COMPREHENSIVE PLAN

DEARBORN COUNTY, IN
COMPREHENSIVE PLAN

COMMUNITY
PROFILE

COMMUNITY PROFILE

The Community Profile portion of this Comprehensive Plan documents the current demographic conditions of Dearborn County. This documentation provides a current 'snap-shot' of the County and identifies historic trends that may be evaluated by decision makers in an attempt to gauge future trends. Much of the demographic data was taken from the 2000 Census of Population and Housing.
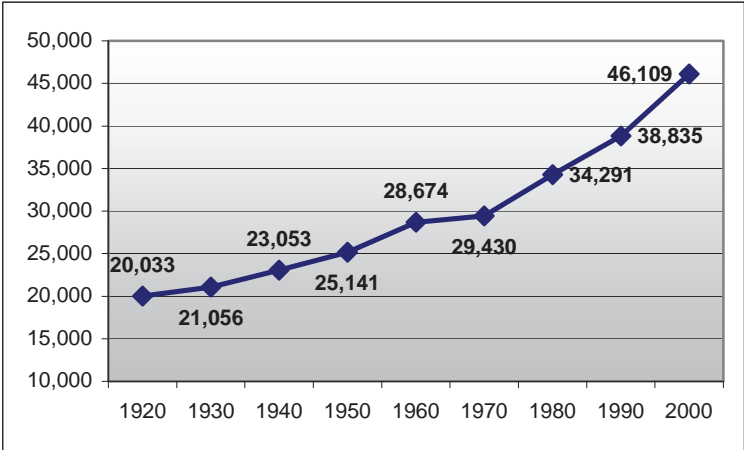
POPULATION

The population of Dearborn County has steadily grown over the past several decades. From 1990 to 2000, Dearborn County's population grew from 38,835 to 46,109 people; an increase of 18.7% (see Figure 3-1).

The following paragraphs describe the methodologies of the growth projection models referenced in this Comprehensive Plan, based on work conducted by the Kelley School of Business, the Indiana Business Resource Center, and Plan Commission staff. Although the growth trend illustrated in Figure 3-1 is expected to continue, the goals and strategies identified in this plan do not necessarily account or accommodate for future growth projections due to the unpredictable nature of such projections.

Two separate studies undertaken by the Indiana Business Research Center of the Indiana University Kelley School of Business project that by the year 2020 the population of Dearborn County will be between 53,305 and 60,287 people. Studies by the Dearborn County Plan Commission staff concur with and augment these statistics. Based on these studies, it is reasonable to conclude that the population growth will fall somewhere within the 53,305 and 60,287 population range. It is important to acknowledge, however, that these are merely projections and the sensitivity associated with the assumptions of this, or any other methodology, makes it difficult to measure the accuracy resulting from these studies.

Figure 3-1: Dearborn County Historical Population Growth

Source: U.S. Census Bureau

PROJECTION METHODOLOGIES

By utilizing two separate methods for projecting population growth, the Indiana Business Resource Center projected population growth for Dearborn County. The first study completed in 1997 predicted that the population of Dearborn County could grow to be as high as 60,287 people by 2020 (see Figure 3-2). This study was based upon 1996 U.S. Census Bureau projections for the population growth for Indiana. The study projected the population growth for Dearborn County based upon the constant share method, which computes the County's weighted average share of the overall state population and its projected growth. The study assumes that Dearborn County will maintain a constant share of the overall state population growth.

A second study that was produced by the Kelley School of Business in 2000 projected a lower rate of population growth. This study used 2000 U.S. Census figures to project the population growth based upon the age cohort component method, which carries forward individual age cohorts in time, accounting for the separate impacts of births, deaths and migration. This study projected that the population will be 53,305 people by 2020 and reach 53,978 people by 2040 (see Figure 3-2). This method rests on the assumption that migration, birth rates and death rates will remain steady.

Figure 3-2: Projected Population Growth Range
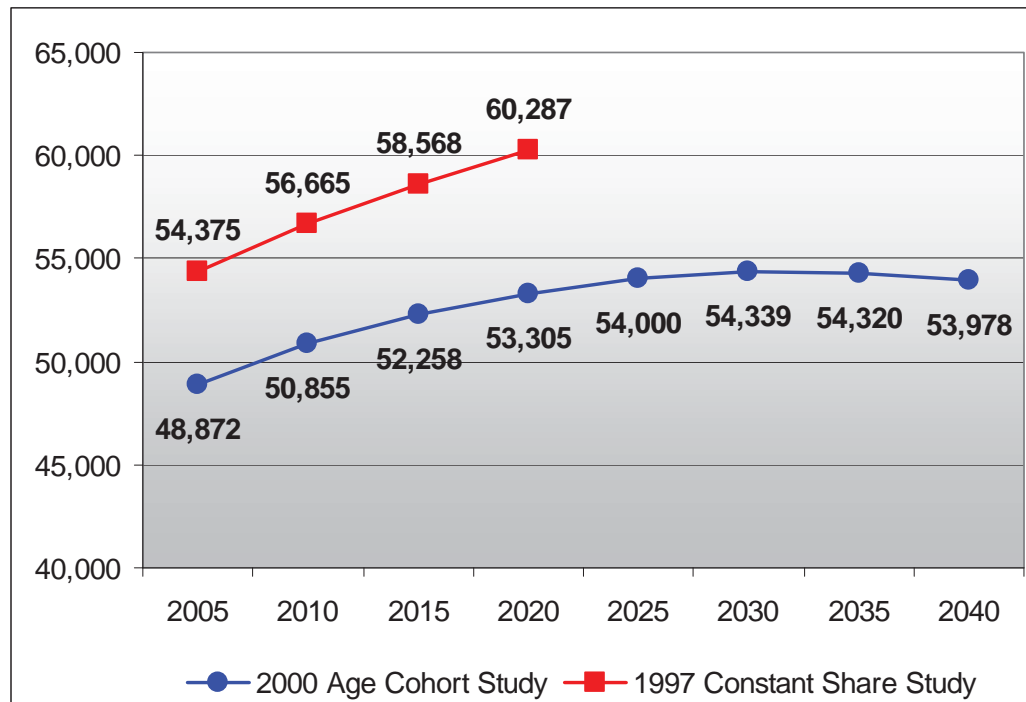
Source: Kelley School of Business, 1997 & 2003

Further analysis by the Dearborn County Plan Commission staff affirms the range of growth predicted by the two previous studies. Using a curve-fitting or extrapolation technique a mathematical curve can be applied using historic decennial census figures and extending the curve to project future population growth.   This method is based purely on mathematical functions without regard to human behavior. The projection used a geometric curve, which is a type of exponential curve that describes compound growth. Using this curve the population is projected to grow to 54,878 people by 2020 and 68,617 by 2040. Figure 3-3 shows the historic population counts from 1940 to 2000 and the subsequent projection curve through 2040.

Figure 3-3: Geometric Curve Projection from 2000
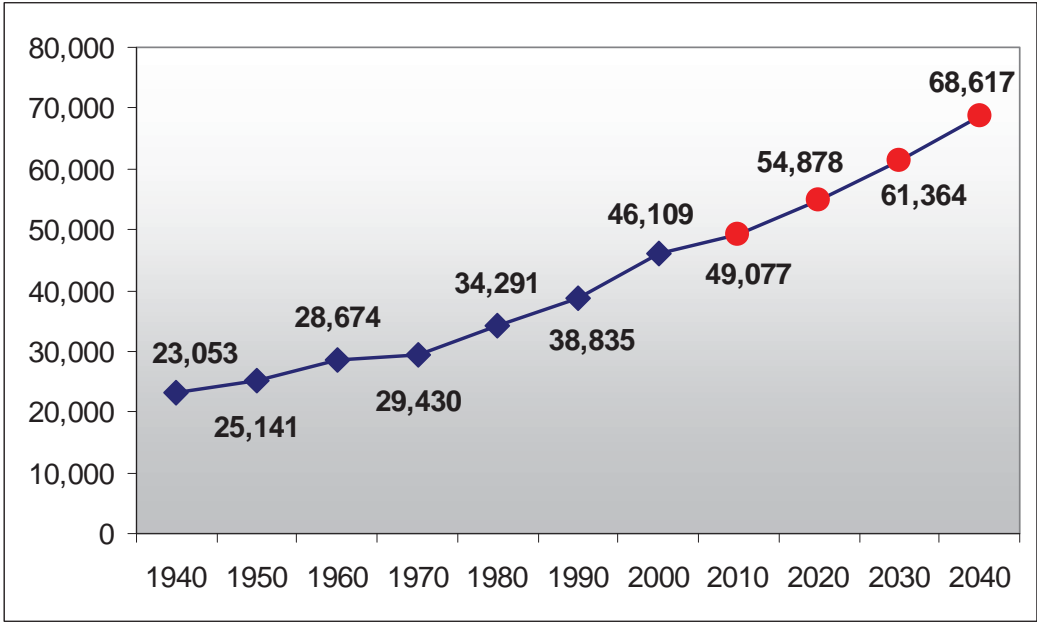
Source: Dearborn County Plan Commission staff, 2003

POPULATION TRENDS

Much of the recent population growth has occurred in Miller Township. Since 1980, the total population of Miller Township has nearly tripled from 2,342 people to 8,605 people (in 2000). During that time, Miller Township has accounted for almost 50 percent of the total growth in Dearborn County (see table 3-1). This growth is due in large part to the pattern of outward migration from Hamilton County, Ohio. Many residents choose to live in Dearborn County and commute to work in Hamilton County. Miller Township, which borders Hamilton County, offers such a lifestyle. The townships with the next highest growth rates were Harrison and Logan Townships, respectively, both of which are also within easy access to Hamilton County.

Incidentally, Miller Township also has one of the highest percentages of children between the ages of 5 and 14 (see Figure 3-4).

Table 3-1: Dearborn County Population Growth by Township, 1980-2000

	Total Population			Percent Change (1980-2000)	Percent of County Population (2000)	Share of Overall County Population Growth (1980-2000)
	1980	1990	2000			
Caesar Creek	275	310	286	4.0%	0.6%	0.1%
Center	5,157	5,182	5,431	5.3%	11.8%	2.3%
Clay	2,422	2,813	3,051	26.0%	6.6%	5.3%
Harrison	1,801	2,421	3,108	72.6%	6.7%	11.1%
Hogan	932	936	1,138	22.1%	2.5%	1.7%
Jackson	1,124	1,184	1,419	26.2%	3.1%	2.5%
Kelso	1,706	1,819	1,912	12.1%	4.1%	1.7%
Lawrenceburg	9,647	9,923	10,434	8.2%	22.6%	6.7%
Logan	1,657	2,129	2,513	51.7%	5.5%	7.2%
Manchester	2,342	2,571	2,930	25.1%	6.4%	5.0%
Miller	2,903	4,761	8,605	196.4%	18.7%	48.3%
Sparta	2,314	2,531	2,809	21.4%	6.1%	4.2%
Washington	1,210	1,387	1,488	23.0%	3.2%	2.4%
York	779	868	985	26.4%	2.1%	1.7%
County Total	34,296	38,835	46,109	34.4%		

Source: U.S. Census Bureau, 1980-2000

Figure 3-4: Percent of Population Between the Ages of 5 and 14 by Township in 2000
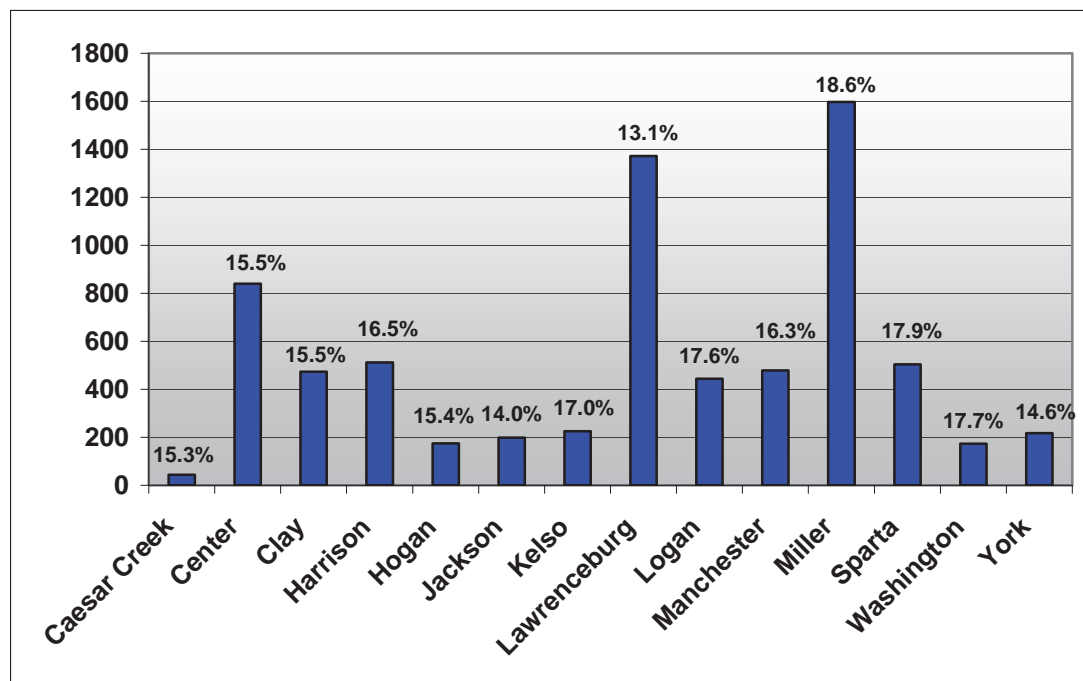
Source: U.S. Census Bureau, 2000

POPULATION DENSITY

According to the 2000 Census Dearborn County has an overall population density of 151.1 persons per square mile. This is slightly lower than the population density of Indiana, which consists of 169.5 persons per square mile. The highest population density is found in the southeast area of the county where the cities of Aurora, Greendale and Lawrenceburg are located—with moderate density levels in the northeast part of the county along the border with Ohio.
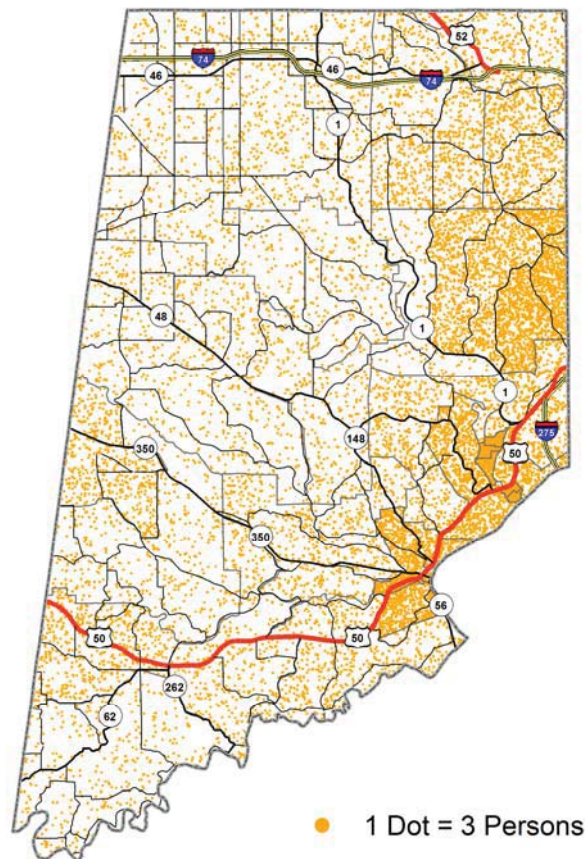
Figure 3-5: Dearborn County Population Density

● 1 Dot = 3 Persons

MIGRATION

Statistics show that many young adults are moving out of Dearborn County— likely in order to seek out better educational and employment opportunities. This phenomenon is known as "brain drain" and may be due to the fact that Dearborn County lacks institutions of higher learning as well as high paying employment opportunities. As a result of this phenomenon, young residents are lured away from the County. This is illustrated through a population pyramid, a chart showing the total population by gender for individual age groups. The population pyramid for Dearborn County shows that there is a lower population of residents between the ages of 20 and 34 compared to the entire state of Indiana (see figures 3-6 & 3-7). The pyramid showing the population of Dearborn County tapers inward at these age groups, while for Indiana the population pyramid is more balanced at all age groups. The 20 to 24 age group is considerably smaller, indicating that many residents have probably left for the reasons stated above.

AGING POPULATION

The population of middle-aged residents is slightly higher for both state and county. These age groups were part of the baby-boom generation born between 1946 and 1964. This national phenomenon results in an anticipated increase in demand for more housing, facilities and services that cater to the elderly population in the upcoming decades.

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Figure 3-6: Dearborn County Population Pyramid

Female	Male	Age Group
405	149	85 years and over
426	242	80 to 84 years
617	420	75 to 79 years
747	633	70 to 74 years
775	744	65 to 69 years
936	883	60 to 64 years
1,158	1,167	55 to 59 years
1,479	1,505	50 to 54 years
1,786	1,828	45 to 49 years
1,957	2,035	40 to 44 years
2,095	1,988	35 to 39 years
1,670	1,575	30 to 34 years
1,291	1,291	25 to 29 years
1,111	1231	20 to 24 years
1,682	1,801	15 to 19 years
1,896	1,966	10 to 14 years
1,675	1,792	5 to 9 years
1,564	1,589	Under 5 years

(3,000) (2,000) (1,000) 0 1,000 2,000 3,000

Source: U.S. Census Bureau, 2000

Figure 3-7: Indiana Population Pyramid

Female	Male	Age Group
66,270	25,288	85 years and over
68,428	37,619	80 to 84 years
95,795	64,038	75 to 79 years
108,248	83,408	70 to 74 years
110,293	93,444	65 to 69 years
122,757	112,918	60 to 64 years
150,918	143,251	55 to 59 years
193,173	186,570	50 to 54 years
219,586	217,536	45 to 49 years
242,333	240,163	40 to 44 years
240,060	238,147	35 to 39 years
209,324	212,766	30 to 34 years
202,199	206,836	25 to 29 years
209,329	216,402	20 to 24 years
220,760	232,722	15 to 19 years
216,233	227,183	10 to 14 years
215,663	227,610	5 to 9 years
206,642	216,573	Under 5 years

(350,000) (250,000) (150,000) (50,000) 50,000 150,000 250,000 350,000

Source: U.S. Census Bureau, 2000

SECTIONS

Population

Projection
Methods

Population
Trends

Migration

Economics

Commuting
Patterns

Tax Base

Transportation:
Vehicular
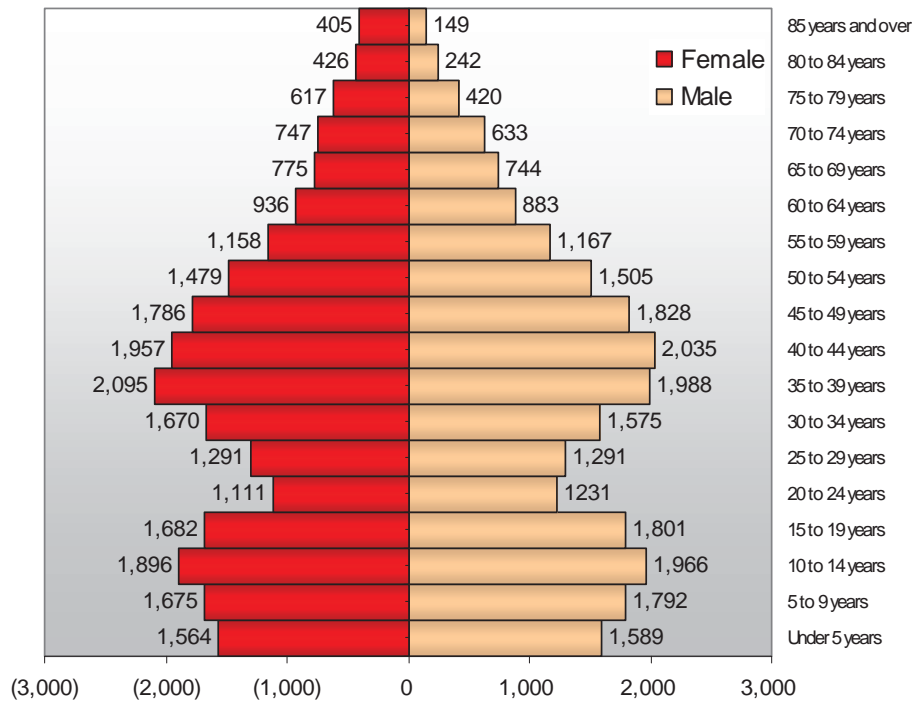Dependency

Employment

Major
Employers

Employment
Density

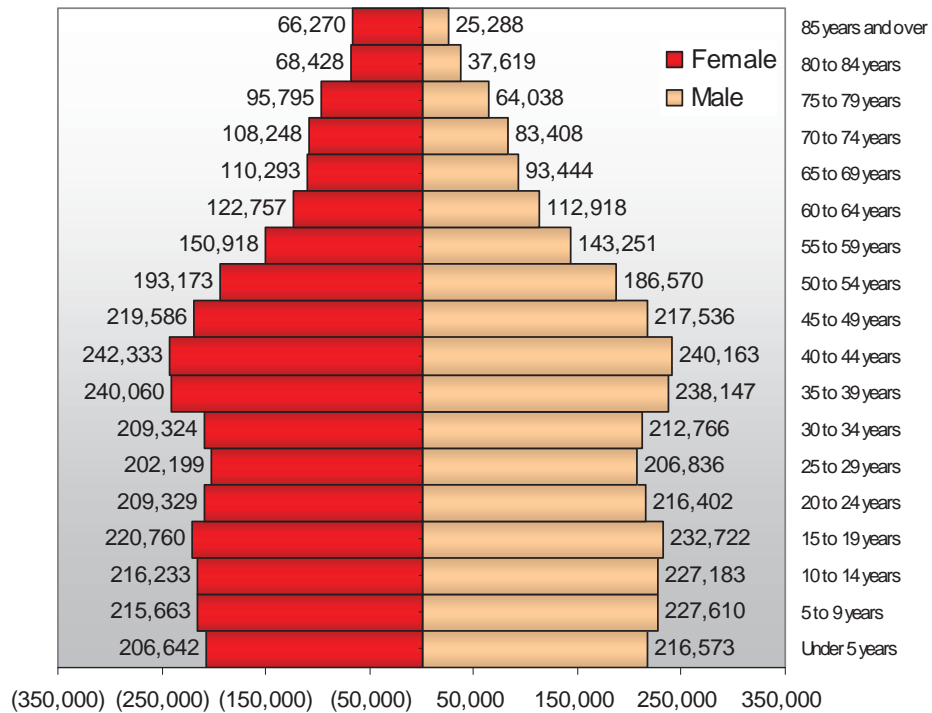Agricultural
Activity

Tourism
Activities

Key Issues

ECONOMICS

Table 3-2 lists the income of the each township within the County. The U.S. median household income according to the 2000 Census is reported at $42,148 annually. The townships of Lawrenceburg and Center are below this national average value.

According to the 2000 Census, the national poverty rate was 11.3%. Sparta Township was the only township within Dearborn County to exceed this average. Dearborn County as a whole had a poverty rate of 6.7%, which is below the national poverty rate.

Table 3-2: County Income Data

	Median household income	Per Capita Income	Percentage of Residents Below the Poverty Level
Caesar Creek	$ 42,386	$ 19,749	0.0%
Center	$ 39,095	$ 19,047	8.6%
Clay	$ 42,262	$ 17,115	6.3%
Harrison	$ 53,063	$ 23,833	5.8%
Hogan	$ 45,625	$ 19,799	10.0%
Jackson	$ 52,254	$ 21,357	1.1%
Kelso	$ 56,917	$ 20,979	3.9%
Lawrenceburg	$ 37,863	$ 19,758	9.3%
Logan	$ 60,650	$ 21,829	4.4%
Manchester	$ 48,006	$ 18,434	7.3%
Miller	$ 65,512	$ 23,560	2.2%
Sparta	$ 46,058	$ 17,840	14.2%
Washington	$ 46,250	$ 19,645	5.9%
York	$ 42,879	$ 17,111	3.3%
County Total	$ 48,899	$ 20,431	6.6%

Source: U. S. Census Bureau, 2000

COMMUTING PATTERNS

Dearborn County can be considered a 'bedroom community' for Hamilton County, Ohio—meaning that many residents live in Dearborn County, yet commute to and work in Hamilton County. Commuting patterns show that Dearborn County does not provide jobs for a large portion of its population. Over four times as many people commute from Dearborn County to work in other counties than do commute to Dearborn County (see Table 3-3 and Figure 3-8).

COMMUNITY PROFILE

Table 3-3: Commuting Patterns in 2002

	Commute FROM Dearborn County		Commute TO Dearborn County	
	Total	Percent	Total	Percent
Franklin County	102	2.5%	194	27.4%
Ripley County	1,016	7.3%	1,006	35.8%
Switzerland County	53	3.2%	445	1.9%
Ohio County	349	2.5%	769	27.4%
Kentucky	2,018	14.5%	129	4.6%
Ohio (State)	8,601	61.7%	400	14.2%
Other Areas	1,401	10.1%	260	9.2%
Total	13,540		3,203	

Source: STATS Indiana

Figure 3-8: Dearborn County Commuting Totals in 2002
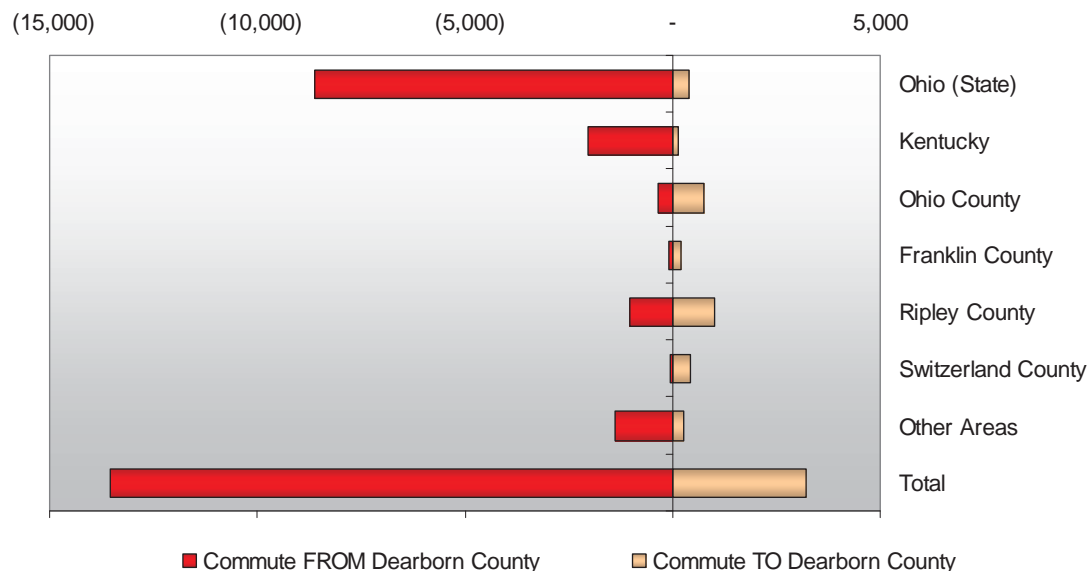
Source: STATS Indiana

Table 3-4: County Commuting Patterns

	Drove alone	Carpooled	Public transportation	Other means	Worked at home
Caesar Creek	94.7%	5.3%	0.0%	0.0%	0.0%
Center	82.7%	12.6%	0.3%	2.8%	1.7%
Clay	78.8%	17.6%	0.3%	1.3%	2.1%
Harrison	82.8%	11.1%	0.9%	1.4%	3.8%
Hogan	78.2%	17.2%	0.0%	2.9%	1.8%
Jackson	84.4%	12.1%	0.0%	0.0%	3.5%
Kelso	85.8%	6.7%	0.0%	5.0%	2.4%
Lawrenceburg	82.6%	11.3%	0.0%	5.2%	0.8%
Logan	81.3%	13.3%	1.4%	0.4%	3.7%
Manchester	78.0%	16.6%	0.5%	0.0%	4.8%
Miller	85.6%	9.3%	0.9%	1.0%	3.2%
Sparta	86.2%	12.3%	0.5%	0.4%	0.6%
Washington	84.4%	8.3%	0.0%	5.3%	2.0%
York	81.8%	8.4%	2.0%	0.0%	6.2%
County Total	83.0%	11.7%	0.5%	2.3%	2.4%

Source: U. S. Census Bureau, 2000

Individual vehicular travel to work is the dominant mode of transportation in The County, as shown by Table 3-4. This is indicative of the dominant mode of auto travel in the U.S. Catch-A-Ride is The County's fixed route point deviation and demand responsive service with a limited accessibility to out of state destinations, including Cincinnati and Northern Kentucky. This lack of transit coverage ultimately results in the county's dependence on vehicular travel.

COMMUNITY PROFILE

Table 3-5: Countywide Vehicle Ownership

	No vehicle	1 vehicle	2 vehicles	3 or more
Caesar Creek	0.0%	24.5%	30.0%	45.5%
Center	10.2%	29.6%	35.4%	24.8%
Clay	4.3%	29.6%	35.1%	31.0%
Harrison	5.5%	16.7%	45.3%	32.5%
Hogan	2.0%	15.4%	34.9%	47.8%
Jackson	0.0%	13.2%	39.1%	47.7%
Kelso	0.3%	16.8%	38.4%	44.4%
Lawrenceburg	11.6%	34.7%	35.9%	17.8%
Logan	0.2%	12.4%	37.2%	50.2%
Manchester	1.8%	17.6%	45.5%	35.1%
Miller	1.1%	16.4%	48.3%	34.2%
Sparta	4.2%	15.4%	41.7%	38.7%
Washington	5.1%	18.1%	39.9%	37.0%
York	0.0%	4.5%	49.7%	45.8%
County Total	5.6%	23.1%	40.1%	31.3%

Source: U. S. Census Bureau, 2000
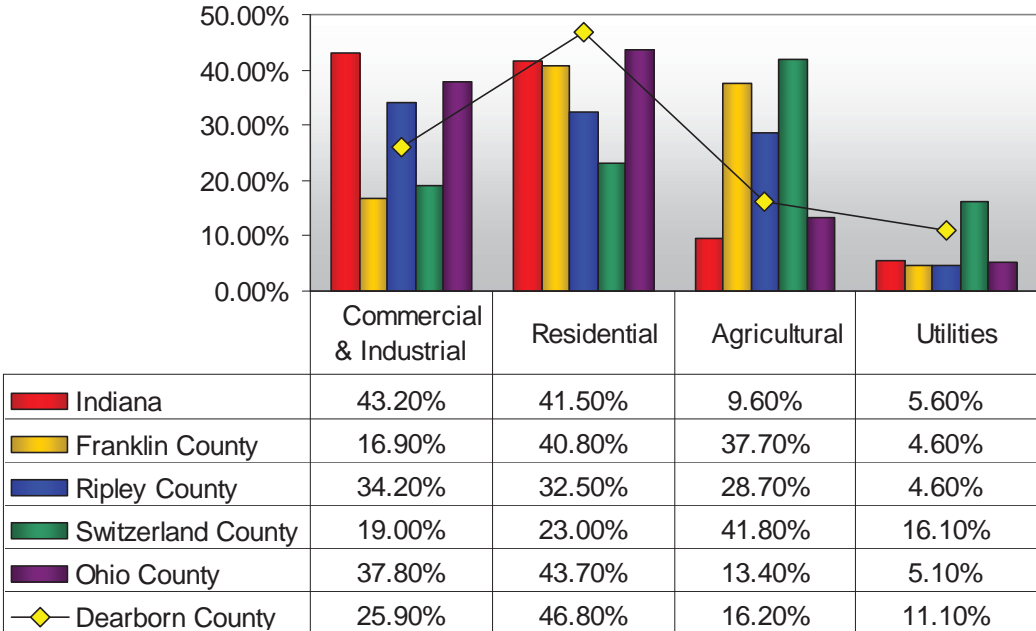
TRANSPORTATION: VEHICLE DEPENDENCY

Dearborn County has a low percentage of zero-car households. The townships of Lawrenceburg and Center have the highest concentration of zero-car households. This is not unexpected due to the lower income rates combined with a higher concentration of development patterns and mixed land uses allowing for a more pedestrian friendly environment.in these areas. The remaining townships have zero auto ownership percentages well below 10%. Given the low availability of transit in the region, the auto ownership percentages listed above are not surprising.

TAX BASE

Most members of the workforce living in Dearborn County leave the County for work. This indicates that the County currently lacks the economic base to support the demand of its growing population. Indiana tax information showing assessed property values by county show that Dearborn County depended upon residential taxes for 46.8 percent of its property taxes in fiscal year 1999; more than 5 percent higher than the state average (see Figure 3-9). While commercial and industrial taxes accounted for 25.9 percent of property tax revenue in the County, comparisons to the state average of 43.2 percent reveal that the County has a disproportionately low share of these types of tax revenues (by 17.3 percent). While Dearborn County revenue is supplemented by taxes collected from the operation of the riverboat casino, increased economic development activities would provide employment opportunities for residents who otherwise commute outside of the County to work and provide a more balanced fiscal environment.

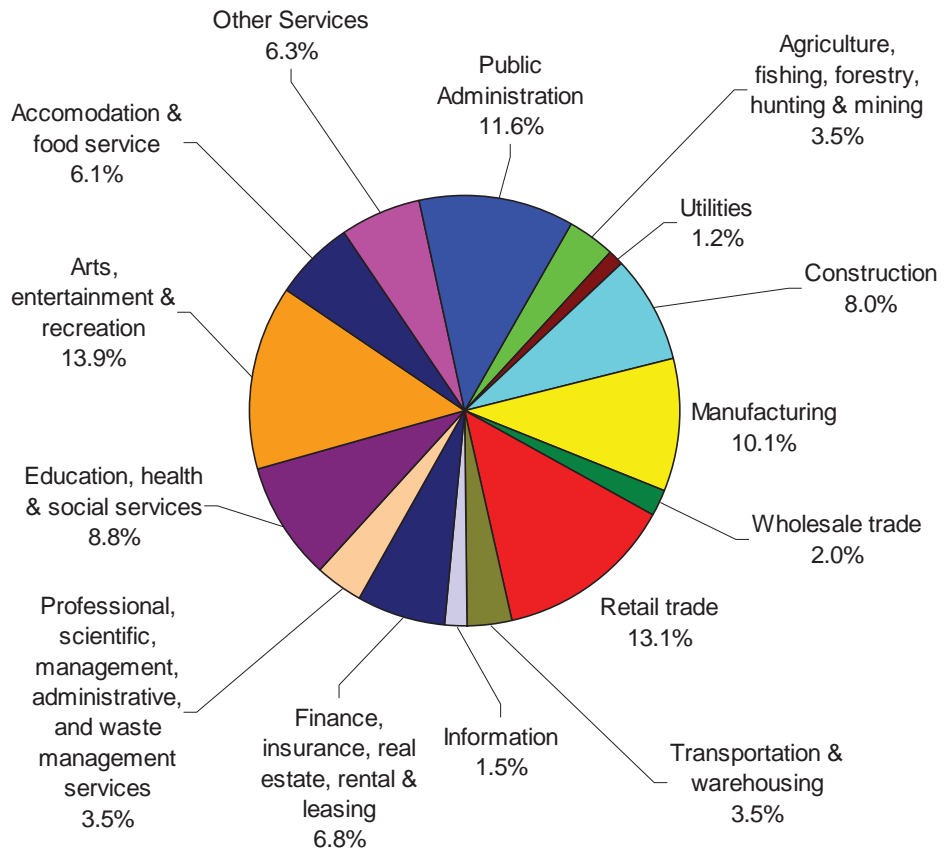**Figure 3-9: County Tax Base Comparisons for 1999 Assessed Property Value**

	Commercial & Industrial	Residential	Agricultural	Utilities
Indiana	43.20%	41.50%	9.60%	5.60%
Franklin County	16.90%	40.80%	37.70%	4.60%
Ripley County	34.20%	32.50%	28.70%	4.60%
Switzerland County	19.00%	23.00%	41.80%	16.10%
Ohio County	37.80%	43.70%	13.40%	5.10%
Dearborn County	25.90%	46.80%	16.20%	11.10%

Source: STATS Indiana, 2003

EMPLOYMENT

The economy of Dearborn County has become more diverse over the past few decades. Similar to State and National trends, Dearborn County saw a shift from a manufacturing economy to a service and retail trade economy. According to employment data from the 2000 Census, 13.1 % of the County's total employment is in retail trade, (see Figure 3-10), while service jobs comprise nearly 47% of all employment. This includes arts, entertainment, and recreation (13.9%); accommodation and food service (6.1%); finance, insurance, real estate, rental and leasing (6.8%); professional , scientific, management, administrative and waste management services (3.5%); education, health and social services (8.8%); information services (1.5%); and other services (6.3%). Manufacturing jobs make up 10.1% of all county employment. Yet manufacturing employment has declined steadily over the past three decades from approximately 4,000 jobs in 1970 to less than 2,500 jobs in 2000 (see Figure 3-11).

Figure 3-10: Dearborn County Employment by Industry in 2000

Other Services 6.3%
Public Administration 11.6%
Agriculture, fishing, forestry, hunting & mining 3.5%
Accomodation & food service 6.1%
Utilities 1.2%
Construction 8.0%
Arts, entertainment & recreation 13.9%
Manufacturing 10.1%
Education, health & social services 8.8%
Wholesale trade 2.0%
Professional, scientific, management, administrative, and waste management services 3.5%
Retail trade 13.1%
Finance, insurance, real estate, rental & leasing 6.8%
Information 1.5%
Transportation & warehousing 3.5%

Source: U.S. Census Bureau, 2000

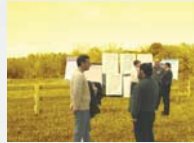**Figure 3-11: Dearborn County Employment Growth by Industry**
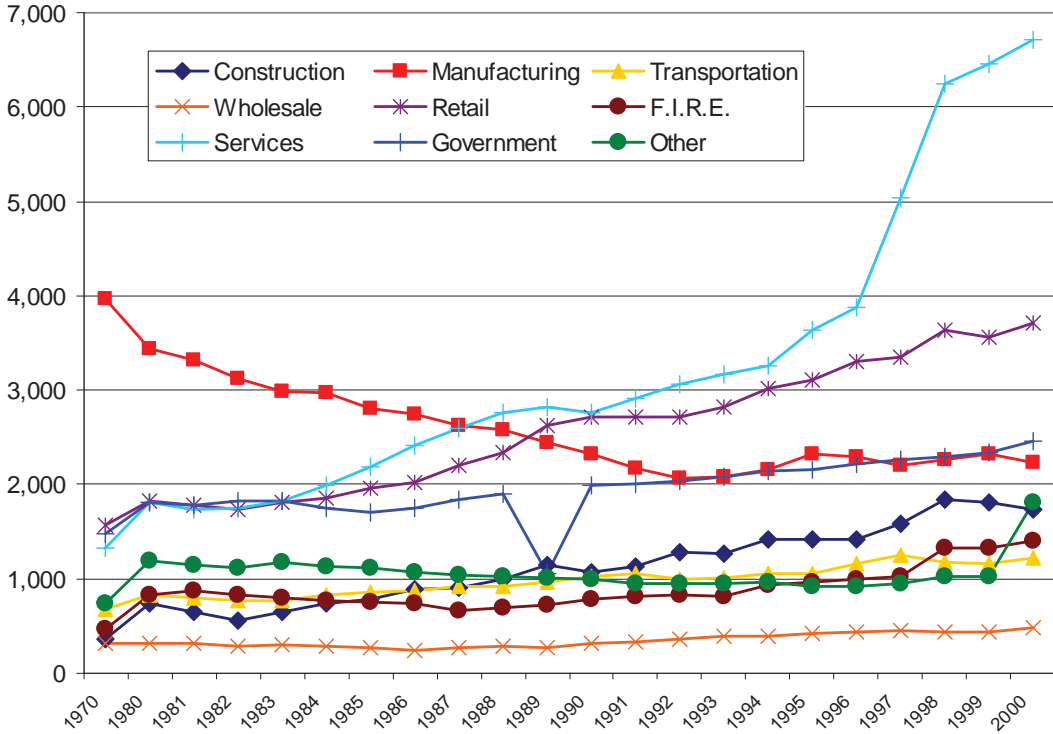
Source: OKI & STATS Indiana

MAJOR EMPLOYERS

Argosy Casino, located in Lawrenceburg, is Dearborn County's largest employer, having a staff of over 2,100 people. Dearborn County Hospital, the Walmart Supercenter, American Electric Power, Pri-Pak, Inc, Pernod Ricard USA (Seagram Lawrenceburg Distillery) and the Aurora Casket Company each employ between 100 and 500.

The Dearborn County Chamber of Commerce estimates 1,400 businesses established in the County with the majority of them employing less than five. Table 3-6 lists companies employing workforces between 50 and 100.

Table 3-6: Dearborn County Employers of 50-100

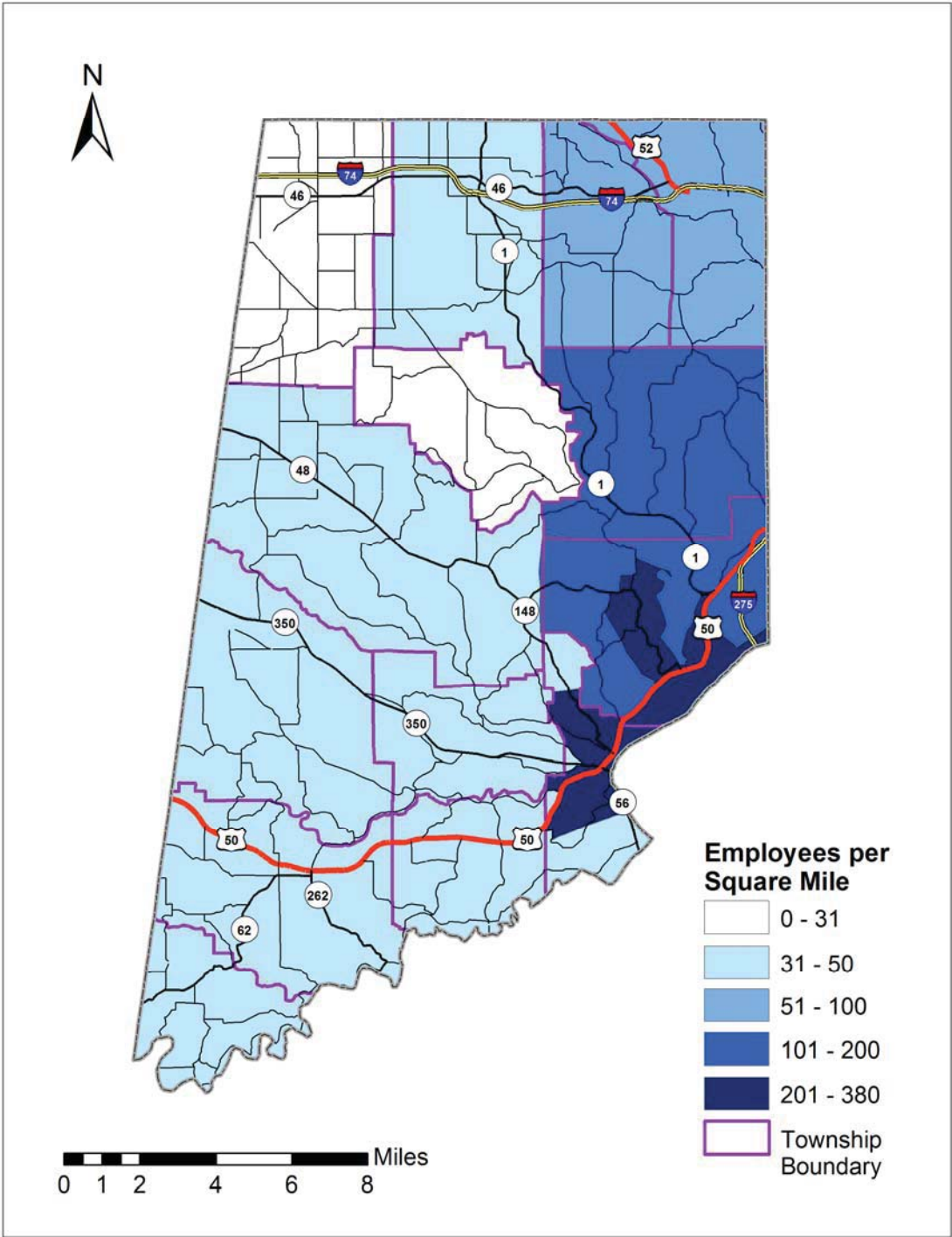| Financial Institutions	Wholesale Trade
American State Bank – 4 branches	Gardens Alive
Merchants Bank – 4 branches (3 in Dearborn County)	
United Community Bank – 4 branches	**Education, Health & Social Services**
US Bank – 5 branches	East Indiana Treatment Center
	Ivy Tech State College
Manufacturing	Partners In Health
Batesville Products Inc.	SIEOC
Northbend Pattern Works Inc.	
Stedman Machine Company	**Utilities**
	SIREMC
Retail Trade	
Ande Chevrolet	

EMPLOYMENT DENSITY

Figure 3-12 shows that employment density is highest in the southeast corner of the county and moderate in the northeast sections, while there are fewer employment opportunities in the western part of the county.

SECTIONS

Population

Projection Methods

Population Trends

Migration

Economics

Commuting Patterns

Tax Base

Transportation: Vehicular Dependency

Employment

Major Employers

Employment Density

Agricultural Activity

Tourism Activities

Key Issues

Figure 3-12 – 2000 Employment Density

Source: US Census Bureau, 1997

AGRICULTURAL ACTIVITY

Data from the 1997 Census of Agriculture illustrates the magnitude of agricultural activities in the study area. In 1997, there were 679 farms in the County, with a total acreage of 81,383 acres. During that same time period, the average farm size was 120 acres, with the majority of the County's farms consisting of 50 – 179 acres. Dearborn County's crop production includes corn, soybeans, wheat, and oats, while the majority of livestock is primarily comprised of cows and hogs.

TOURISM ACTIVITIES

Dearborn County offers unique attractions to the area. This section describes the tourist activities available within the county.

Entertainment Activities

- *Argosy Casino* - Argosy Casino and hotel is located along US 50 in Lawrenceburg and offers riverboat gambling and hotel accommodations year round. The facility brings approximately 3.5 million visitors per year to the area.

- *Perfect North Slopes* - Dearborn County is the location of Perfect North Slopes, the only ski resort in the Cincinnati area. The facility has approximately 70 acres of trails and sees approximately 150,000 to 175,000 visitors per year during the winter operating months.

- *Chateau Winery* – The Chateau Winery is located in Guilford and opened in 1973. To date it is the largest vineyard within the state of Indiana at nearly 100 acres.

- *Lawrenceburg Speedway* – The Lawrenceburg Speedway is open during the summer months and has a quarter-mile dirt track which races sprint cars, modified cars and pro-stocks. It is located in the Dearborn County Fairgrounds.

- *Competition Go-Kart Racing* – Competition Go-Kart Racing is located in Greendale just off US 50. This entertainment facility is open year round.

Historic Sites

- *The Vance-Tousey House* - This historic home was built in 1818 by Lawrenceburg's founder Samuel C. Vance. The home is considered one of the finest examples of federal architecture and is on the National Register of Historic Places.

- *The Jesse Hunt House* – This Lawrenceburg home was built in 1818 and is considered the first three story brick building in Indiana. The

building has served as both a hotel and restaurant over the years and was renovated in 2004 to serve as the headquarters for United Community Bank.

- *The Hillforest Victorian House Mansion* – This unique Steamboat Gothic structure is located in Aurora and was built in the mid-1850's by Thomas Guff. The home is listed on the National Register of Historic Places and was designated a National Historic Landmark in 1992.

- *Carnegie Hall* – Carnegie Hall was built in 1908 as part of Moores Hill Methodist College. Moores Hill College was founded in 1854 and was one of the earliest co-educational colleges in the country. Carnegie Hall is all that remains of the campus. In 1994, the Hall was placed on the National Register of Historic Places.

- *Veraestau* – Jesse L. Holman, founder of Aurora and one of the first Supreme Court Justices of Indiana, built Veraestau in 1810 overlooking Aurora and the Ohio River.

Golf Courses

Dearborn County is home to 6 golf courses including:

- Country View Golf Course on Hyland Road
- Elk Run Golf Course in Manchester Township
- The Farm Golf Club in Logan Township
- The Grand Oak Golf Club in Harrison Township
- Sugar Ridge Golf Club in Miller Township
- Hidden Valley Lake Golf Club in Miller Township

COMMUNITY PROFILE - KEY ISSUES

- The population of Dearborn County has grown by over 18% from 1990 to 2000.
- That growth is expected to continue.
- Much of the growth has occurred in Miller and Harrison Townships.
- The County has a lower proportion of residents aged 20-34 in comparison to the state.
- Over four times as many people commute to work outside of Dearborn County than commute to work in Dearborn County.
- There is a disproportionately high residential tax burden.
- Employment in service and retail trade has increased, while manufacturing employment has decreased.