64% 17	25.00% 11	0% 0	44
There are good opportunities for active recreation in St. Paul (playgrounds, ball fields, sports courts, etc.).	4.55% 2	43.18% 19	18.18% 8	20.45% 9	13.64% 6	0% 0	44
Municipal parks meet the equipment and facility needs of residents (playgrounds, sport fields/courts, trails, etc.).	2.27% 1	25.00% 11	22.73% 10	34.09% 15	15.91% 7	0% 0	44
Municipal parks feature accessible amenities, allowing them to be enjoyed by users of all ages and abilities.	2.27% 1	11.36% 5	38.64% 17	29.55% 13	15.91% 7	2.27% 1	44
There are sufficient resources/activities for older adults.	0% 0	6.98% 3	27.91% 12	37.21% 16	27.91% 12	0% 0	43
The level of service the Fire Department provides throughout the area is excellent.	14.29% 6	47.62% 20	19.05% 8	7.14% 3	7.14% 3	4.76% 2	42
The level of service the Police Department provides throughout the area is excellent.	11.63% 5	30.23% 13	20.93% 9	20.93% 9	13.95% 6	2.33% 1	43

Q5 Regarding St. Paul's HOUSING today, please rate your level of agreement with the following statements:

Answered: 43 Skipped: 2



	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	I don't know	Total
There are diverse housing options for people of all ages and lifestyles within St. Paul.	2.33% 1	27.91% 12	30.23% 13	30.23% 13	6.98% 3	2.33% 1	43

ONLINE SURVEY RESULTS

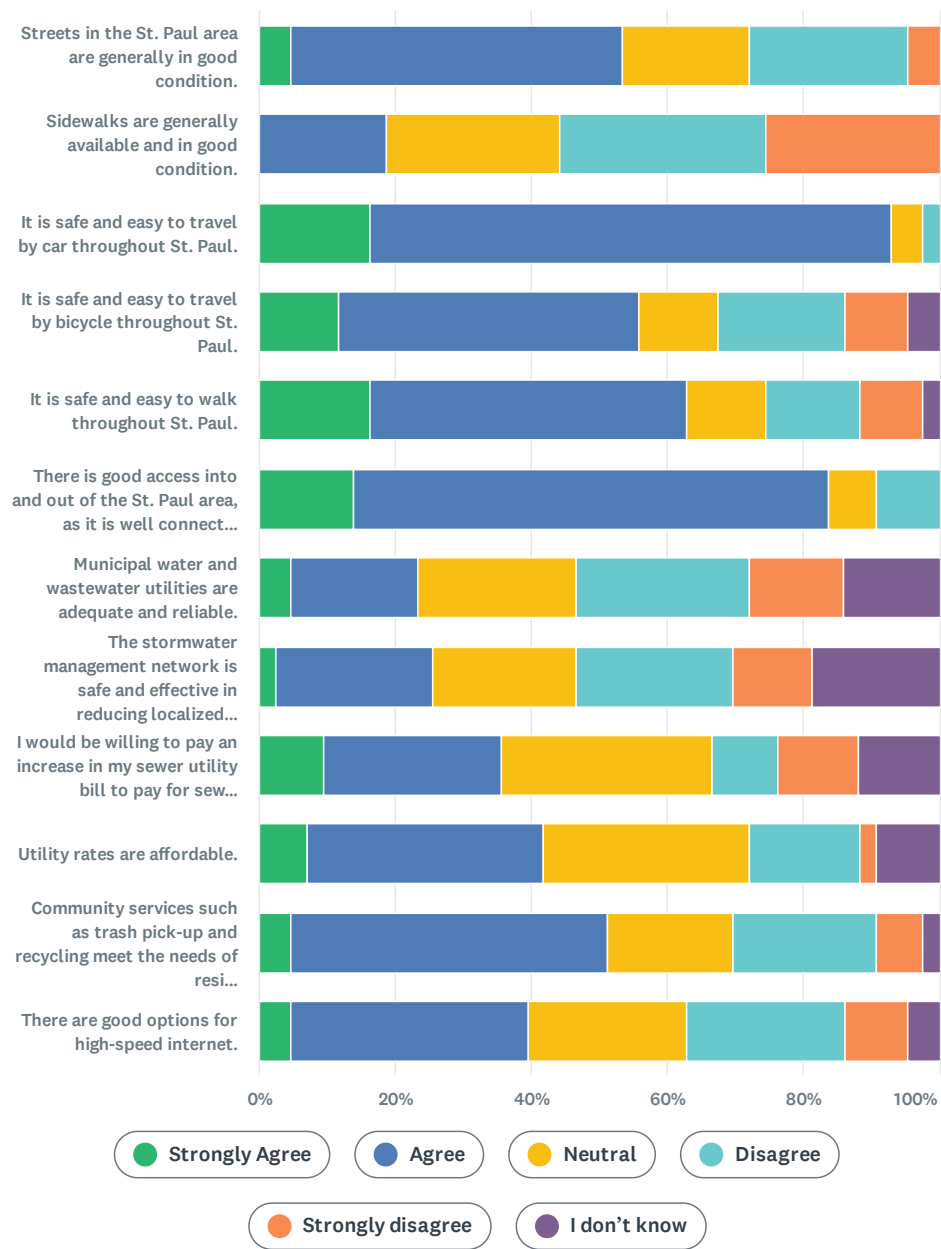
WINTER 2025

St. Paul Comprehensive Plan Online Survey

	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly disagree	 I don't know	Total
Houses and lots are generally well-maintained.	0% 0	25.58% 11	20.93% 9	23.26% 10	30.23% 13	0% 0	43
There is an appropriate amount of reasonably priced, well-maintained rental housing in the community.	0% 0	11.63% 5	16.28% 7	41.86% 18	16.28% 7	13.95% 6	43
There is an appropriate amount of reasonably priced, well-maintained senior housing in the community.	0% 0	2.33% 1	16.28% 7	30.23% 13	44.19% 19	6.98% 3	43
There is an opportunity for "missing middle" housing (duplexes, triplexes, and townhomes) in St. Paul.	9.30% 4	23.26% 10	20.93% 9	18.60% 8	16.28% 7	11.63% 5	43
I would prefer to see new housing development in St. Paul.	16.28% 7	30.23% 13	16.28% 7	25.58% 11	11.63% 5	0% 0	43
I would prefer to see more housing rehabilitation and infill development in St. Paul.	23.81% 10	61.90% 26	7.14% 3	4.76% 2	2.38% 1	0% 0	42
							300

Q6 Regarding St. Paul's TRANSPORTATION AND UTILITY NETWORKS today, please rate your level of agreement with the following statements:

Answered: 43 Skipped: 2



ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly disagree	 I don't know	Total
Streets in the St. Paul area are generally in good condition.	4.65%	48.84%	18.60%	23.26%	4.65%	0%	43
	2	21	8	10	2	0	
Sidewalks are generally available and in good condition.	0%	18.60%	25.58%	30.23%	25.58%	0%	43
	0	8	11	13	11	0	
It is safe and easy to travel by car throughout St. Paul.	16.28%	76.74%	4.65%	2.33%	0%	0%	43
	7	33	2	1	0	0	
It is safe and easy to travel by bicycle throughout St. Paul.	11.63%	44.19%	11.63%	18.60%	9.30%	4.65%	43
	5	19	5	8	4	2	
It is safe and easy to walk throughout St. Paul.	16.28%	46.51%	11.63%	13.95%	9.30%	2.33%	43
	7	20	5	6	4	1	
There is good access into and out of the St. Paul area, as it is well connected to neighboring communities.	13.95%	69.77%	6.98%	9.30%	0%	0%	43
	6	30	3	4	0	0	
Municipal water and wastewater utilities are adequate and reliable.	4.65%	18.60%	23.26%	25.58%	13.95%	13.95%	43
	2	8	10	11	6	6	
The stormwater management network is safe and effective in reducing localized flooding during and after storms.	2.33%	23.26%	20.93%	23.26%	11.63%	18.60%	43
	1	10	9	10	5	8	

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly disagree	 I don't know	Total
I would be willing to pay an increase in my sewer utility bill to pay for sewer maintenance and upkeep improvements.	9.52% 4	26.19% 11	30.95% 13	9.52% 4	11.90% 5	11.90% 5	42
Utility rates are affordable.	6.98% 3	34.88% 15	30.23% 13	16.28% 7	2.33% 1	9.30% 4	43
Community services such as trash pick-up and recycling meet the needs of residents.	4.65% 2	46.51% 20	18.60% 8	20.93% 9	6.98% 3	2.33% 1	43
There are good options for high-speed internet.	4.65% 2	34.88% 15	23.26% 10	23.26% 10	9.30% 4	4.65% 2	43
							515

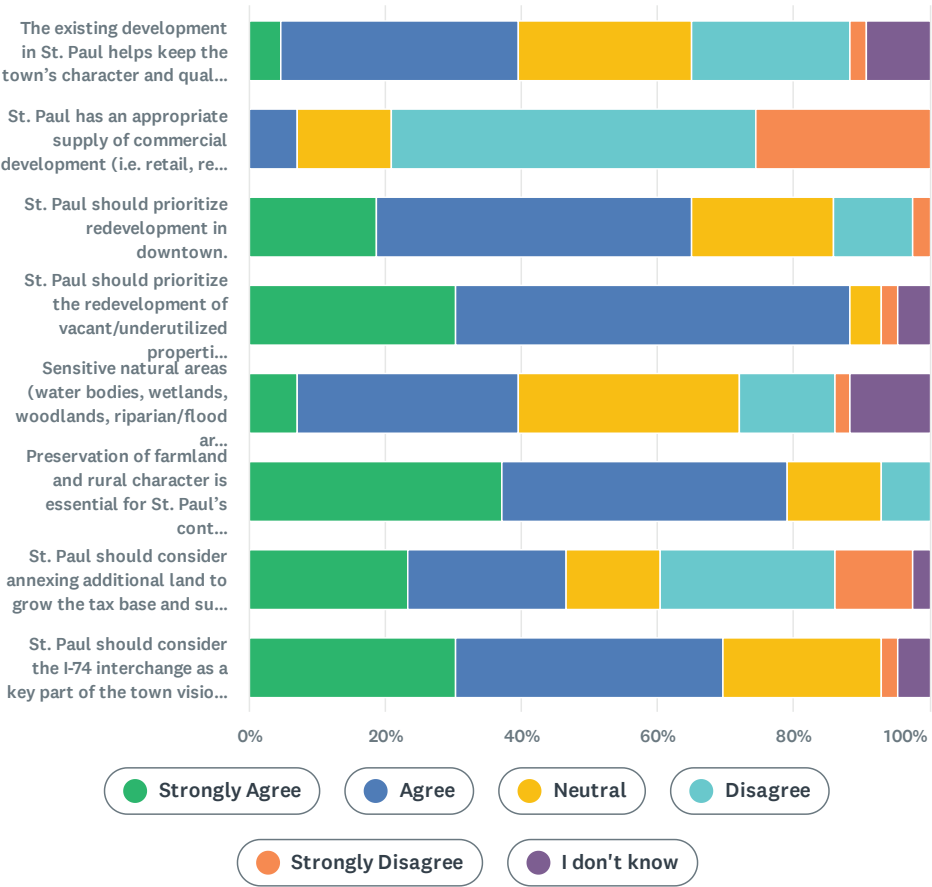
ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

Q7 Regarding St. Paul's LAND USE AND DEVELOPMENT CHARACTER, please rate your level of agreement with the following statements:

Answered: 43 Skipped: 2



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	I don't know	Total

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

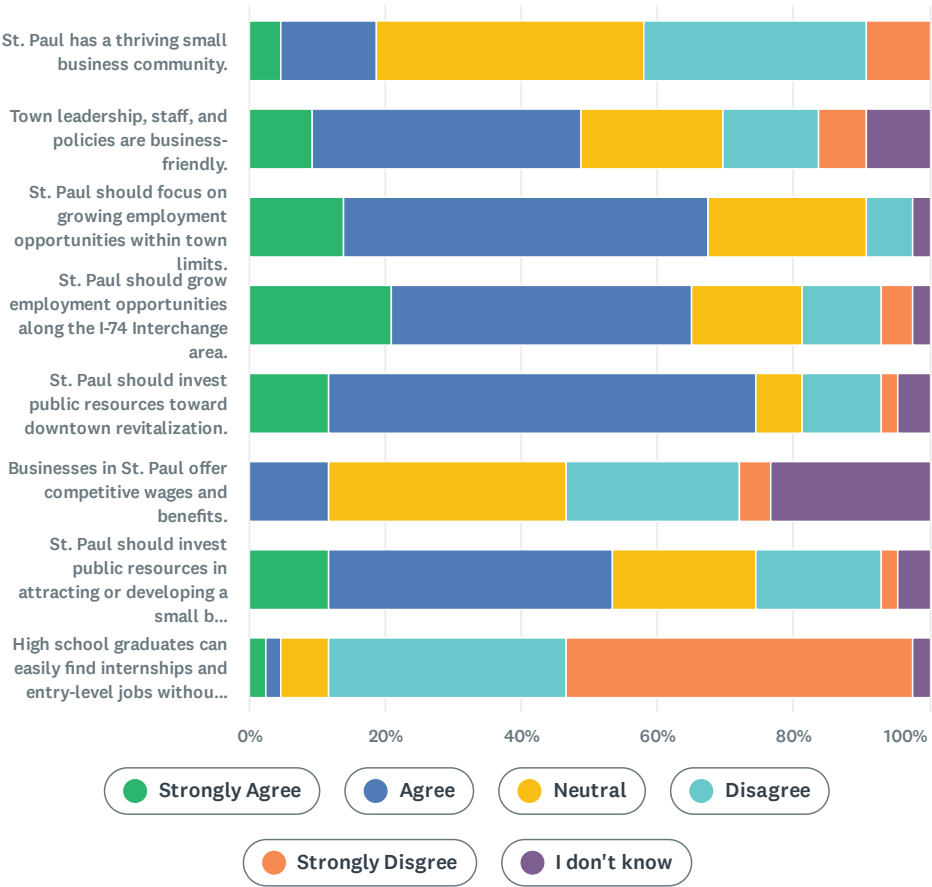
	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly Disagree	 I don't know	Total
The existing development in St. Paul helps keep the town's character and quality.	4.65% 2	34.88% 15	25.58% 11	23.26% 10	2.33% 1	9.30% 4	43
St. Paul has an appropriate supply of commercial development (i.e. retail, restaurant, office, etc.).	0% 0	6.98% 3	13.95% 6	53.49% 23	25.58% 11	0% 0	43
St. Paul should prioritize redevelopment in downtown.	18.60% 8	46.51% 20	20.93% 9	11.63% 5	2.33% 1	0% 0	43
St. Paul should prioritize the redevelopment of vacant/underutilized properties as compared to development on agricultural/undeveloped land.	30.23% 13	58.14% 25	4.65% 2	0% 0	2.33% 1	4.65% 2	43
Sensitive natural areas (water bodies, wetlands, woodlands, riparian/flood areas) are sufficiently protected.	6.98% 3	32.56% 14	32.56% 14	13.95% 6	2.33% 1	11.63% 5	43
Preservation of farmland and rural character is essential for St. Paul's continued success.	37.21% 16	41.86% 18	13.95% 6	6.98% 3	0% 0	0% 0	43
St. Paul should consider annexing	23.26%	23.26%	13.95%	25.58%	11.63%	2.33%	

ONLINE SURVEY RESULTS
WINTER 2025

St. Paul Comprehensive Plan Online Survey

Q8 Regarding St. Paul's ECONOMIC DEVELOPMENT in St. Paul today, please rate your level of agreement with the following statements:

Answered: 43 Skipped: 2



							Total
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	I don't know	

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

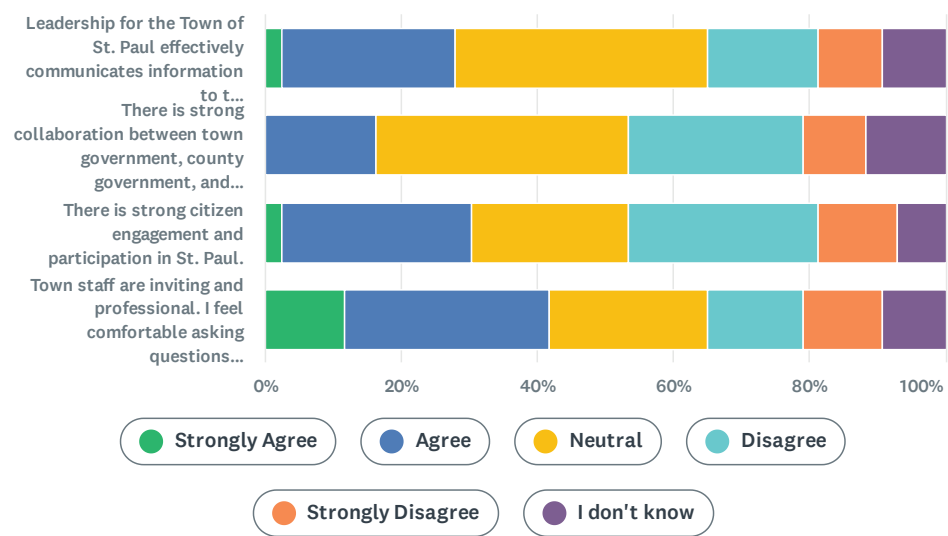
	 Strongly Agree	 Agree	 Neutral	 Disagree	 Strongly Disagree	 I don't know	Total
St. Paul has a thriving small business community.	4.65%	13.95%	39.53%	32.56%	9.30%	0%	43
	2	6	17	14	4	0	
Town leadership, staff, and policies are business-friendly.	9.30%	39.53%	20.93%	13.95%	6.98%	9.30%	43
	4	17	9	6	3	4	
St. Paul should focus on growing employment opportunities within town limits.	13.95%	53.49%	23.26%	6.98%	0%	2.33%	43
	6	23	10	3	0	1	
St. Paul should grow employment opportunities along the I-74 Interchange area.	20.93%	44.19%	16.28%	11.63%	4.65%	2.33%	43
	9	19	7	5	2	1	
St. Paul should invest public resources toward downtown revitalization.	11.63%	62.79%	6.98%	11.63%	2.33%	4.65%	43
	5	27	3	5	1	2	
Businesses in St. Paul offer competitive wages and benefits.	0%	11.63%	34.88%	25.58%	4.65%	23.26%	43
	0	5	15	11	2	10	
St. Paul should invest public resources in attracting or developing a small business incubator or co-working space.	11.63%	41.86%	20.93%	18.60%	2.33%	4.65%	43
	5	18	9	8	1	2	
High school graduates can easily find internships and entry-level jobs without leaving St. Paul.	2.33%	2.33%	6.98%	34.88%	51.16%	2.33%	43
	1	1	3	15	22	1	

ONLINE SURVEY RESULTS WINTER 2025

St. Paul Comprehensive Plan Online Survey

Q9 Regarding St. Paul's LOCAL GOVERNMENT in St. Paul today, please rate your level of agreement with the following statements:

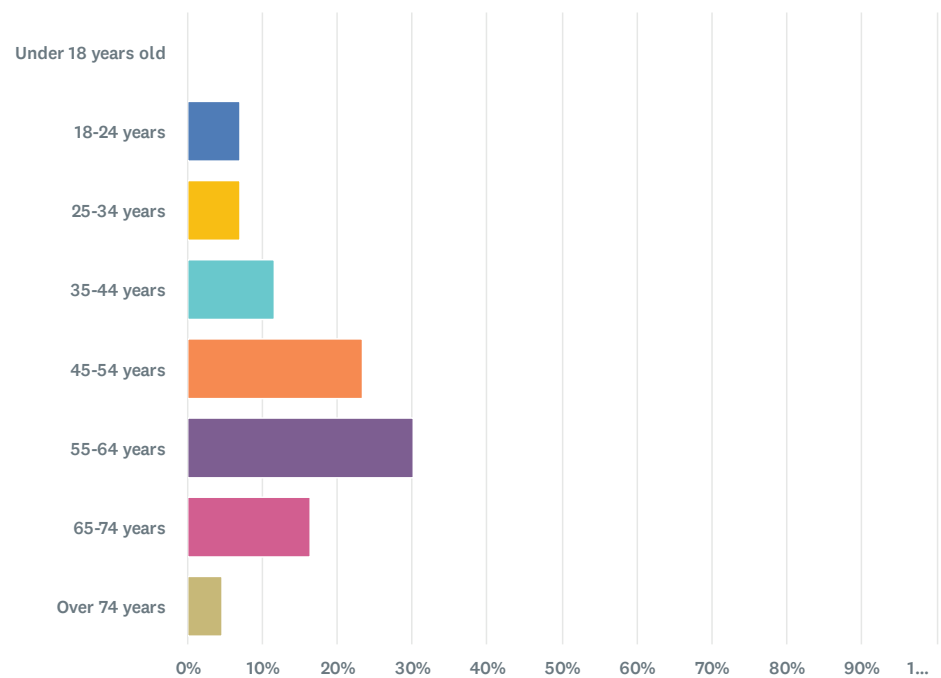
Answered: 43 Skipped: 2



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	I don't know	Total
Leadership for the Town of St. Paul effectively communicates information to the public and is transparent in its decision making.	2.33% 1	25.58% 11	37.21% 16	16.28% 7	9.30% 4	9.30% 4	43
There is strong collaboration between town government, county government, and local organizations.	0% 0	16.28% 7	37.21% 16	25.58% 11	9.30% 4	11.63% 5	43
There is strong citizen engagement and participation in St. Paul.	2.33% 1	27.91% 12	23.26% 10	27.91% 12	11.63% 5	6.98% 3	43

Q10 Which category includes your age?

Answered: 43 Skipped: 2

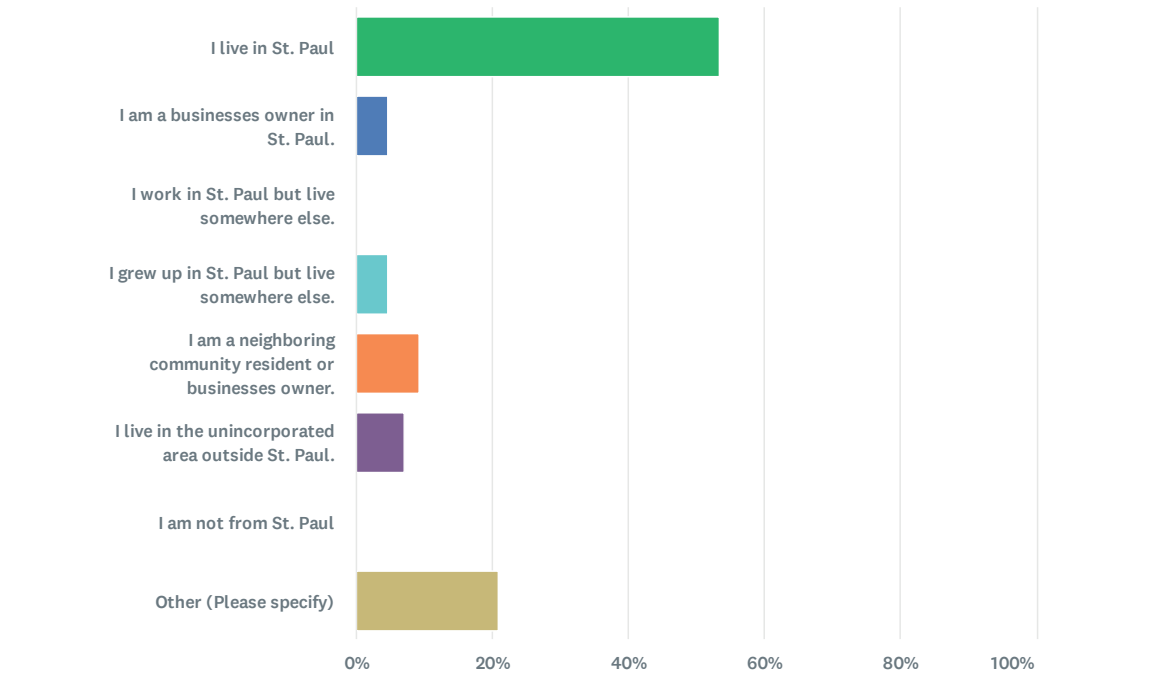


Answer Choices	Percentage	Responses
Under 18 years old	0%	0
18-24 years	6.98%	3
25-34 years	6.98%	3
35-44 years	11.63%	5
45-54 years	23.26%	10
55-64 years	30.23%	13
65-74 years	16.28%	7
Total		43

ONLINE SURVEY RESULTS
WINTER 2025

Q11 What is your relationship to the town of St. Paul?

Answered: 43 Skipped: 2



Answer Choices	Percentage	Responses
 I live in St. Paul	53.49%	23
 I am a businesses owner in St. Paul.	4.65%	2
 I work in St. Paul but live somewhere else.	0%	0
 I grew up in St. Paul but live somewhere else.	4.65%	2
 I am a neighboring community resident or businesses owner.	9.30%	4
 I live in the unincorporated area outside St. Paul.	6.98%	3
 I am not from St. Paul	0%	0

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	My mom lives there and I come home a min of 2 x a year	1/13/2026 7:26 AM
2	I've live here since I was four years old.	1/11/2026 9:50 PM
3	I did the blast from the past festival	1/11/2026 11:02 AM
4	Visit friends there and eat at the tavern some	1/11/2026 10:10 AM
5	I live in Germantown	1/9/2026 4:41 PM
6	Online business	1/9/2026 3:22 PM
7	I used to live in and be part of the St. Paul Government. I now live close to St. Paul.	12/21/2025 5:45 PM
8	I am a county official	12/16/2025 12:06 PM
9	Frequently travel through St Paul and routinely eat at St Paul tavern.	12/15/2025 11:51 AM

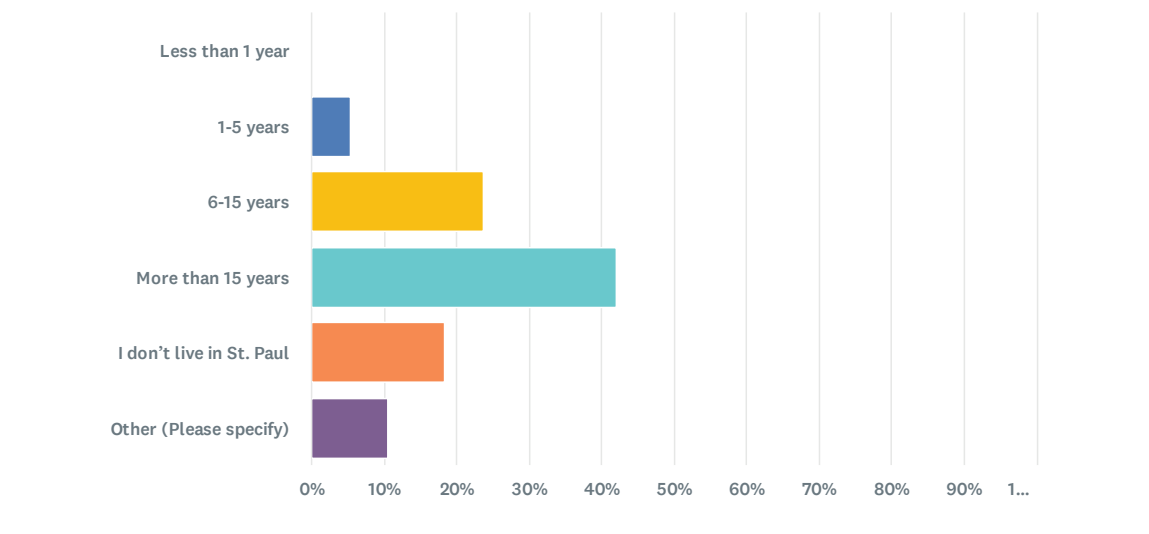
ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

Q12 If you currently reside in St. Paul, how long have you lived here?

Answered: 38 Skipped: 7



Answer Choices	Percentage	Responses
Less than 1 year	0%	0
1-5 years	5.26%	2
6-15 years	23.68%	9
More than 15 years	42.11%	16
I don't live in St. Paul	18.42%	7
Other (Please specify) Show responses	10.53%	4
Total		38

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Was there 26 years	1/11/2026 11:02 AM
2	Lived her one year but grew up here for 20 years	1/9/2026 5:22 PM
3	Lifetime resident however live a few miles outside of town limits	12/26/2025 1:35 PM
4	Life timer	12/19/2025 10:11 AM

ONLINE SURVEY RESULTS

WINTER 2025

Q13 Is there anything else you would like to say?

Answered: 25 Skipped: 20

#	RESPONSES	DATE
1	I know my husband and I would love to be more involved in the community. It is something we have been saying for years and we would like to actually put those words to action. We would love to see community programs we could involve our young child in. I am a teacher and have summers off, I would be happy to be more involved in community work in the summer. St. Paul has so many beautiful natural landscapes and features that are becoming more and more rare, I would love to see those things taken care of, protected, and highlighted.	1/13/2026 10:04 AM
2	I loved in St Paul when I was little and I like it. My parents moved there 20+ yrs ago and my dad passed in 2019 my mom wanted to stay...I Love the little town but there does need to be alot done and the town has alot of potential with the right people and right amount of money!!!!	1/13/2026 7:26 AM
3	Some ppl could take better care of their yards and house some houses look like a junk yard or a grown up wheat field . I think as you come in to town it looks dirty and if their not going to use the car wash by gas station tear it down it looks trashy	1/11/2026 8:12 PM
4	I'd love to see a rail to trail project that connects the ball diamond and south path in Decatur county. Why not a rail trail connecting Waldron and St. Paul	1/11/2026 5:37 PM
5	Add a 3 season Farmer's Market.	1/11/2026 4:29 PM
6	Need to do away with the Apostolic clique that is running the town. The town board is just a mouth-piece for Jeff Sangle.	1/11/2026 11:34 AM
7	Excited to see the future and own land/house in St. Paul in a few months/years I will be coming back	1/11/2026 11:02 AM
8	The trailer park needs cleaned up really bad. The current population that reside there are mostly good people but there are a few lots out there that have criminals living there. Someone should get on the owner of it and make him clean that area up.	1/11/2026 2:19 AM
9	No	1/10/2026 12:43 PM
10	Thank you	1/9/2026 10:17 PM
11	I'll be straight and to the point, the trailer park and other run down rentals are giving this town a bad name. The drugs are out of control in this area and less and less families allow their children to run around and just be kids like they use to. There is ZERO police presence and everyone knows they can get away with their behaviors, speeding, etc because nothing will be done about it. The long time residents are FED UP!	1/9/2026 9:31 PM
12	The town used to be clean and appealing to visitors now there is so much junk on porches houses out of control and ran down. I would love to see more local police presence also used to have the marshal in town and always helpful. Additionally Bring in more large events like the old two days to remember fireman's fish fry community events that bring others to town and generating income for the town I know we have the blast from the past but it doesn't seem the same as it used to be with the fish fry and all the other community involvement there used to be promote the auxiliary and community involvement on planning committees and such I would love to help and be involved but there is never any discussion on the meetings when or where to help with the blast from the past or other town events no one knows things are going on until they are	1/9/2026 5:22 PM
13	take down half of the stop signs in town very few drivers do stop. the street in front of the tavern looks like a dragstrip lots of rubber on the ground !!!	1/9/2026 3:36 PM
14	St. Paul just looks trashy. Waldron is a step up but it needs some help too	1/9/2026 3:32 PM
15	We need a police force that does not discriminate! We also need a MUCH MORE open minded town board!	1/9/2026 3:22 PM

ONLINE SURVEY RESULTS

WINTER 2025

St. Paul Comprehensive Plan Online Survey

16	Town looks trashy and run down. How can expansions be made without expansion of water system to allow more development? Seems like that would be a good starting point before considering expansion	1/9/2026 2:43 PM
17	The town needs to concentrate on fixing the streets, alleys and street signs so you can read them along with the storm sewers on the Shelby county side so our properties don't keep flooding when we have big rains.	1/9/2026 12:17 PM
18	Thank you for asking us for our opinions	1/9/2026 8:33 AM
19	A great community to raise a family and also for retirees. Hopefully we can secure the support to start the journey	12/26/2025 1:35 PM
20	The Fire Department needs a revamp. Possibly paid. The Marshall needs more hours/more employees. The sewage system needs a completely new one in order to invite any new houses or businesses to the area.	12/21/2025 5:45 PM
21	St. Paul is a great town. Sewer is a huge concern. If there is any plan to annex, expand ect. an entire new sewer plant will need to replace the existing lagoon system.	12/21/2025 5:45 PM
22	I think the police should live in town like it used to be in the bylaws and not be driving the town vehicle everywhere.	12/19/2025 10:11 AM
23	You need to keep this a small community, you expand and you're asking for trouble	12/16/2025 12:54 PM
24	St. Paul has a great future, but all the best futures are not without risk.	12/15/2025 8:38 PM
25	St Paul has great possibilities.	12/15/2025 11:51 AM

**2026 TOWN OF ST. PAUL COMPREHENSIVE PLAN
OCRA DRAFT: JUNE 5, 2026**