



Comprehensive Plan 2026

This 2026 Comprehensive Plan was adopted by the Fremont Town Council on December 16, 2025.

Acknowledgments

Comprehensive Plan Steering Committee

Steve Brown, Plan Commission
Lori Crandall, Plan Commission, Fremont Historical Society
Linda Fulton, Town Council and Redevelopment Commission
Tyler Howard, Parks Committee
Becky Maggart, Town of Fremont
Dawn Musson, Fremont Area Chamber of Commerce
Kathy Parsons, Town of Fremont
Dr. William Stitt, Fremont Community Schools, Town Council, and Redevelopment Commission

Town Council

Linda Fulton, President
Dr. William Stitt, Vice President
Barry Wilcox, Member
Ashlee Hoos, Member
Scott Glendening, Member

Parks Committee

Tyler Howard, President
Kayla Johnson, Vice President
Kayleen Hart, Secretary
Donna Bond, Board Member

Plan Commission

Ray Lauer, President
Jessica Wendorf, Vice President
Kathy Parsons, Secretary
Steve Brown, Member
Lori Crandall, Member
Terry Fugate, Member
John Nigro, Member
Ted Walter, Member
Barry Wilcox, Member



Town of Fremont
PO Box 602
205 N. Tolford St.
Fremont, IN 46737
(260) 495-7805
Fax: (260) 495-2446
fremontct@townoffremont.org

Prepared by:



Abonmarche Consultants
303 River Race Drive
Goshen, Indiana 46526

Project #24-1967
December 2025

CONTENTS

INTRODUCTION	4
<i>Planning in Indiana</i>	<i>5</i>
<i>What is a Comprehensive Plan?</i>	<i>5</i>
<i>Extraterritorial Jurisdiction</i>	<i>5</i>
<i>Relationship to the Zoning Ordinance</i>	<i>5</i>
<i>How Will this Plan be Used?</i>	<i>6</i>
<i>Keeping the Plan Updated</i>	<i>6</i>
<i>How Was this Plan Developed?</i>	<i>7</i>
 COMMUNITY PROFILE	 12
<i>Town of Fremont Vision Statement</i>	<i>13</i>
<i>Location and History</i>	<i>14</i>
<i>Natural Features</i>	<i>14</i>
<i>Population and Household Characteristics</i>	<i>16</i>
<i>What Makes Fremont Special?</i>	<i>20</i>
 LAND USE PLAN	 22
<i>Statement of Goals for Land Use Planning</i>	<i>23</i>
<i>Actions to Address Land Use Goals</i>	<i>24</i>
<i>Land Use Policy</i>	<i>28</i>
<i>Overview of Current Land Uses</i>	<i>29</i>
<i>Overview of Proposed Future Land Uses</i>	<i>30</i>
<i>Government and Institutional Land Uses</i>	<i>32</i>
<i>Parks and Recreation Land Uses</i>	<i>37</i>
<i>Conservation Land Uses</i>	<i>40</i>
<i>Agricultural Land Uses</i>	<i>42</i>
<i>Residential Land Uses</i>	<i>44</i>
<i>Mixed (Residential and Commercial Business) Land Uses</i>	<i>46</i>
<i>Downtown Land Uses</i>	<i>48</i>
<i>Commercial Business Land Uses</i>	<i>50</i>
<i>Industrial Land Uses</i>	<i>52</i>
<i>Zoning Plan</i>	<i>54</i>
 IMPLEMENTATION STRATEGY	 56
<i>How this Chapter is Organized</i>	<i>57</i>
 APPENDIX	 62

INTRODUCTION

Planning in Indiana

What is a Comprehensive Plan?

Extraterritorial Jurisdiction

Relationship to the Zoning Ordinance

How Will this Plan be Used?

Keeping the Plan Updated

How Was this Plan Developed?

Planning in Indiana

The State of Indiana empowers municipalities to plan through Title 36, Article 7, Chapter 4 of the Indiana Code. Communities that intend to exercise their planning and zoning powers in Indiana must do so with the purpose of improving “the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities to the end:

- (1) that highway systems be carefully planned;
- (2) that new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- (3) that the needs of agriculture, forestry, industry, and business be recognized in future growth;
- (4) that residential areas provide healthful surroundings for family life; and
- (5) that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds.” (IC 36-7-4-201)

What is a Comprehensive Plan?

A Comprehensive Plan is a policy document adopted by a community for the purpose of guiding development within its jurisdiction. The Fremont Comprehensive Plan is centered on the vision of the community and identifies goals, as well as policies and programs to achieve that vision.

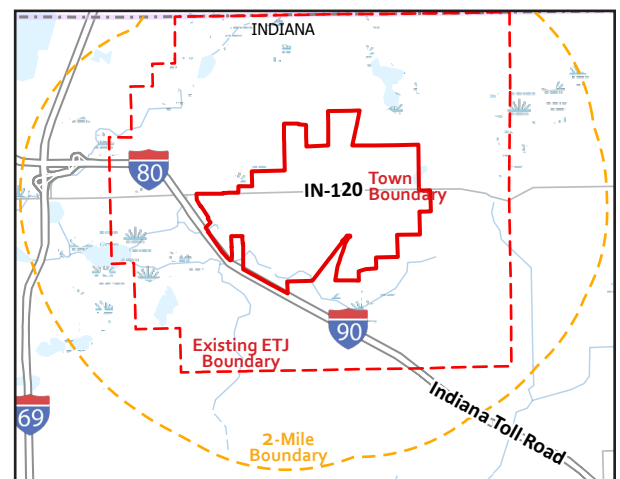
One reason a town or city goes through a comprehensive planning process is to consider the many different needs and desires of its community. Families, individuals, senior citizens, youth, home owners, renters, business owners, employed people and unemployed people all have unique benefits and challenges to living in Fremont. This plan considers these unique situations in establishing public policy and guidelines to direct future decision-making about development and growth in Fremont.

Indiana Code empowers municipalities to prepare and approve a Comprehensive Plan “for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.” (IC 36-7-4-501)

Extraterritorial Jurisdiction

Municipalities in Indiana may include in its planning any part of the contiguous unincorporated area within two miles from its corporate boundaries. (IC 36-7-4-205)

Fremont has a defined extraterritorial jurisdiction (ETJ) in this plan and envisions an extension to the west, along State Road 120 and the I-80/I-90 toll road.



Relationship to the Zoning Ordinance

Communities in Indiana may adopt a Zoning Ordinance to regulate land development per Indiana Code 36-7-4, 600 series. However, no zoning ordinance may be adopted until a comprehensive plan is approved for the municipality. With Fremont’s comprehensive plan, the Town establishes the policy that will guide zoning within its jurisdiction.

How Will this Plan be Used?

Fremont's Comprehensive Plan establishes goals for growth and development and a statement of land use policy for the Town. This plan provides local leaders, residents, property owners, potential developers, prospective investors, and funding partners with a clear direction for the town's desired future. In addition, for each land use type, the plan provides specific operational programs that, if completed, will move Fremont forward in the manner outlined and supported by its residents. By having such a plan, the Town demonstrates to itself and others that it has a viable future, and the community is dedicated to working together to ensure their vision becomes a reality.

When evaluating a particular project for consistency with the Comprehensive Plan, decisionmakers should recognize that the determination will not always be clear. It is possible that projects will comply with some goals of this Plan, while contradicting others. In those instances, the Plan Commission or Board of Zoning Appeals should sort out the highest priority or most important goals, thus clarifying whether the proposed project meets the intent of the Comprehensive Plan.

Keeping the Plan Updated

This plan is a guiding document for the Town and it is intended to be flexible and allow for changing conditions in the future. By regularly reviewing and updating the plan, the community will ensure it continues to be a relevant and useful tool for decision making, planning, and promoting Fremont as a great place to live, work, and do business.

While each community is different, five years is a common period for updating a comprehensive plan. This allows for progress towards identified goals while keeping the plan relevant and up to date with current data and local conditions. An annual review of progress towards plan goals is also very important. This can be done effectively during an annual reporting process that the Town would already be completing. Including this review as part of an annual budget cycle can also allow for better planning of projects and financial resources. In addition, this annual review will demonstrate to community, local partners, and potential project supporters the plan is central to the community and not just a document that sits on a shelf.

The Implementation Strategy (Chapter 4) of this plan is set up to facilitate efficient reviews and evaluation of progress.

How Was this Plan Developed?

The Fremont Comprehensive Plan was developed through the collaborative efforts of the Town of Fremont staff, volunteer steering committee, Planning Commission, Town Council, and the residents and stakeholders that participated in the multiple engagement efforts undertaken during this process. The Town of Fremont’s current comprehensive plan was adopted in 2013. This update incorporates recent demographic data and analysis as well as new public input. A summary of the community engagement efforts for the Plan is included on the following page.

The process for updating this Plan was structured into four phases:

In the **Discovery** phase, the planning team gathered background information about the Fremont community, such as existing conditions, population trends, and current land use patterns. At this time, the team reviewed Fremont’s existing Comprehensive Plan and Parks and Recreation Master Plan with a Steering Committee of local leaders to identify progress on previously stated goals and their relevance moving forward. This phase also included two communitywide surveys to gain insight into what is important to residents and other local stakeholders related to the town’s character, services, and opportunities.

In the **Visioning** phase, the team worked closely with the Steering Committee to develop goals for the Plan and to consider the Future Land Use Map that will guide development decisions for Fremont in the future. The Parks Committee was engaged in this phase to provide insight into the Town’s goals for parks and recreation.

In the **Framework** phase, all of the information gathered in the previous phases was reviewed, compared, and analyzed to identify specific policies and programs that can address the goals of the Plan. These actionable programs were further organized into an implementation strategy that includes a timeline for action, possible partners, and potential resources.

Finally, in the **Adoption** phase, the draft Comprehensive Plan was made available for public review online and at an open house event prior to its presentation to the Town Council for final adoption.

Process & Timeline

DISCOVERY

JANUARY - MARCH 2025

Gather background information:

- Existing conditions (land use, natural features, parks inventory and assessments)
- Population and economic trends
- Community character and sentiment on land use trends
- Current use of parks and recreation facilities
- Currently adopted planning documents

Convene Steering Committee and review initial findings.

VISIONING

MARCH - AUGUST

Identify vision and goals for land use and development decisions.

- Steering Committee meeting
- Parks Committee meeting
- Town Planning Workshop

FRAMEWORK

AUGUST - OCTOBER

Identify priorities and achievable actions for implementation.

- Needs analysis for parks and recreation
- Steering Committee meeting
- Parks Committee meeting

Assemble final Plan documents.

ADOPTION

OCTOBER - DECEMBER

Finalize and adopt plan document.

- Public review period
- Open House for Draft Plans
- Public hearing and adoption

Engaging Fremont

This Plan was created to capture the community's vision for Fremont and provide goals and actions to help stakeholders turn their vision into reality. To that end, the process integrated multiple ways for the public to provide their perspective and feedback on developing plan elements. The following events and activities were key to developing a comprehensive plan that the community supports.

STEERING COMMITTEE

A volunteer Steering Committee engaged with the planning team at multiple points throughout the process to review progress and provide direction. The role of this committee was to provide guidance on major plan decisions, such as coordination of community engagement activities and strategies for plan implementation. Members were selected as a group of advisors for their local knowledge and expertise in town planning, economic development, parks and recreation, and business ownership.

The Steering Committee met four times throughout the plan's development with the following objectives:

- February 20: Review the Town's existing Comprehensive Plan and Parks and Recreation Plan for key goals and priority actions to bring into the updated plan.
- April 24: Discuss results of the Community Character Survey and Parks Use Survey, revise proposed plan goals, and discuss possible changes to the future land use map.
- September 11: Discuss results of the town planning workshop, revise proposed plan policies and programs, and finalize future land use map.
- October 9: Review full draft of the proposed comprehensive plan update.

PARKS COMMITTEE FOCUS GROUP

Fremont's 5-Year Parks and Recreation Master Plan underwent an update concurrently with the Comprehensive Plan update. The four-person Parks Committee provided critical insight into the priorities for the town's recreational opportunities. This group met twice to discuss recent projects and events, and to identify specific goals and actions for the next 5 years.

COMMUNITY CHARACTER SURVEY

An online survey was distributed communitywide early in the planning process to seek insight into what is important to Fremont residents and stakeholders. The survey was open February 26 to March 31 and

received 155 responses. Questions asked respondents to identify why they choose to live in Fremont, if they plan to stay, how likely they would be to recommend living in Fremont to someone else, what amenities are important to them, and how they feel about town growth through housing and business development.

Respondents had varied perspectives as residents, parents of school children, local employees, and visitors to the town's businesses, events, and parks. Many respondents are long-time residents, but representation also came from those who have lived in Fremont for only a few years. Households with young adults (age 18-24) and senior citizens (age 75+) were notably missing from the responses.

90 respondents requested notifications about the plan progress and events. Emails were sent to this group to inform them of the workshop, open house, and public meetings related to the Plan's adoption. Additional findings from this survey are incorporated throughout the Plan document. Full summary results are included in the appendix.

PARKS USE SURVEY

A second online survey was distributed to the Fremont community to seek insight specifically into the use of local parks and recreation facilities. The survey was open March 19 to May 12 and received 48 responses. Questions asked respondents to identify how often they visit each of the Fremont parks, what activities they engage in, what new recreational opportunities they would like the town to offer, how well current town parks and recreation facilities meet their expectations, and what their priorities are for the parks over the next 5 years.

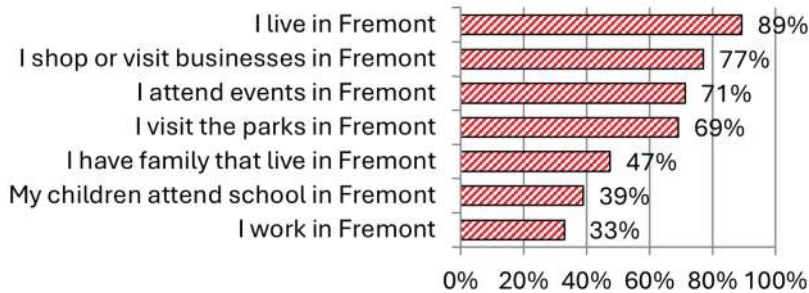
A higher percentage of respondents to this survey are newer residents to Fremont than those who responded to the Community Character Survey, with over 35% of respondents having lived in town for less than 5 years, compared to 17% of the Community Character Survey. In addition, a higher percentage (18%) of the respondents to this survey were young adults (age 18-24), compared to 9% of those responding to the Community Character Survey.

16 respondents requested notifications about the Parks and Recreation Plan progress and events. Emails were sent to this group to inform them of the workshop, open house, and public meetings related to the Plan's adoption. Additional findings from this survey are incorporated throughout the Plan document. Full summary results are included in the appendix.

Who responded to the **Community Character Survey**? (155 total responses)

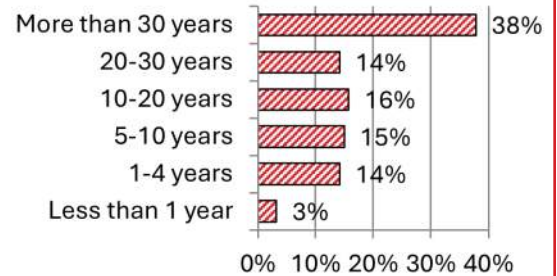
Please tell us what your interest is in Fremont.
(Check all that apply)

(2025 Fremont Community Survey, 139 Responses)



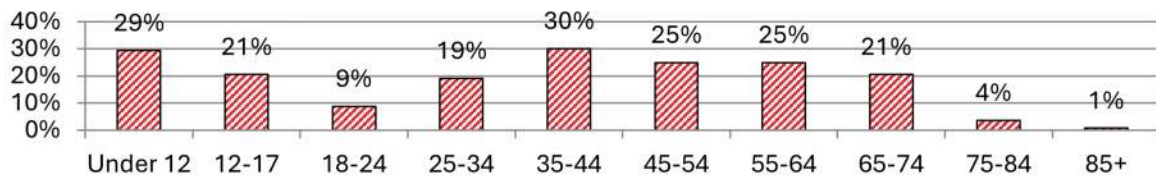
If you are a Fremont resident, how long have you lived here?

(2025 Fremont Community Survey, 127 Responses)



What ages make up your household? (Select all that apply)

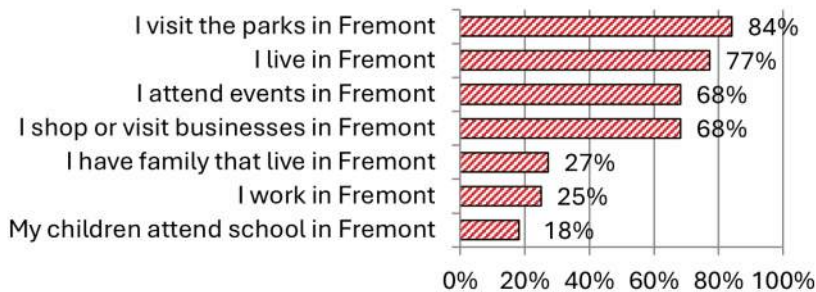
(2025 Fremont Community Survey, 136 Responses)



Who responded to the **Parks Use Survey**? (48 total responses)

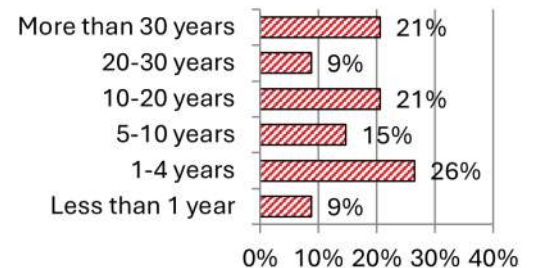
Please tell us what your interest is in Fremont.
(Check all that apply)

(2025 Fremont Parks Use Survey, 44 Responses)



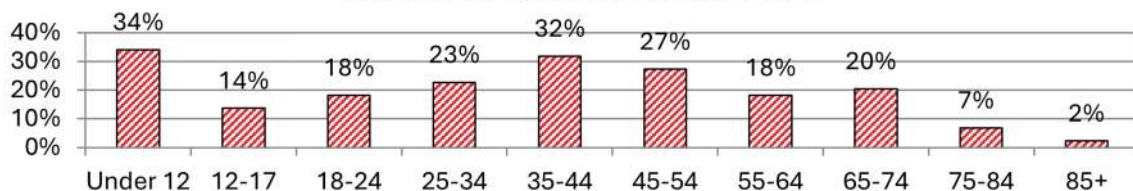
If you are a Fremont resident, how long have you lived here?

(2025 Fremont Parks Use Survey, 34 Responses)



What ages make up your household? (Select all that apply)

(2025 Fremont Parks Use Survey, 44 Responses)



TOWN PLANNING WORKSHOP

On August 7, the planning team and Steering Committee hosted a 4-hour public workshop event at Town Hall. A total of 21 people attended, including 2 Town staff and 3 Steering Committee members. The planning team led attendees in conversation about the proposed Comprehensive Plan goals, policies, and programs, including the proposed future land use map. As part of these conversations, attendees were asked to indicate their agreement/disagreement with each of the proposed policies and programs. Responses to this activity were integrated into final revisions to the policies and programs presented in the implementation strategy. Posters were also set up to present results from the two communitywide surveys, parks inventory, and a description of the planning purpose and process for updating the plan.



Example Response Sheets for Proposed Actions:

(Full results included in the appendix)

Programs for Public & Institutional Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
The Town of Fremont provides many services and amenities to its residents, businesses, and visitors. The following programs will continue progress already made towards enhancing quality of life for all stakeholders.		
	AGREE	DISAGREE
Utilize the development approval process to ensure local public services, utilities, and services can meet the demand and expectations of current residents and businesses while facilitating new development.		
Enhance the East, West and South "entrances" into the town with a unique physical feature, thus establishing brand recognition at the primary gateways.		
Implement a wayfinding system to provide direction to various town assets. The wayfinding system signs and materials should utilize the town's brand strategy in its design.		
Market and promote local assets such as parks and public spaces to attract new businesses and residents to the community.		
Establish and improve local festivals or community events to help bring the town's people together and welcome visitors.	(not necessary, make it new, old)	
Develop, maintain, and promote local assets such as parks, natural areas, and small town charm into a quality of place strategy to attract and retain businesses and residents to Fremont.		
Establish a town-wide stormwater management and erosion control		
Establish a stormwater utility in anticipation of future drainage needs.		

Programs for Residential Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
The community has identified the need for a wide-range of housing types that will meet the demands and preferences of current and future residents as a priority for Fremont. The following operational programs can help to accomplish these efforts.		
	AGREE	DISAGREE
Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for residential purposes.		
Investigate incentives such as residential tax abatements, residential tax increment financing, and public-private partnerships to attract new housing options within town limits.		
Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are residential structures or could be converted for residential use.		
Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in improving the safety and appearance of dilapidated buildings throughout the town, especially along primary corridors.		
Work with local partners to identify incentives to attract commuters and telecommuters to become Fremont residents.		
Work with property owners to identify and pro-actively zone land that is attractive for residential development.		

DRAFT PLAN OPEN HOUSE

A full draft of the Fremont Comprehensive Plan was made available to the public for review from October 13–November 10. The Town hosted an open house on October 30, inviting the public to discuss the draft plan in person. A total of 6 people attended, in addition to 2 Town staff and 2 Steering Committee members.

PUBLIC HEARING

Following the public review period, a public hearing was held at the December 2, 2025 meeting of the Town Plan Commission.

PLAN ADOPTION

The Fremont 2026 Comprehensive Plan was adopted by resolution on December 16, 2025, by the Town Council. A copy of the resolution is included in the appendix.

Programs for Commercial Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
A strong and diverse economic base is a priority for the Town of Fremont. The following programs will help to support commercial development and reinvestment in established commercial areas to avoid sprawl and build a more attractive and prosperous community.		
	AGREE	DISAGREE
Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new commercial development within town limits and in commercial corridors including Downtown.	Need a Strong iconic Business/Attraction(s) (See Shipshewana) esp downtown ✓ fix and fill the downtown area businesses and parking	
Establish and <u>improve</u> local festivals or community events in Downtown to help bring the town's people together and welcome visitors.		
Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.		
Work with local partners to identify locations and promote Fremont's commercial areas for local service businesses, such as a grocery and household goods stores.		
Review the zoning ordinance to see if allowing for a mix of residential and commercial uses can help to strengthen neighborhoods, improve accessibility of commercial uses for residents, and strengthen local businesses by providing customers within close proximity.		
Develop a coordinated strategy to strengthen and diversify the local economy.		
Offer incentives to existing and potential small businesses to operate within Fremont town limits... to fix blighted downtown areas and fill in gaps	 Must have a viable Business Plan parking is an issue along the street	

Programs for Industrial Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
A strong and diverse economic base is a priority for the Town of Fremont. The following programs will help to support industrial development and expansion in the town to provide jobs and a steady tax base for the community.		
	AGREE	DISAGREE
Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for industrial purposes.		
Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in improving the safety and appearance of dilapidated buildings throughout the town, especially along primary corridors.	More Encouragement for Residents to Clean up Properties. yes 	
Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new and expansions of industrial businesses within town limits.		abatement's area waste, ripoff
Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.		
Actively work with Steuben County Economic Development and Northeast Indiana's economic development organizations to promote Fremont's rail access, interstate access, and available industrial buildings and sites.		
Develop a coordinated strategy to strengthen and diversify the local ?		

COMMUNITY PROFILE

Town of Fremont Vision Statement

Location and History

Natural Features

Population and Household Characteristics

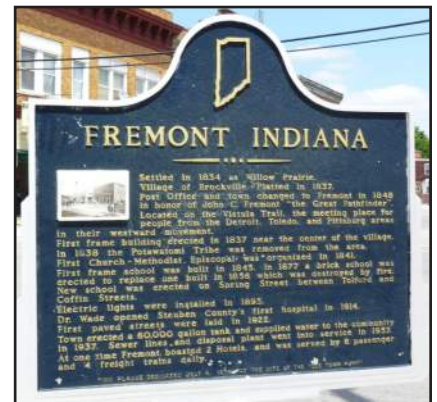
What Makes Fremont Special?





Town of Fremont Vision Statement

Fremont: A charming, community-focused, and vibrant small town that provides a great place to raise a family and conduct business, and that provides quality infrastructure and opportunities for connection.



Location and History

The Town of Fremont is located in Steuben County, in the northeast corner of Indiana, near the borders of both Michigan and Ohio. The area was first settled as Willow Prairie in 1834, platted as Brockville in 1837, and incorporated as the Town of Fremont in 1867. The Town encompasses a little over 3 square miles (1,992 acres).

Fremont was founded on the Vistula Trail, a Native American route between present-day Green Bay, Wisconsin, and Pittsburgh, Pennsylvania. The trail became a popular route for French missionaries and fur traders in the 1600s and 1700s. * It is now State Road 120, named Toledo Street in Fremont. Two major interstate highways now intersect near the town. The east/west Indiana Toll Road (I-80 / I-90) follows the town's southwest border and the north/south I-69 is just 2 miles to the west. These highways connect Fremont to many large cities within just a few hours drive.

** Fremont history is summarized from information provided on the Fremont Area Chamber of Commerce website. (<https://fremontchamber.us/history.html>)*

Natural Features

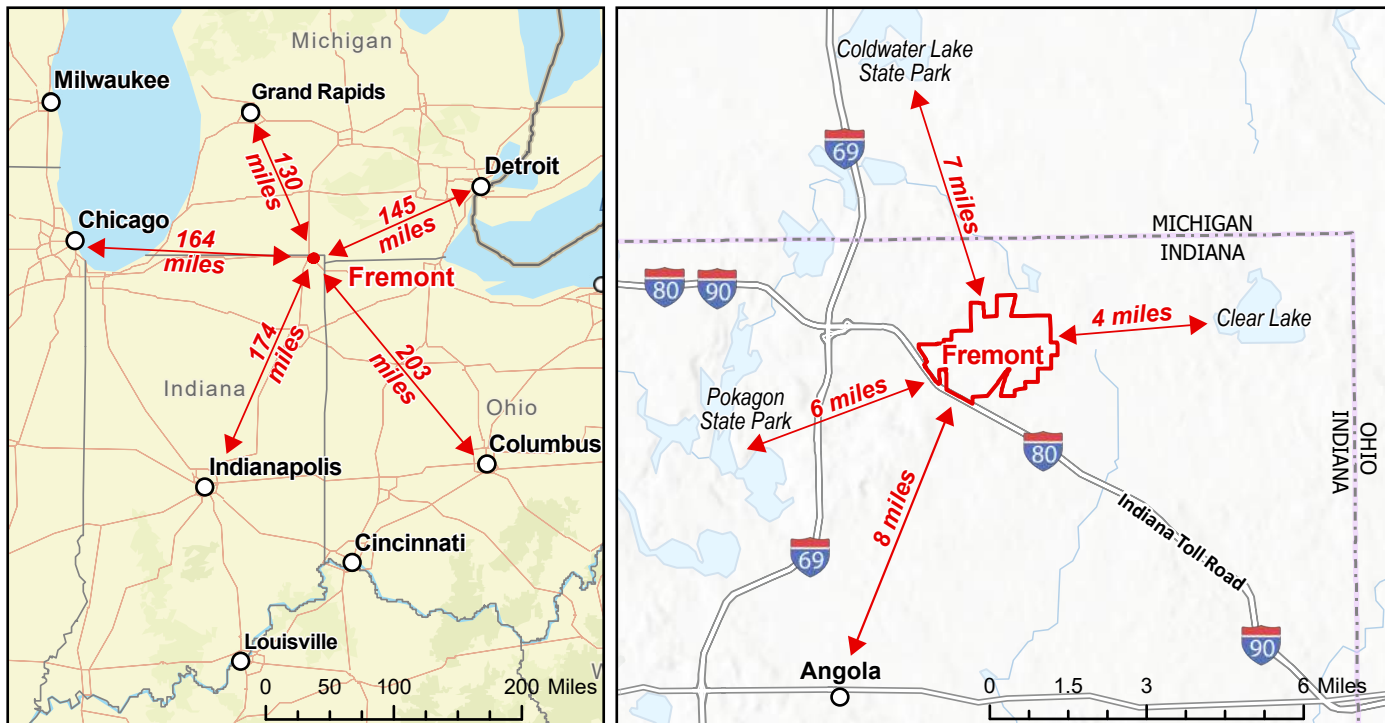
This area of Steuben County has many natural resources, including lakes, rivers, wetlands, meadows, and forests. Pokagon State Park is just a few miles to the southwest of town, offering both recreational and conservational benefits to surrounding communities. Fremont is within the Fawn River Watershed in the St. Joseph River Basin.

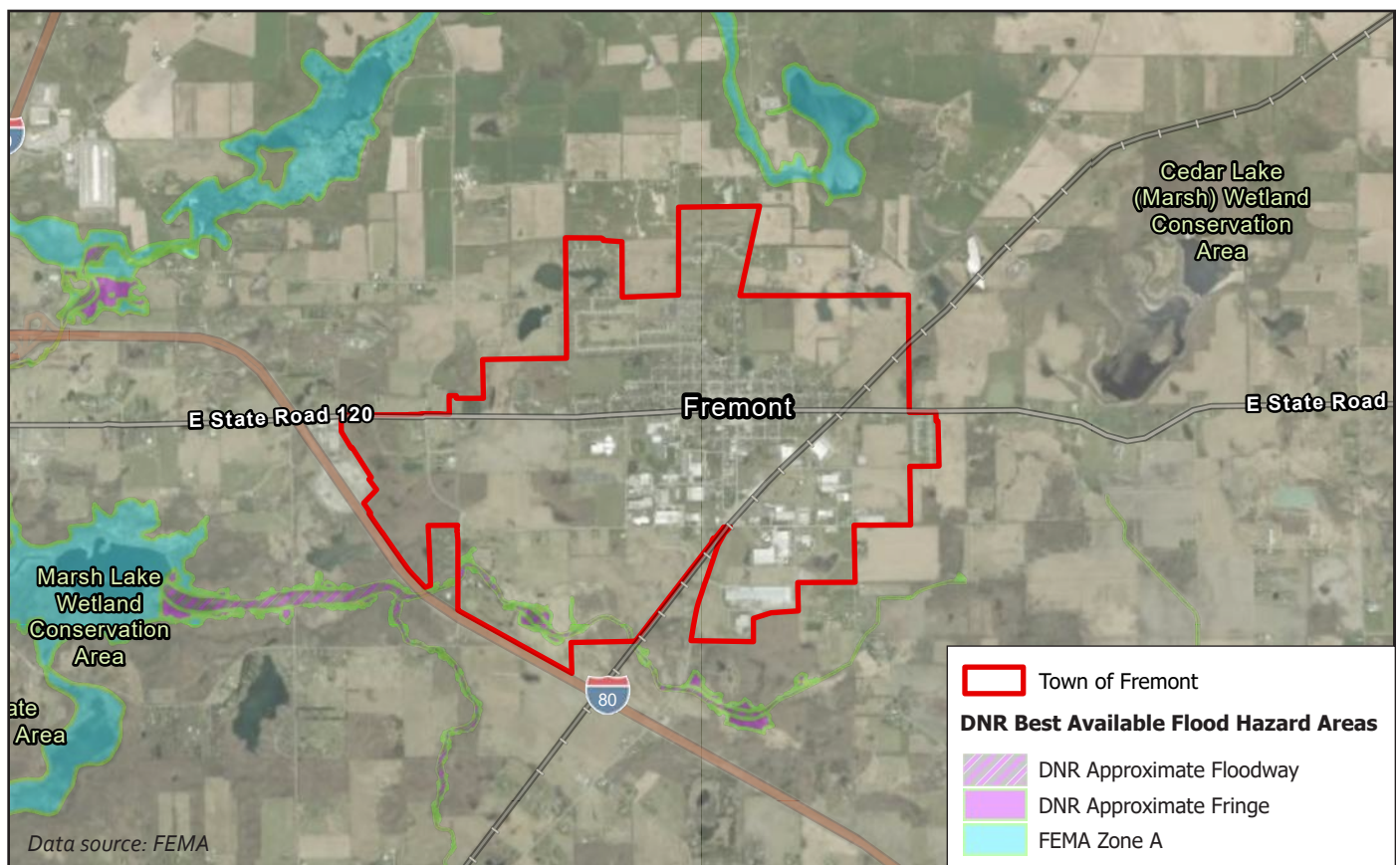
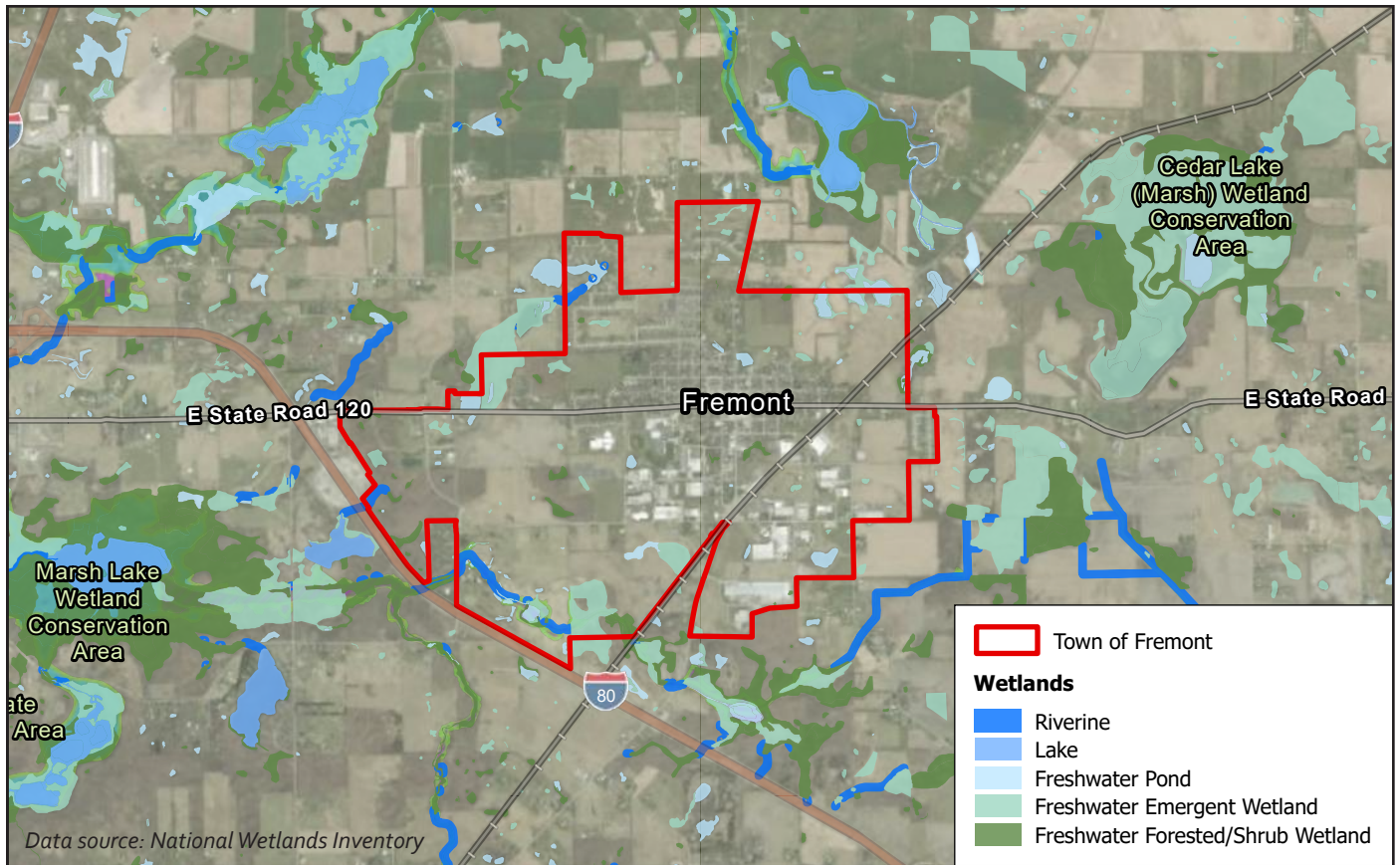
Within town limits, there are approximately 147.6 acres of wetlands, including emergent wetlands, deciduous forested wetlands, ponds, and rivers. These areas make up less than 8% of the total land area and are concentrated along the southwestern town border, around Eaton Lake and Garn Ditch, and west of Vistula Park. The only flood hazard areas in town surround Eaton Lake and the Garn Ditch.

Wetland Type	Acres in Fremont
Freshwater Emergent Wetland	75.3
Freshwater Forested/Shrub Wetland	25.1
Freshwater Pond	44.6
Riverine	2.6
Total	147.6

Approximate Distance by Road to Key Destinations

Distances estimated using Google Maps





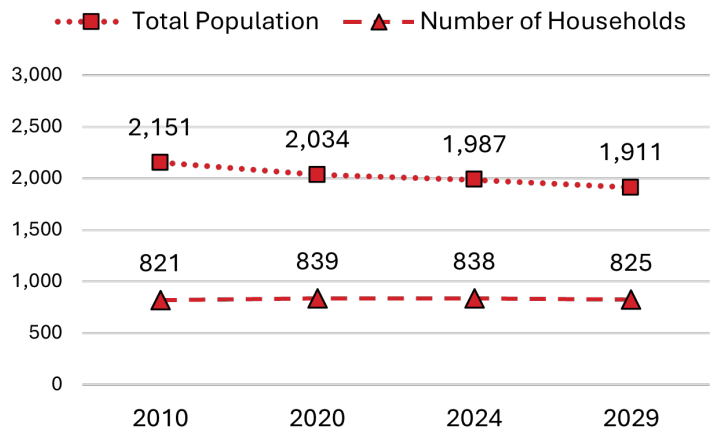
Population and Household Characteristics

According to US Census Bureau data, the population of Fremont declined by 5.4% between the 2010 and 2020 Census counts and is forecast to continue the decline. This is in contrast to trends seen in nearby City of Angola and Steuben County, which both saw increases during these years. Notably, the number of households in Fremont grew by 2.2% during the 2010-2020 decade as the number of people in each household ("household size") decreased from 2.6 people per household in 2010 to 2.4 in 2020.

At the same time, the median age of Fremont's population increased from 33 in 2010 to 37 in 2020. It is currently estimated at 39, compared to 32 in Angola and 43 in the County as a whole. Additionally, a higher percentage of Fremont's households have at least one resident with a disability (36%) than in Angola (30%) or the County (27%).

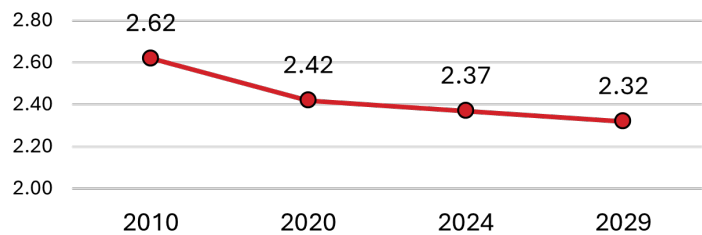
Population and Households

Census and Esri Forecasts



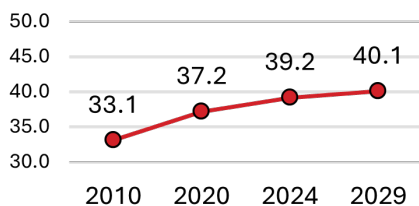
Average Household Size

Census and Esri Forecasts



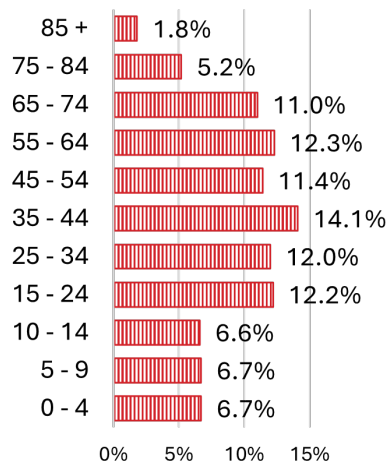
Median Age

Census and Esri Forecasts



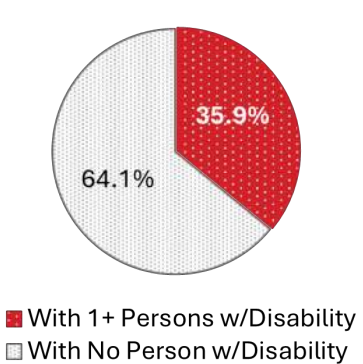
2024 Population by Age

Esri Forecast



Households by Disability Status

2018-2022 ACS Estimate



Select Comparison Data for Fremont, Angola, and Steuben County, Indiana

The following data were collected from Esri Business Analyst, using US Census Bureau and American Community Survey (ACS) sources.

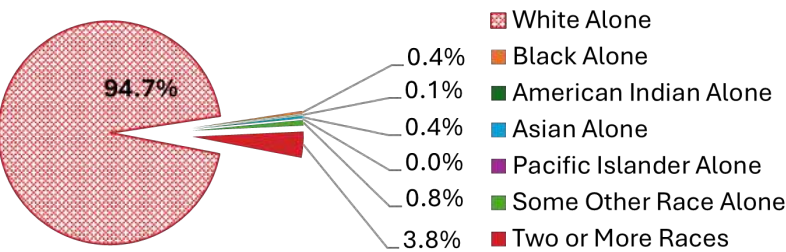
	Fremont, IN	Angola, IN	Steuben County, IN
Total Population	1,987	9,604	35,010
2020 Total Population	2,034	9,388	34,435
2010 Total Population	2,151	8,674	34,185
Total Households	886	3,372	13,765
2020 Households	839	3,399	13,766
2010 Households	821	3,143	13,310
Average Household Size	2.4	2.3	2.4
Median Age	39.2	31.8	43.0
Households with 1+ Persons with a Disability	35.9%	30.3%	26.9%
Population by Race: "White Alone"	94.7%	86.4%	91.6%
2020 Population, "White Alone"	94.7%	87.2%	92.5%
2010 Population, "White Alone"	98.6%	93.7%	96.8%
Population by Ethnicity: "Hispanic Origin"	2.8%	8.4%	4.6%
2020 Population, "Hispanic Origin"	2.7%	8.1%	4.1%
2010 Population, "Hispanic Origin"	1.8%	6.2%	2.9%
Median Household Income	\$58,272	\$63,305	\$76,189
Per Capita Income	\$31,059	\$31,062	\$40,742
Households with Income Below Poverty Level	10.3%	15.4%	9.6%
Highest Educational Attainment:			
Less than High School Graduate	7.1%	8.0%	7.1%
High School Graduate or GED/Alternative Credential	55.0%	37.0%	37.2%
Bachelor's Degree	6.5%	17.6%	17.3%
Graduate/Professional Degree	4.2%	10.8%	9.4%
Unemployment Among Population Age 16 and Older	6.8%	4.3%	4.2%

Sources: Esri Business Analyst, US Census Bureau, ACS 5-year estimates (2018-2022 for Fremont, 2019-2023 for Steuben County and Angola)

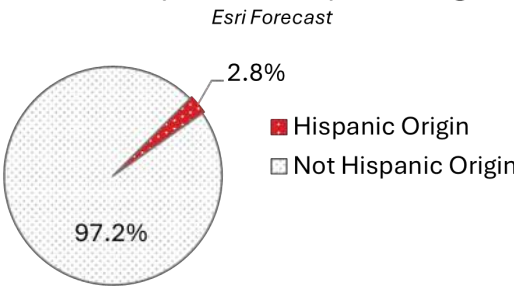
Racial and Ethnic Minority Populations

The percentage of the Fremont population who identifies as a race other than “White Alone” has increased since 2010, as has the percentage of those who identify as having “Hispanic Origin.” While these changes have not been so drastic as to cause general alarm, the trend should be noted to acknowledge possible cultural shifts to come.

2024 Population by Race (Esri Forecast)

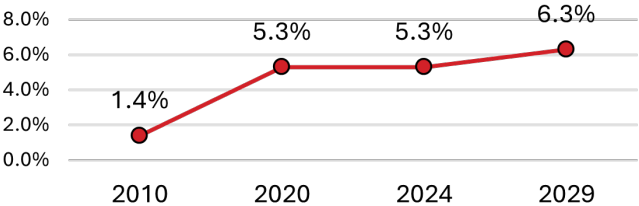


2024 Population Hispanic Origin (Esri Forecast)



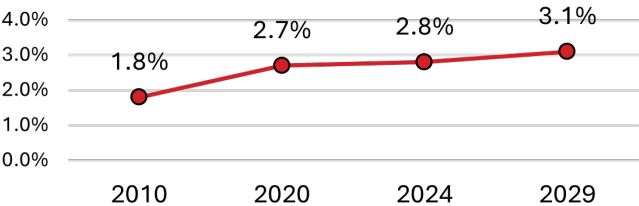
Population Race, Not "White Alone"

Census and Esri Forecasts



Population Ethnicity, Hispanic Origin"

Census and Esri Forecasts

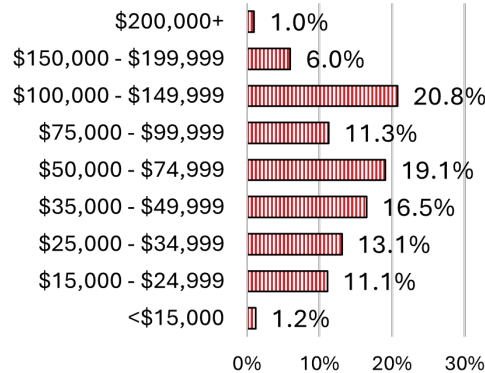


Income and Poverty

Median household income (\$58,272) and income per person (\$31,059) for residents of Fremont are both lower than the County overall and the City of Angola. Over 10% of households in Fremont have income below the poverty level, which is determined by household size and other factors.

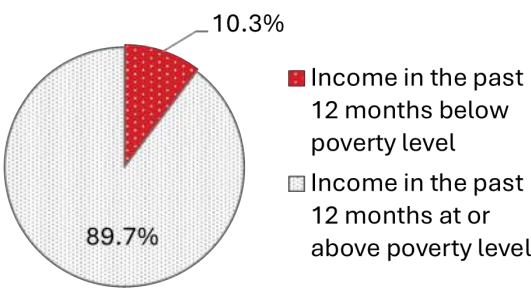
2024 Households by Income (Esri Forecast)

Esri Forecast



Households by Poverty Status (2018-2022 ACS Estimate)

2018-2022 ACS Estimate



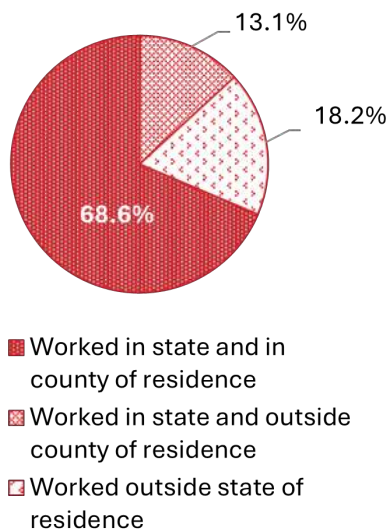
Education and Employment

Approximately 7% of Fremont's population has not completed a high school education. This is similar to the populations of Angola and Steuben County. More than half (55%) of the population has a high school diploma or GED/alternative credential as their highest educational attainment. This is a higher percentage than Angola and the County, which each have higher rates of students attaining higher education degrees.

Most of the employed population in Fremont works in the manufacturing or services industries, with each industry employing approximately 37% of the Fremont labor force. Occupations in these industries are largely in production and direct services, but also include transportation, professional, administrative support, and management positions.

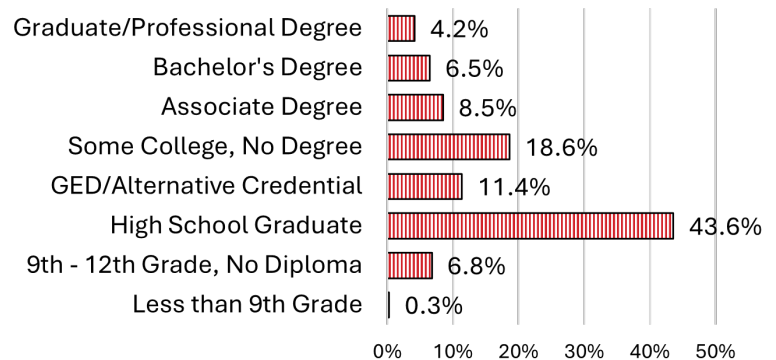
Most workers living in Fremont work within Steuben County. However, a sizable percentage work in a different county in Indiana (13%) or in a different state (18%). Fremont is located only a few miles from both the Michigan and Ohio borders, so intra-state commuting is to be expected.

Workers Age 16+ by Place of Work
2018-2022 ACS Estimate



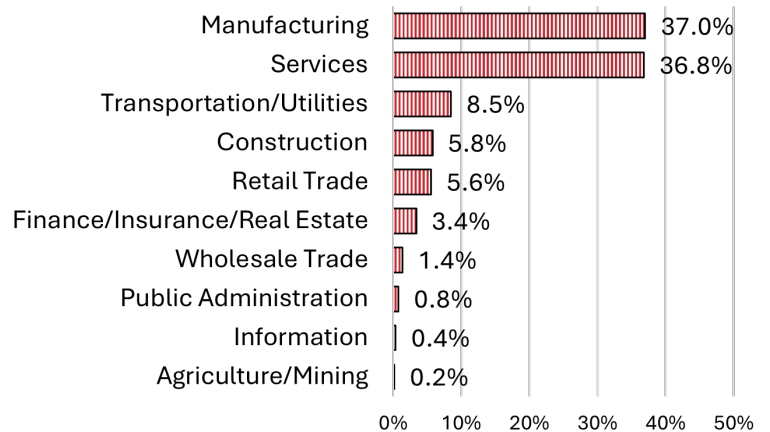
2024 Population 25+ by Educational Attainment

Esri Forecast



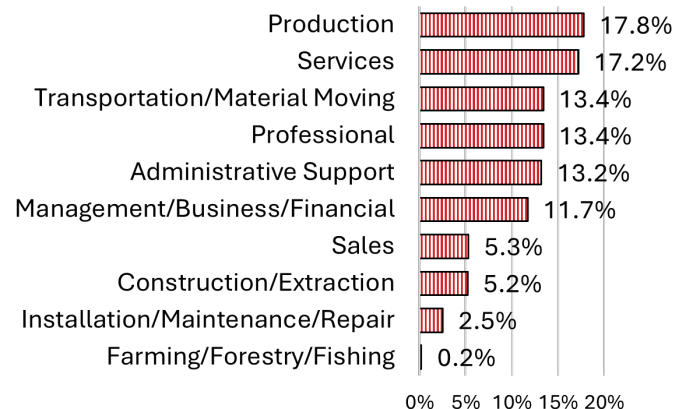
2024 Employed Population 16+ by Industry

Esri Forecast



2024 Employed Population 16+ by Occupation

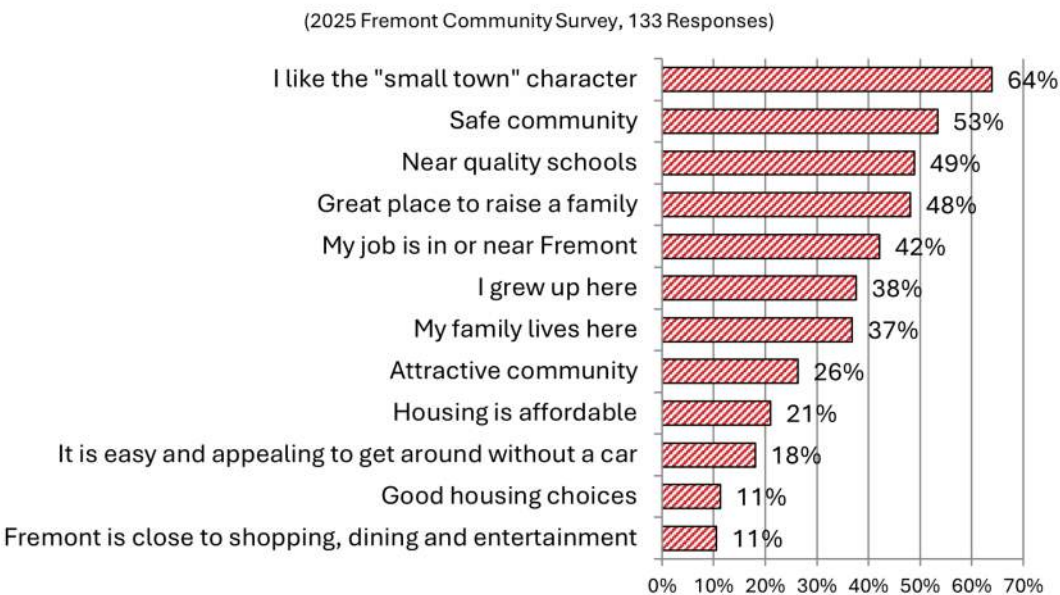
Esri Forecast



What Makes Fremont Special?

As part of the Community Character Survey, respondents who are residents of Fremont were asked to identify why they live in this community.

If you live in Fremont - why do you choose to live here? (Select all that apply)



Other (please specify)

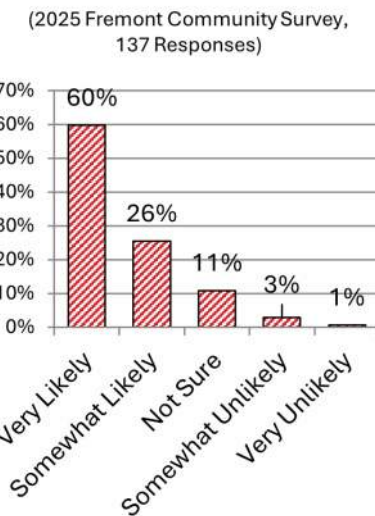
- Close to a lot of lakes
- My children could play in sports, not pay to sit.
- We found a house that had everything we wanted for the right price.
- Moved to Fremont while daughters were attending Fremont Schools. Did not move after they graduated.
- Amazing library for a town this size
- Moved to be close to sibling
- Great school system

If you have moved to Fremont from another location, what attracted you? (60 Responses)

Larger font size indicates the theme was mentioned more often than the smaller font size. Survey themes were summarized by a human. Word cloud generated with worditout.com

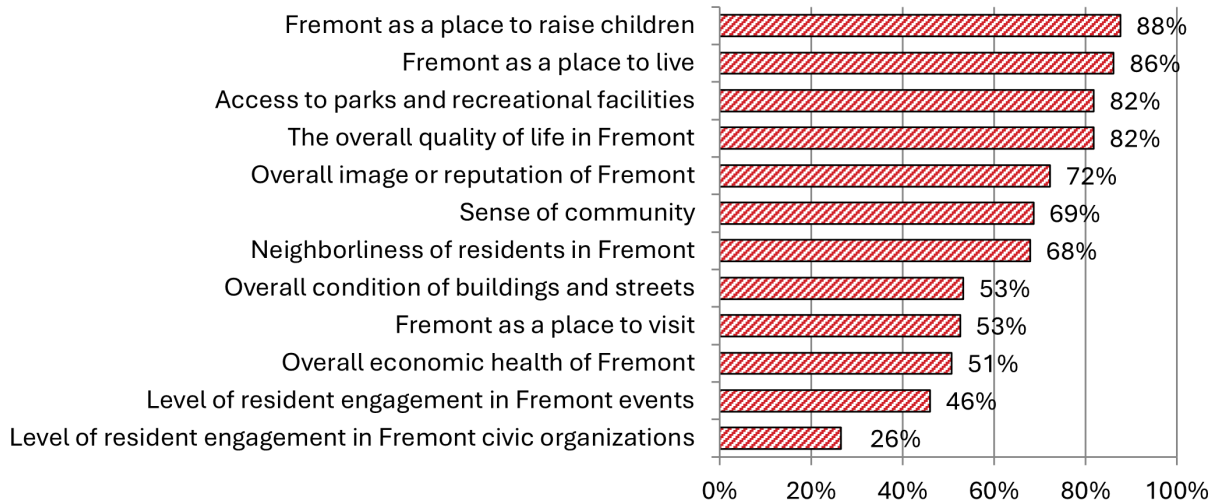


How likely or unlikely are you to recommend living in Fremont to someone else?



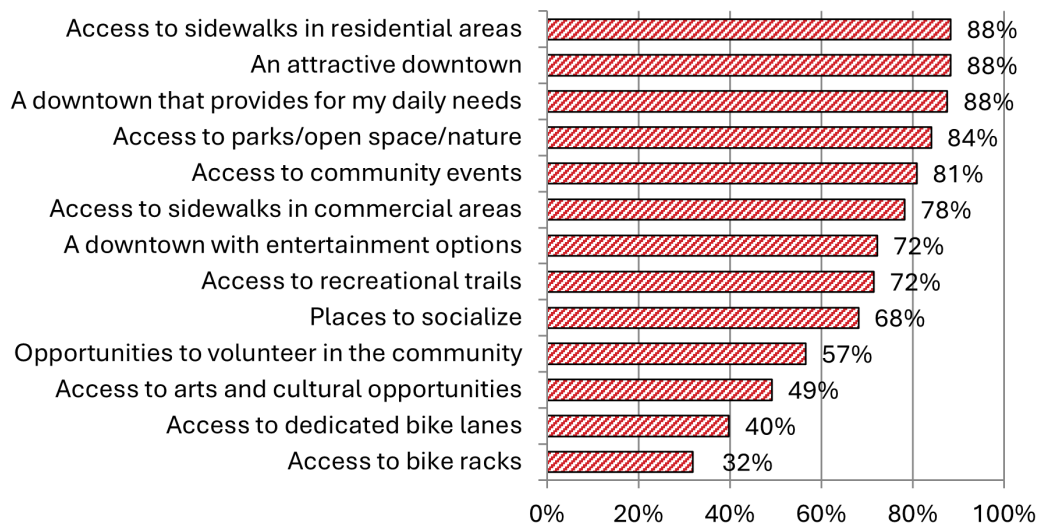
Percent of respondents who say the following aspects of quality of life in Fremont are "Good" or "Excellent"

(2025 Fremont Community Survey, 138 Responses)



Percent of respondents who say the following community assets are "Important" or "Very Important" to their satisfaction with the quality of life in Fremont

(2025 Fremont Community Survey, 138 Responses)



LAND USE PLAN

Statement of Goals for Land Use Planning

Actions to Address Land Use Goals

Land Use Policies

Overview of Current Land Uses

Overview of Proposed Future Land Uses

Government and Institutional Land Uses

Parks and Recreation Land Uses

Conservation Land Uses

Agricultural Land Uses

Residential Land Uses

Mixed (Residential and Commercial Business) Land Uses

Downtown Land Uses

Commercial Business Land Uses

Industrial Land Uses

Zoning Plan

Statement of Goals for Land Use Planning

Goals are general statements that express what the community wants to achieve. They are long-term and set the direction for the more specific policies and programs outlined in this plan. Following are goals the Town of Fremont seeks to achieve through this Comprehensive Plan and ongoing land use and development planning.



Improve the health, safety, convenience, and welfare of Fremont residents. [IC 36-7-4-201]



Ensure development patterns are consistent with the community's character and future needs.



Protect and enhance natural resources, such as wetlands, woodlands, and groundwater.



Provide essential services and utilities that meet the current and future needs of residents and businesses.



Provide housing options for residents of varying incomes, ages, household size, and self-sufficiency.



Protect and enhance property values throughout the town.



Continually work to improve community pride and the image of the town.



Provide safe and efficient connectivity for motorized and nonmotorized modes of transportation.



Make effective and economical use of public funds and resources.



Establish a strong and diverse economic base.

Actions to Address Land Use Goals

The Town of Fremont has identified the following actions to address the land use goals stated in this plan. These actions are listed again in the Implementation Strategy chapter, identifying lead and supporting roles and a general timeframe.

Legend (see previous page for full goal text):

									
Improve welfare of residents	Ensure development patterns match character	Protect and enhance natural resources	Provide essential services and utilities	Provide diverse housing options	Protect and enhance property values	Improve community pride	Provide safe and efficient connectivity	Be good stewards of public resources	Establish a strong and diverse economic base

Addresses the following goals:          

Administration and Management									
Admin 1: Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in improving the safety and appearance of dilapidated buildings throughout the town, especially along primary corridors and downtown.	✓	✓		✓	✓	✓	✓	✓	✓
Admin 2: Use the zoning ordinance and development approval process to influence land use decisions that preserve high quality agricultural uses outside of corporate limits but within the Fremont ETJ.	✓	✓	✓						✓
Admin 3: Utilize the development approval process to ensure local public services and utilities can meet the demand and expectations of current residents and businesses while facilitating new development.	✓			✓		✓			✓
Admin 4: Utilize the zoning ordinance and development processes to direct development to areas outside of conservation land use or zoning districts, both within Fremont and its ETJ.	✓	✓	✓						✓
Admin 5: Utilize USDA Web Soil Survey, Farmland Classification field in the GIS layer to inform land use decisions for land taxed or zoned for agriculture with in the town and ETJ.	✓	✓	✓						✓
Admin 6: Maintain the sidewalk and trail network to provide safe bike and pedestrian options throughout Fremont to connect popular destinations and services.	✓			✓		✓	✓	✓	✓
Admin 7: Periodically review the safety of street corridors and intersections and prioritize improvements to the town's roadways.	✓			✓		✓		✓	✓
Admin 8: Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for residential, commercial, and industrial purposes.	✓	✓	✓	✓	✓	✓	✓	✓	✓
Admin 9: Work with IDNR to proactively rezone land identified as conservation in the Future Land Use Map.	✓	✓	✓						✓
Admin 10: Develop a policy or MOU with Steuben County Health Department to prevent development utilizing well and septic on properties that the town would like to see annexed.	✓	✓	✓	✓					✓
Admin 11: Establish a town-wide stormwater management and erosion control ordinance.	✓		✓	✓		✓			✓

Note: "ETJ" is the extraterritorial jurisdiction area for which Fremont has claimed planning and zoning authority, per Indiana law.

Research										
Research 1: Evaluate the benefits of expanding the ETJ to the west into the areas already served by Fremont public utilities.	✓	✓		✓		✓			✓	
Research 2: Review the zoning ordinance to determine if additional setbacks on land adjacent to conservation districts are needed to further protect these areas.	✓	✓	✓						✓	
Research 3: Review the zoning ordinance and subdivision control ordinance to determine if they can be used to incentivize conservation and preservation of prime agricultural land in the Fremont ETJ.	✓	✓	✓				✓		✓	
Research 4: Review the zoning ordinance to see if allowing for a mix of residential and commercial uses can help to strengthen neighborhoods, improve accessibility of commercial uses for residents, and strengthen local businesses by providing customers within close proximity.	✓	✓		✓	✓	✓	✓	✓	✓	✓
Research 5: Use current land use data from Steuben County to identify properties used for agricultural purposes within town limits and the ETJ.	✓	✓	✓						✓	
Research 6: Investigate incentives and programs to assist with affordability of housing units within town limits.	✓				✓				✓	✓
Research 7: Investigate incentives such as residential tax abatements, residential tax increment financing, and public-private partnerships to attract new housing options within town limits to make housing more available and affordable.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Research 8: Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new commercial development within town limits and in commercial corridors including downtown.	✓	✓	✓	✓		✓	✓	✓	✓	✓
Research 9: Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new and expansions of industrial businesses within town limits.	✓	✓	✓	✓		✓	✓	✓	✓	✓
Research 10: Investigate use of the Town's zoning and subdivision control ordinances to incentivize conservation and preservation of environmentally sensitive areas in the Town and ETJ.	✓	✓	✓			✓			✓	
Research 11: Work with IDNR and local advocates and experts to identify any additional critical resources that should be protected through conservation and/or preservation activities.	✓		✓	✓					✓	
Research 12: Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.	✓	✓		✓		✓	✓	✓	✓	✓
Research 13: Develop a coordinated strategy to strengthen and diversify the local economy.	✓						✓		✓	✓
Research 14: Work with local partners to identify incentives to attract commuters and telecommuters to become Fremont residents.	✓			✓	✓		✓	✓	✓	✓
Research 15: Work with local partners to identify locations and promote Fremont's commercial areas for local service businesses, such as a grocery and household goods stores.	✓	✓		✓		✓			✓	✓

Note: "ETJ" is the extraterritorial jurisdiction area for which Fremont has claimed planning and zoning authority, per Indiana law.

Budget Development										
Budget 1: Provide financial and technical support for the efforts of the Parks Committee to establish and maintain quality parks and recreational opportunities.	✓	✓				✓	✓		✓	
Budget 2: Establish a capital budget to support incremental improvements to the pedestrian network, starting with the highest benefiting projects, recognizing the desire and need for a contiguous pedestrian network.	✓			✓		✓	✓	✓	✓	
Budget 3: Offer incentives to existing and potential small businesses to operate within Fremont's downtown.	✓	✓	✓	✓		✓	✓	✓	✓	✓
Budget 4: Offer incentives to existing and potential small businesses to operate within Fremont town limits.	✓	✓	✓	✓		✓	✓	✓	✓	✓
Facilities and Infrastructure Improvements										
Facilities 1: Make prioritized improvements to the town's roadways based on periodic reviews of the safety of street corridors and intersections.	✓			✓		✓		✓	✓	
Facilities 2: Expand the sidewalk and trail network to provide safe bike and pedestrian options throughout Fremont to connect popular destinations and services.	✓			✓		✓	✓	✓	✓	
Facilities 3: Implement a wayfinding system to provide direction to various town assets. The wayfinding system signs and materials should utilize the town's brand strategy in its design.	✓	✓		✓			✓	✓	✓	
Facilities 4: Enhance the East, West and South "entrances" into the town with a unique physical feature, thus establishing brand recognition at the primary gateways.	✓						✓		✓	
Facilities 5: Establish a stormwater utility in anticipation of future drainage needs.	✓		✓	✓		✓			✓	
Public Outreach										
Outreach 1: Partner with the high school to provide workforce development after identifying gaps in skills needed by local businesses and industries.	✓			✓			✓		✓	✓
Outreach 2: Work with IDNR, local advocates, and educators to increase public awareness and support for protecting natural resources through informational and educational activities.	✓		✓				✓		✓	
Outreach 3: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are residential structures or could be converted for residential use.	✓	✓			✓	✓	✓		✓	
Outreach 4: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the downtown.	✓	✓			✓	✓	✓		✓	
Outreach 5: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are commercial structures or could be converted for commercial use.	✓	✓				✓	✓		✓	
Outreach 6: Work with property owners that are adjacent to the town to promote annexation of properties into the town for access to utilities and services and to reduce environmental impacts on groundwater.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outreach 7: Work with property owners to identify and pro-actively zone land that is attractive for residential development.	✓	✓		✓	✓	✓	✓		✓	

Addresses the following goals:          

Marketing										
Marketing 1: Actively work with Steuben County Economic Development and Northeast Indiana's economic development organizations to promote Fremont's rail access, interstate access, and available industrial buildings and sites.	✓	✓		✓			✓	✓	✓	✓
Marketing 2: Contribute information to local partners to develop and maintain an inventory to promote development and redevelopment opportunities for industrial property in Fremont.	✓			✓					✓	✓
Marketing 3: Promote local assets such as parks, public spaces, natural areas, and small town charm as a quality of place strategy to attract and retain businesses and residents to Fremont.	✓	✓	✓			✓	✓		✓	✓
Marketing 4: Promote Fremont as a great place to live to help strengthen property values and provide a ready workforce for a vibrant economy.	✓					✓	✓			✓
Community Building										
Community 1: Establish and improve local festivals or community events to help bring the town's people together and welcome visitors in public spaces.	✓						✓		✓	
Community 2: Establish and improve local festivals or community events in downtown to help bring the town's people together and welcome visitors.	✓						✓		✓	

Legend (see page 23 for full goal text):

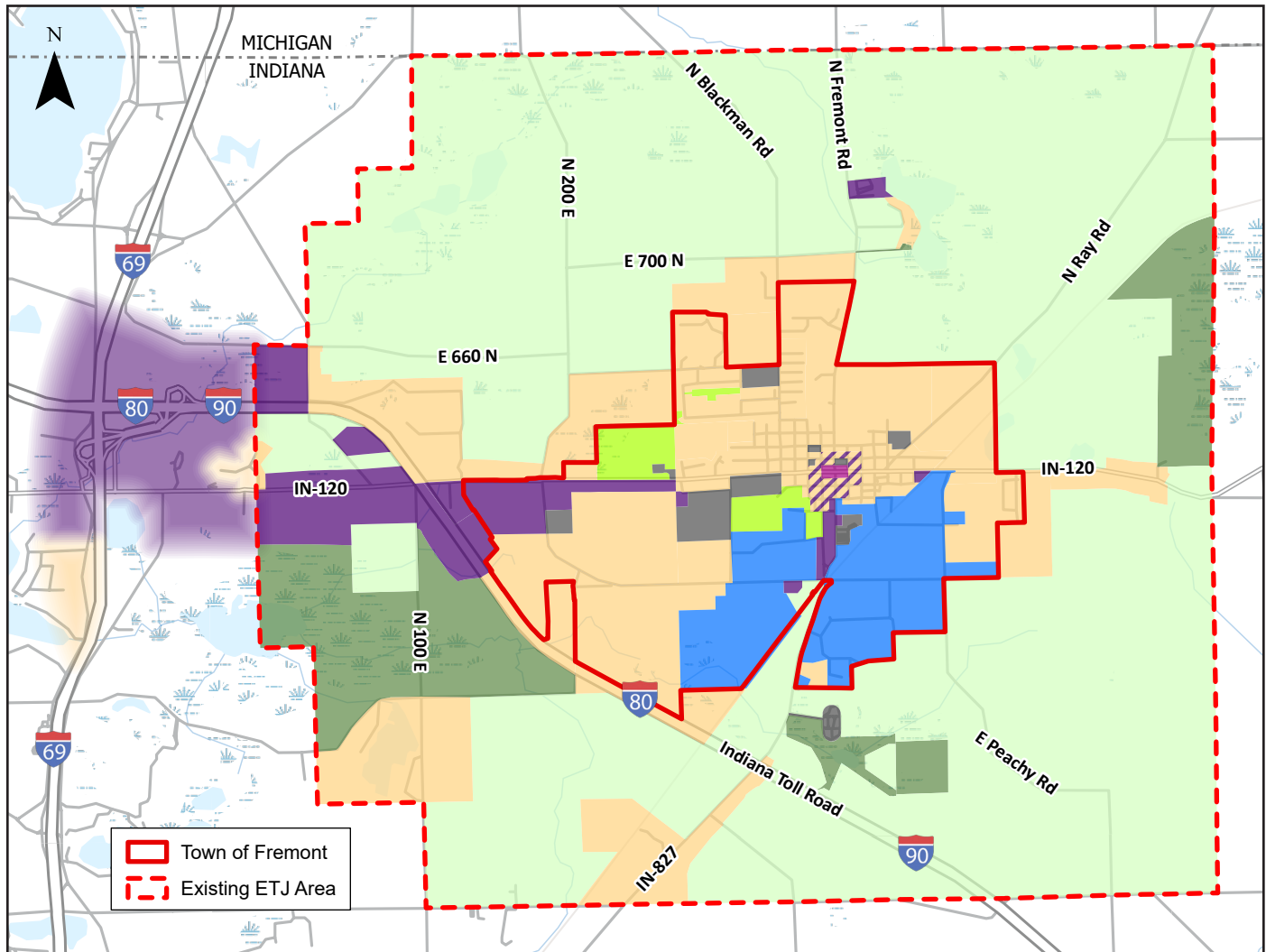
									
Improve welfare of residents	Ensure development patterns match character	Protect and enhance natural resources	Provide essential services and utilities	Provide diverse housing options	Protect and enhance property values	Improve community pride	Provide safe and efficient connectivity	Be good stewards of public resources	Establish a strong and diverse economic base

Land Use Policy

The Town of Fremont, through its staff, elected official, boards, and commissions will:

- *Support land use decisions that focus development within the town limits to protect the town's property values, promote reuse of vacant or underutilized property, provide additional housing opportunities, and reduce conversion of agricultural land and conservation areas in the ETJ - (Extra Territorial Jurisdiction).*
- *Require annexation (when possible) or use of annexation waivers (for areas that do not meet contiguity requirements) for all developments that wish to connect to Town of Fremont public utilities when it is beneficial to the Town or is necessary to prevent or resolve environmental concerns.*
- *Protect the town's character, assets, and property values while promoting new development through the effective and efficient use of regulations and resources.*
- *Ensure the Comprehensive Land Use Plan and its Future Land Use Map remain the basis for all land use decisions made within the Town and its ETJ.*
- *Regularly review the Comprehensive Land Use Plan and the Ordinances under Title XV: Land Usage (Subdivisions, Buildings, and Zoning) of the Fremont Code of Ordinances to ensure local priorities and values can be efficiently protected and when necessary, regulated.*
- *Develop, maintain, and promote local assets such as parks, natural areas, and small town charm into a quality of place strategy to attract and retain businesses and residents to Fremont.*
- *Strengthen the local economy by creating a business friendly environment with quality public services, infrastructure, and utilities.*

Overview of Proposed Future Land Uses



As opportunities present for growth and development within the Fremont town limits and ETJ, planning and zoning decision makers will look to this comprehensive plan and its proposed future land use map for guidance. This map is an illustration of the vision and goals Fremont's residents and stakeholders have set for preferred areas for various land uses. This map is not intended to be parcel-specific, but rather presents a broad overview of where certain land uses will be encouraged.

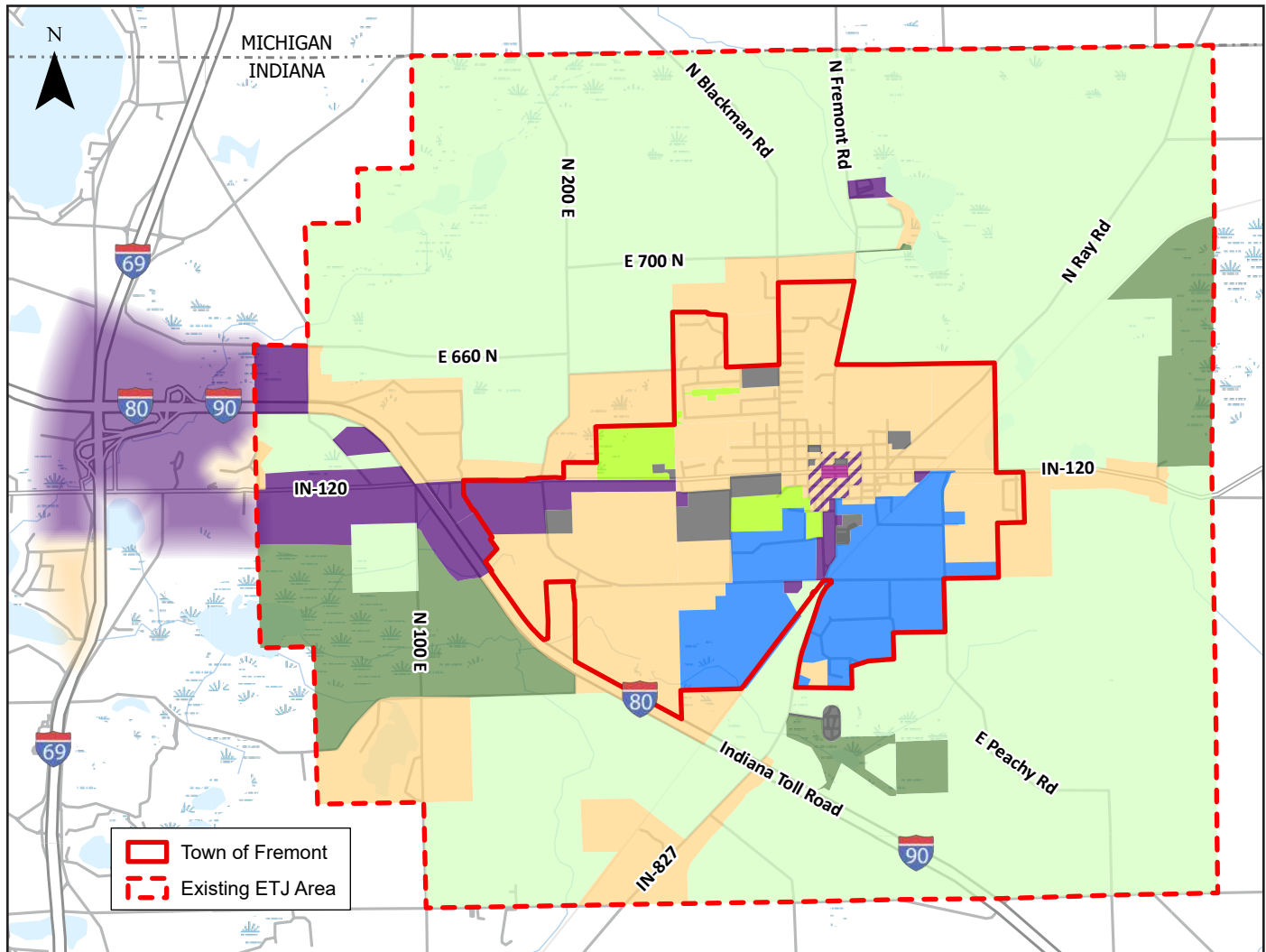
The next page provides brief descriptions for the location and purpose of each of the land uses presented in this map. In general, the Town would like to encourage residential, commercial business, and industrial growth to develop within the corporate boundaries, as opposed to the ETJ area. Commercial businesses will be encouraged to locate along main thoroughfares, especially along IN-120 / Toledo Street,

Broad Street, and Wayne Street. Industrial businesses will be encouraged to fill in where space is available in the southeast of town. Residential growth will be encouraged in all other areas of town, but especially near the existing schools, parks, and downtown.

Most areas in the current ETJ, outside of town limits, will be encouraged to remain in agricultural use, with the exception of commercial business development along IN-120. Town leaders are considering options to expand the extraterritorial jurisdiction to the west to include areas that are already served by, or could easily be extended to, with town water and sewer utilities. These new areas would be encouraged primarily for additional commercial business development.

In the judgment of the Plan Commission, the development of the ETJ bears reasonable relation to the development of the Town

Overview of Proposed Future Land Uses



As opportunities present for growth and development within the Fremont town limits and ETJ, planning and zoning decision makers will look to this comprehensive plan and its proposed future land use map for guidance. This map is an illustration of the vision and goals Fremont's residents and stakeholders have set for preferred areas for various land uses. This map is not intended to be parcel-specific, but rather presents a broad overview of where certain land uses will be encouraged.

The next page provides brief descriptions for the location and purpose of each of the land uses presented in this map. In general, the Town would like to encourage residential, commercial business, and industrial growth to develop within the corporate boundaries, as opposed to the ETJ area. Commercial businesses will be encouraged to locate along main thoroughfares, especially along IN-120 / Toledo Street,

Broad Street, and Wayne Street. Industrial businesses will be encouraged to fill in where space is available in the southeast of town. Residential growth will be encouraged in all other areas of town, but especially near the existing schools, parks, and downtown.

Most areas in the current ETJ, outside of town limits, will be encouraged to remain in agricultural use, with the exception of commercial business development along IN-120. Town leaders are considering options to expand the extraterritorial jurisdiction to the west to include areas that are already served by, or could easily be extended to, with town water and sewer utilities. These new areas would be encouraged primarily for additional commercial business development.

General Descriptions for Future Land Uses

 Government and Institutional	Establishes land for government offices and facilities, schools, and other institutions that serve the public's needs. Land uses include municipal, county, and state services, utilities, streets, schools, and the public library.
 Parks and Recreation	Establishes land for public, private, or quasi-public park and recreational facilities. Land uses include playground, splash pad, skateboard park, dog park, sports field, trails, golf course, and public spaces with tables and benches.
 Conservation	Preserves natural amenities and provides passive recreation when appropriate. Approximate boundaries were determined using Indiana DNR data of recorded conservation areas. These areas include Marsh Lake Conservation Area, Ropchan Wetland Conservation Area, Cedar Swamp Wetland Conservation Area, and Fish Lake Public Access Site.
 Agricultural	Preserves undeveloped areas within the town's extraterritorial jurisdiction area for productive agricultural uses until appropriate development is proposed. Areas for this land use are primarily within the ETJ, outside Fremont town limits.
 Residential	Establishes residential areas near public amenities and served by municipal water and sewer. No distinction is shown for varying levels of density. Continued residential uses and future residential development will be encouraged within town limits and in areas in the ETJ that are already served by town water and sewer utilities.
 Mixed (Residential and Commercial Business)	Establishes a transitional area between downtown and residential neighborhoods that encourages a diversity of housing and business types.. This area will be encouraged for both residential and small business uses.
 Downtown	Establishes land for an urban commercial core which provides goods and services to the community and visitors; and to protect historic character. The Downtown includes a two-block central business area along Toledo Street. Generally considered walkable commercial area for daily household needs and entertainment opportunities.
 Commercial Business	Establishes land for businesses to provide goods and services to the community, region and tourists. These areas are intended for commercial businesses outside of the downtown area and generally located along main transportation corridors: Interstate 69, Indiana Toll Road (I-80/90), East State Road 127 / West Toledo Street, South Broad Street, and South Wayne Street.
 Industrial	Establishes opportunities for industrial businesses to thrive in town, especially those that provide employment for Fremont residents. This land use will be encouraged primarily within town limits, in the southeast side of town.

Government and Institutional Land Uses

The Town of Fremont currently owns approximately 82.5 acres of land within town limits, which includes Town Hall, municipal offices, police department, fire department, waste water treatment facility, water towers, parks, and approximately 28 acres of open field east of Vistula Park. Other government and institutional land uses include utilities, schools, libraries, and cemeteries.

TOWN SERVICES

Fremont town services include Police, Fire, Sewer, Street, Water, and Zoning and Code Enforcement. Town utilities are administered through the Clerk-Treasurer's office.

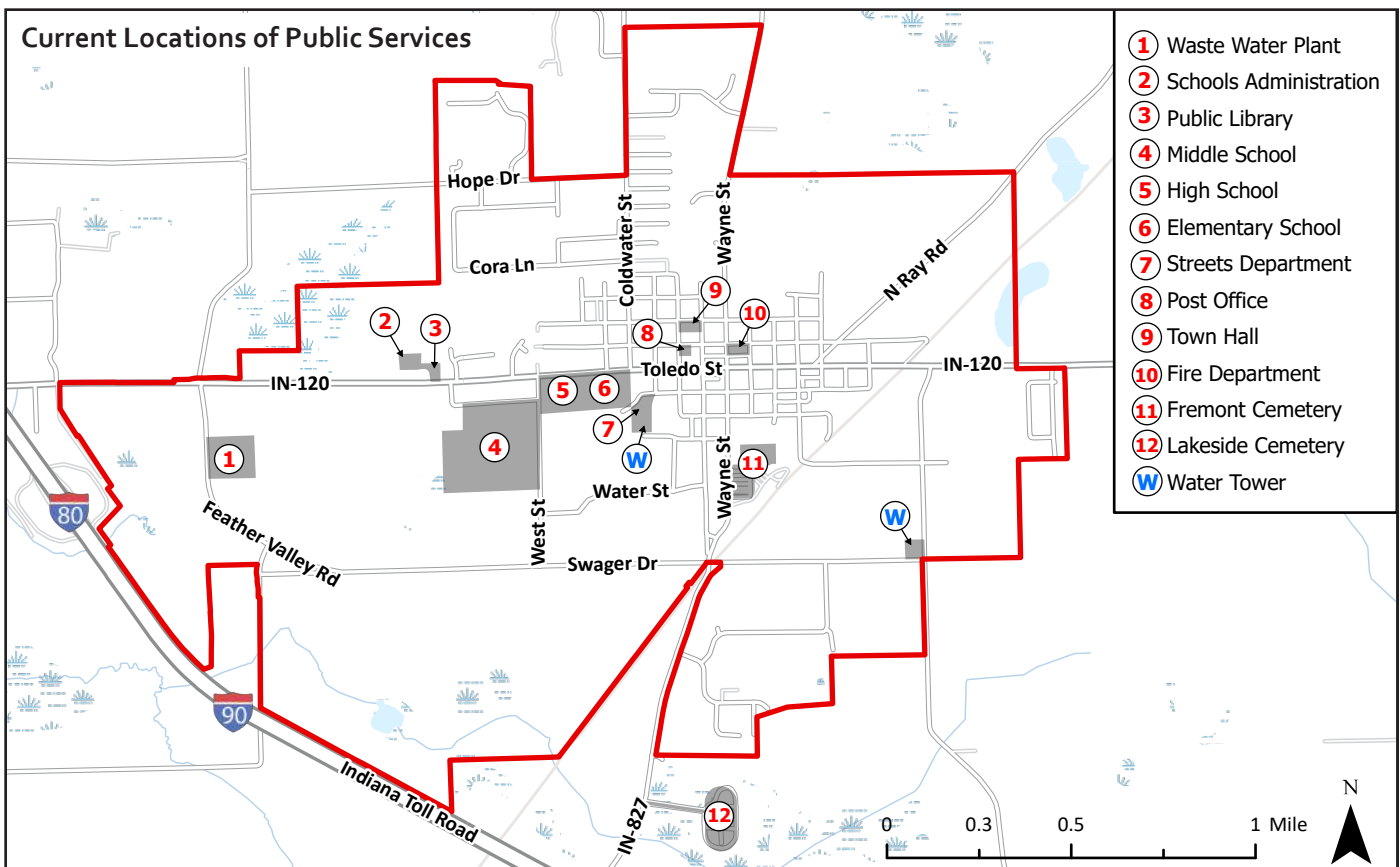
UTILITIES

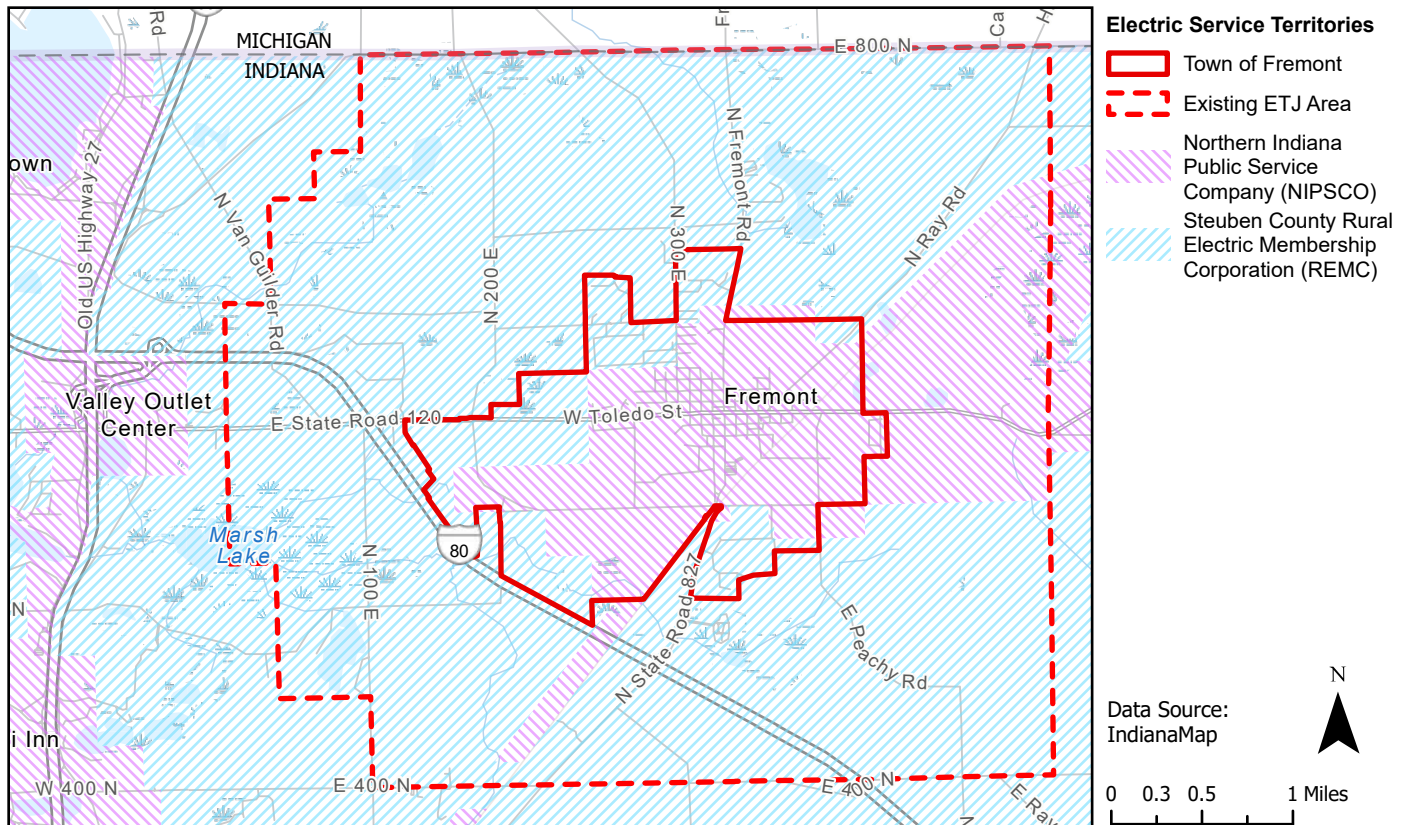
The Town of Fremont provides both sanitary sewer and water to residents and businesses within the corporate boundaries, and sanitary waste treatment to areas around the outlet mall (I-69 and I-80/I-90 interchange) and Clear Lake (east of Fremont). Currently, the town's

wastewater treatment facility is at approximately 60% capacity, receiving an average of 333,385 gallons per day, or 120 million gallons per year. Water treatment is at approximately 50% capacity and water service is at 50% capacity.

New construction within Fremont's ETJ area is required to connect to the town's sewer line, if the line is constructed by the property. Currently, the only properties outside town limits that this affects are on IN-120, west of town. The Town does not require annexation to connect.

Electric service is provided mostly by Northern Indiana Public Service Company (NIPSCO) within town limits. Steuben County Rural Electric Membership Corporation (REMC) provides electric to edge areas of town and throughout most of the ETJ area. NIPSCO is the only provider of natural gas for properties in the Fremont area.





STREETS

The town of Fremont has 21 miles of street and two state highways through town (IN-120 and IN-827). The Streets Department provides leaf pick up in the Fall and brush pick up March–October. This department is also responsible for maintenance of the parks, such as mowing and repairing facilities.

SCHOOLS

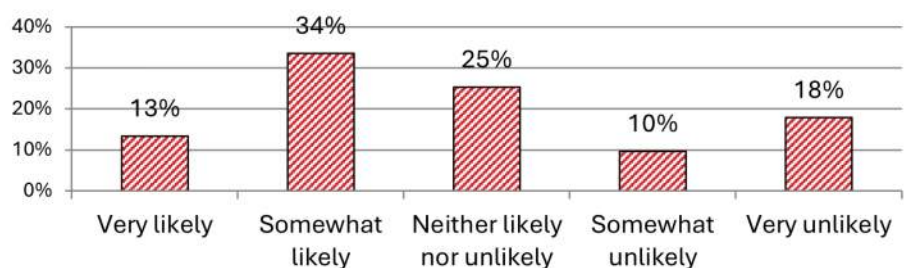
Fremont Community Schools administer public education facilities for elementary, middle, and high school students. All three buildings are centrally located in town. Respondents to the 2025 Community Survey listed “near quality schools” as the #3 reason for why they choose to live in Fremont and one of the top reasons offered for why they moved to town. Many comments throughout the survey indicate respondents are very pleased with the schools available to students.

LIBRARY

The Fremont Public Library provides free access to informational, educational, recreational, and cultural resources for library users of all ages and backgrounds. In addition to physical literary collections, the library offers digital services, public events and programming, meeting rooms, and a media lab. Library cards are available for residents and property tax payers of Fremont, Jamestown, and Clear Lake Townships.

How likely would you be to support efforts to increase taxes to support new amenities and municipal services?

(2025 Fremont Community Survey, 134 Responses)



Streets Classification and Features



MAJOR ARTERIAL

GENERAL DESCRIPTION

Designed to carry heavy volumes of traffic to major destinations in, out, or through the jurisdiction of the town.

EXAMPLE: State Road 120 / Toledo Street

STREET FEATURES

Min. Right-of-Way Width	80 feet in urban areas and 100 feet in rural areas
Min. Building Setback	25 feet from Right-of-Way
Max. Number of Lanes	2 lanes
Min. Lane Width	12 feet
Turn Lanes	At major intersections
Curbs	Required in urban areas for water management
Sidewalks	Required
On-Street Parking	Typically in urban areas
Street Trees	Preferred in urban areas

DESIGN PRIORITIES

- Strict minimizing of new curb cuts
- Width of travel lanes
- Vehicular and pedestrian safety at intersections
- Sidewalks on both sides of street
- Proper drainage
- Handicap ramps at intersections

TRAFFIC MANAGEMENT OPTIONS

- Defined turn lanes at major intersections
- Slower speed limit
- Greater enforcement of speed limits



MINOR ARTERIAL

GENERAL DESCRIPTION

Designed to carry traffic to minor destinations in, out, or through the jurisdiction of the town.

EXAMPLE: State Road 827

STREET FEATURES

Min. Right-of-Way Width	60 feet in urban areas and 80 feet elsewhere
Min. Building Setback	25 feet from Right-of-Way
Max. Number of Lanes	2 lanes
Min. Lane Width	11.5 feet
Turn Lanes	Not applicable
Curbs	Required in urban areas for water management
Sidewalks	Required
On-Street Parking	Typically in urban areas
Street Trees	Preferred in urban areas

DESIGN PRIORITIES

- Minimizing of curb cuts outside urban areas
- Vehicular and pedestrian safety at intersections
- Sidewalks on both sides of street
- Proper drainage
- Handicap ramps at intersections
- Sensitivity to context in urban areas

TRAFFIC MANAGEMENT OPTIONS

- Defined turn lanes at major intersections
- Slower speed limit in urban areas
- Greater enforcement of speed limits
- Street signs



COLLECTOR

GENERAL DESCRIPTION

Designed predominantly to provide linkages between local streets and arterial streets.

EXAMPLES: North Wayne Street, Swager Drive, Ray Road, Reed Road

STREET FEATURES

Min. Right-of-Way Width	50 feet in urban areas and 60 feet elsewhere
Min. Building Setback	25 feet from Right-of-Way
Max. Number of Lanes	2 lanes
Min. Lane Width	11 feet, plus 8 feet for each lane of on-street parking
Turn Lanes	Not applicable
Curbs	Preferred in urban areas, otherwise not required
Sidewalks	Required
On-Street Parking	Typically in urban areas
Street Trees	Required

DESIGN PRIORITIES

- Sidewalks on both sides of street
- Proper drainage
- Handicap ramps at intersections
- Sensitivity to context

TRAFFIC MANAGEMENT OPTIONS

- On-street parking
- Signage



LOCAL STREET

GENERAL DESCRIPTION

Designed primarily to provide access to platted residential lots and other individual properties. These streets generally connect with collectors and other local streets. Local streets may include non-through streets.

EXAMPLES: Follett Lane, Spring Haven Drive, Prairie Lane, Deborah Drive, Pearl Street

STREET FEATURES

Min. Right-of-Way Width	46 to 50 feet
Min. Building Setback	25 feet from Right-of-Way
Max. Number of Lanes	2 lanes
Min. Lane Width	11 feet, plus 7 feet for each lane of on-street parking
Turn Lanes	Not applicable
Curbs	Required in medium or high density areas
Sidewalks	Required
On-Street Parking	Optional
Street Trees	Required

DESIGN PRIORITIES

- Providing safe access to adjacent lots
- Sidewalks on both sides of street
- Proper drainage
- Handicap ramps at intersections
- Sensitivity to context

TRAFFIC MANAGEMENT OPTIONS

- On-street parking
- Signage

FUTURE GOVERNMENT AND INSTITUTIONAL LAND USES

PURPOSE:

To establish land for government offices and facilities, schools, and other institutions that serve the public's needs.

GENERAL LOCATIONS:

Integrated carefully into residential and commercial areas.

APPLICATIONS:

- Government office
- Library
- School
- Post office
- Cemetery

EXAMPLES:

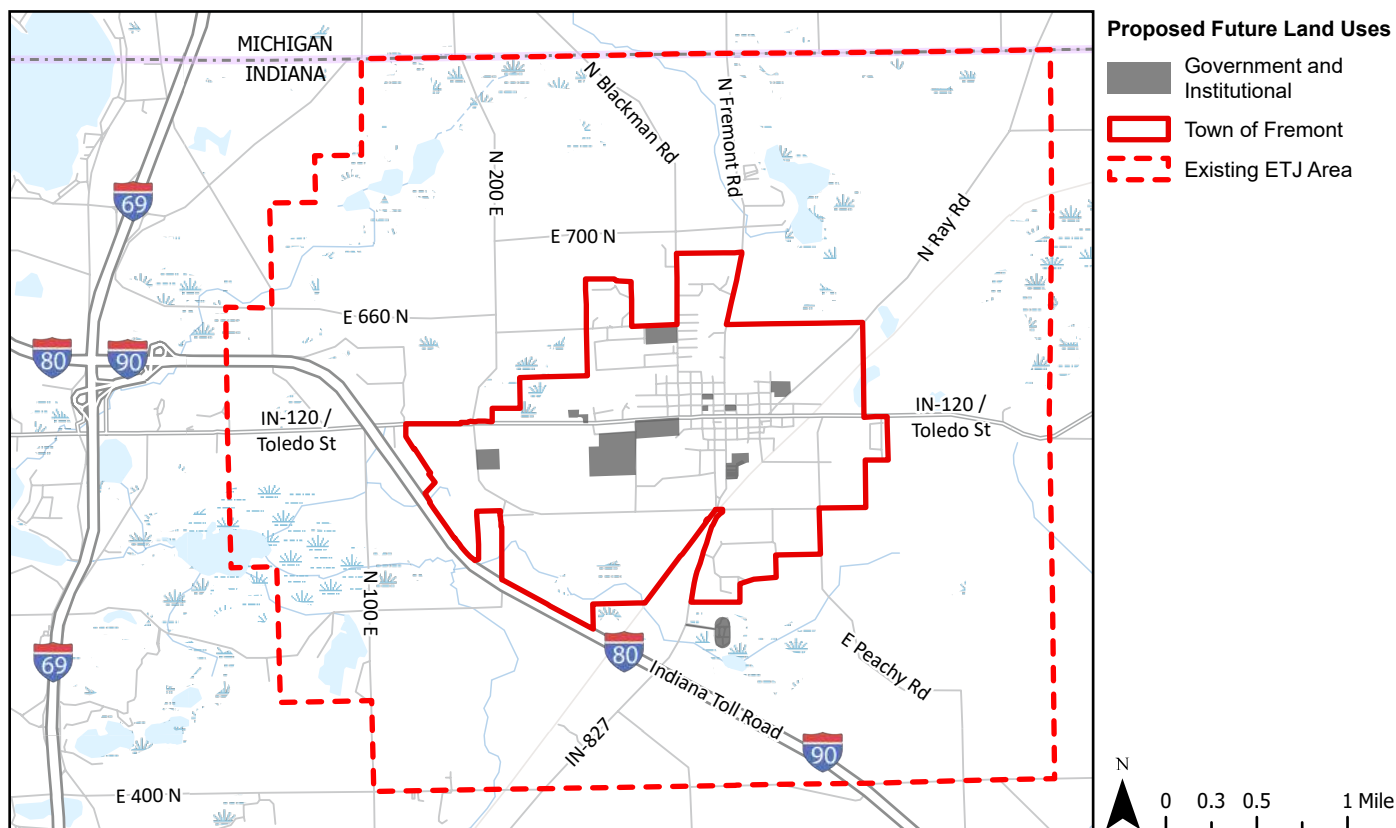
- Fremont Town Hall
- Fire Station
- Fremont Public Library
- Fremont High School

APPROPRIATE ADJACENT USES:

- *Best Fit:* All land uses

STRUCTURE AND DEVELOPMENT FEATURES:

- Very sensitive to the surrounding context



Parks and Recreation Land Uses

The Town of Fremont currently manages six parks on approximately 13 acres of parkland. The Town has added many new parks and recreation facilities in recent years that have expanded opportunities for its residents and visitors, including installation of the following new facilities:

- Fremont Pickleball Courts
- Splash Pad at Rocket Ship Park
- New exercise equipment at Rocket Ship Park
- Dog Park at Broad Street Park
- Peek-A-Boo Park

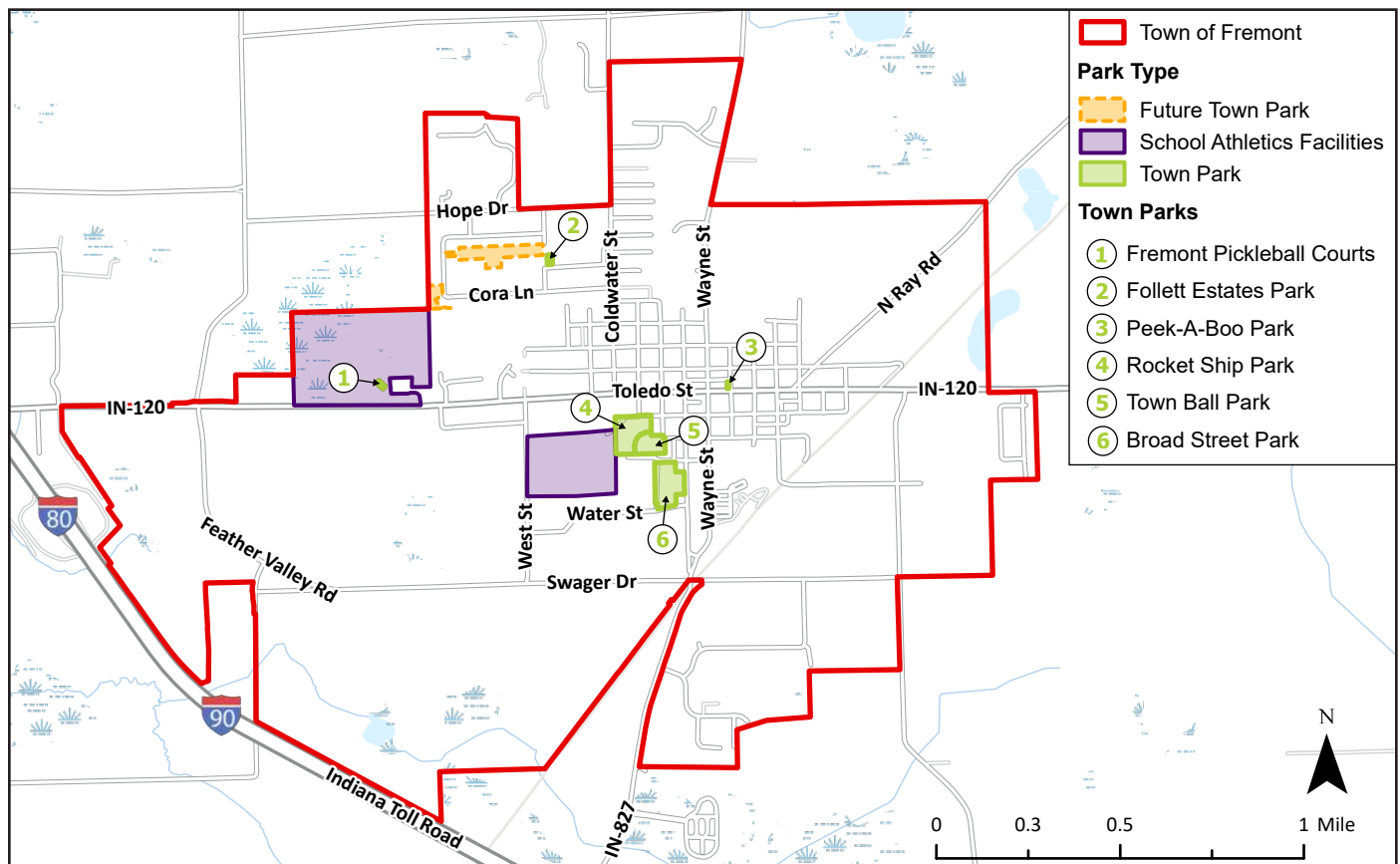
In addition, the Town is considering more new facilities, including a re-located Follett Estates Park and a trail to connect it to Vistula Park.

The town does not have a Parks Department. The Street Department maintains the parks facilities and supervises seasonal staff. A Parks Committee is responsible for setting the mission and goals for parks and recreation in the town. In 2025, the town adopted an updated 5-Year Parks and Recreation Master Plan, which outlines priorities identified by the community.

GOALS FOR PARKS AND RECREATION

The Parks Committee has set the following four goals for providing parks and recreation opportunities in Fremont:

- Assure that each park property, all playground equipment, and park amenities and facilities are in excellent condition, clean, free from trash, safe, and convey a positive impression and experience to residents and visitors.
- Provide recreational facilities that meet the needs of the Fremont community, considering the resources available for purchasing, installing, and maintaining the amenity.
- Build resource capacity for the advancement of parks and recreation in Fremont. Specifically, enhance the leadership, volunteer base, and financial resources.
- Improve ADA compliance of parks and recreation facilities to meet the accessibility needs of visitors with mobility challenges.





FUTURE PARKS AND RECREATION LAND USES

PURPOSE:

To establish land for public, private, or quasi-public park and recreational facilities.

GENERAL LOCATIONS:

Anywhere in town limits.

APPLICATIONS:

- Playground
- Splash pad
- Skateboard park
- Dog park
- Sport courts/field
- Trails
- Picnic tables
- Public benches
- Community center
- Golf course

LOCAL EXAMPLES:

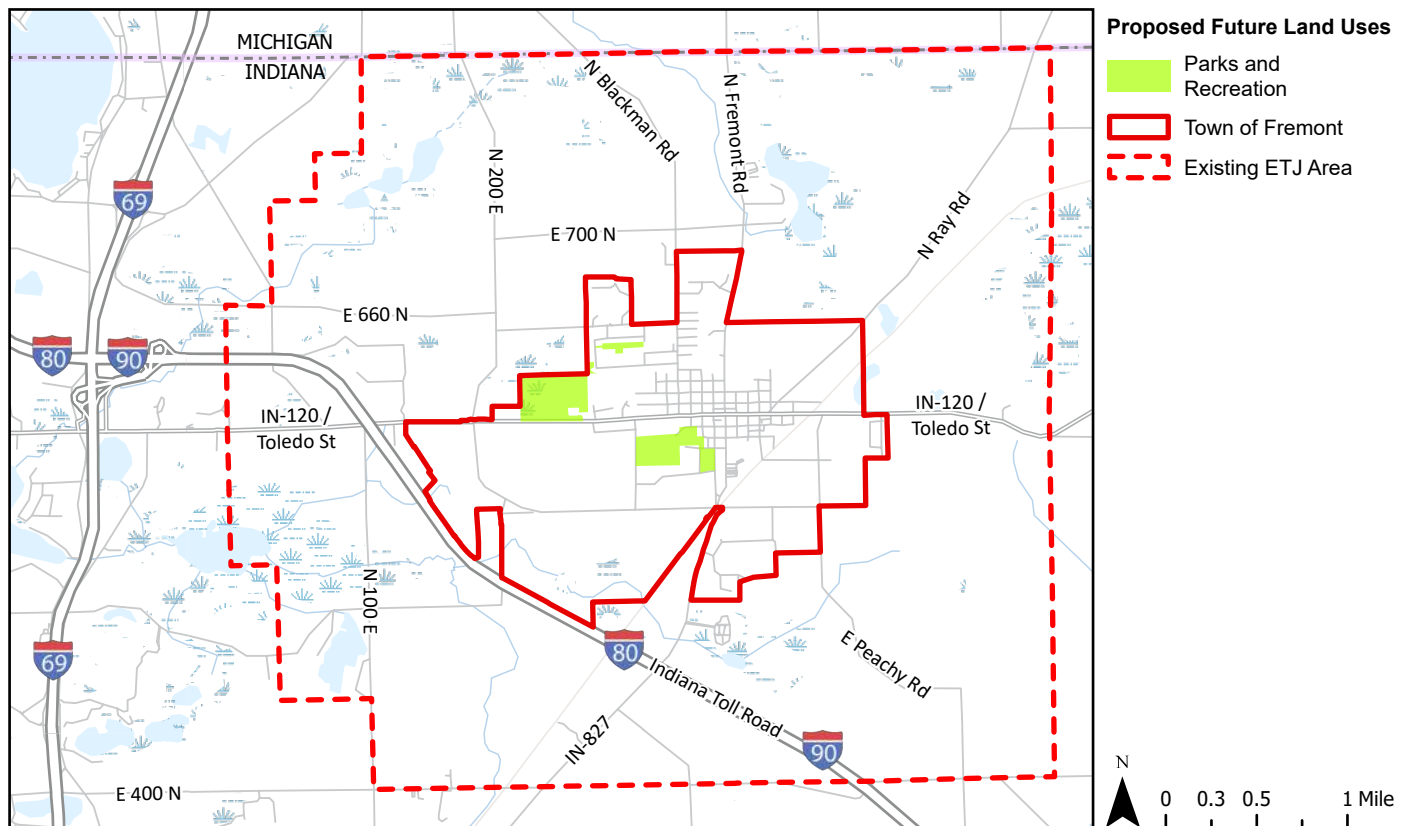
- Rocket Ship Park
- Broad Street Park
- Follett Estates Park
- Town Ball Park
- Peek-A-Boo Park
- Vistula Park
- School Athletics Facilities

APPROPRIATE ADJACENT USES:

- *Best Fit:* All land uses

STRUCTURE AND DEVELOPMENT FEATURES:

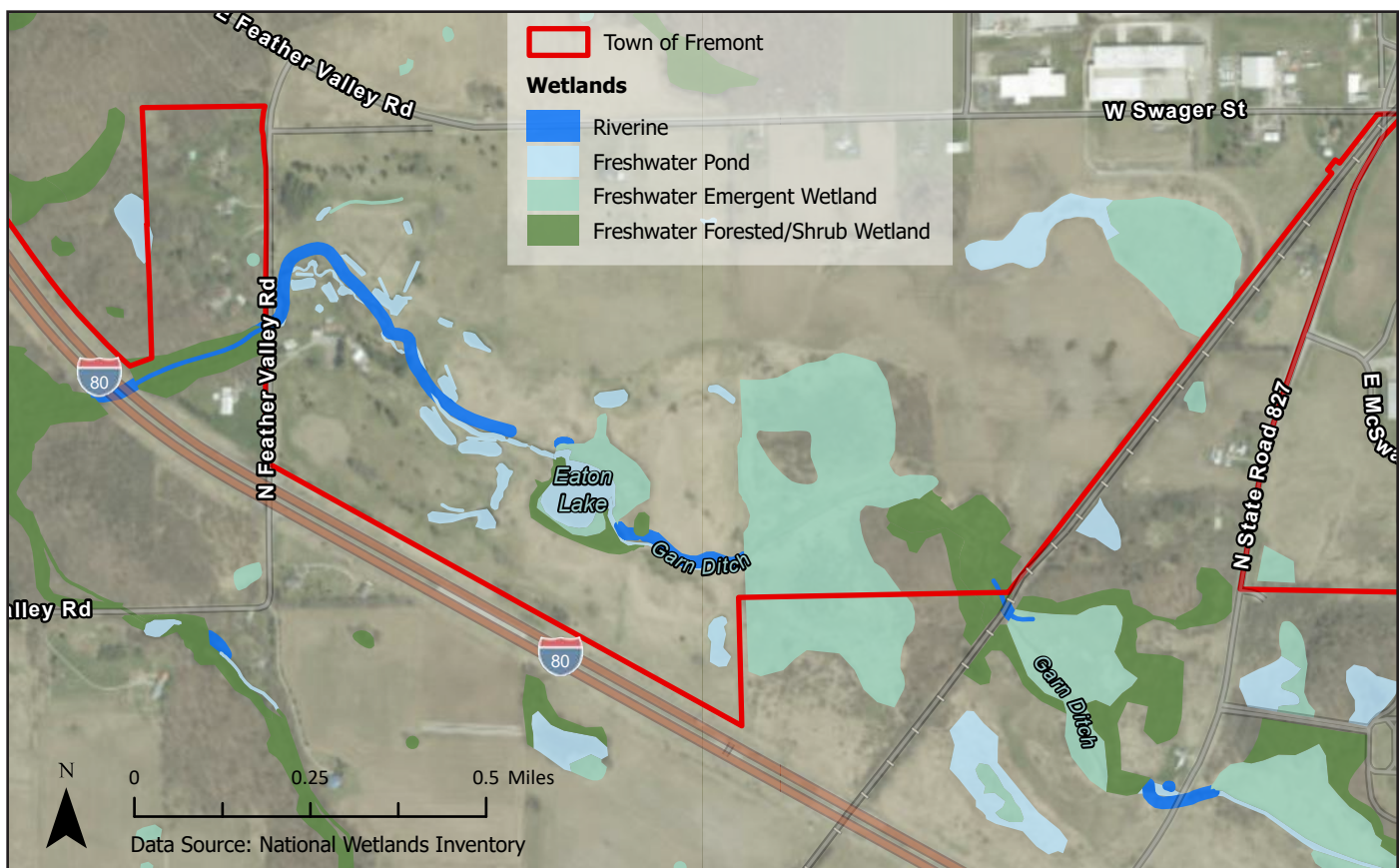
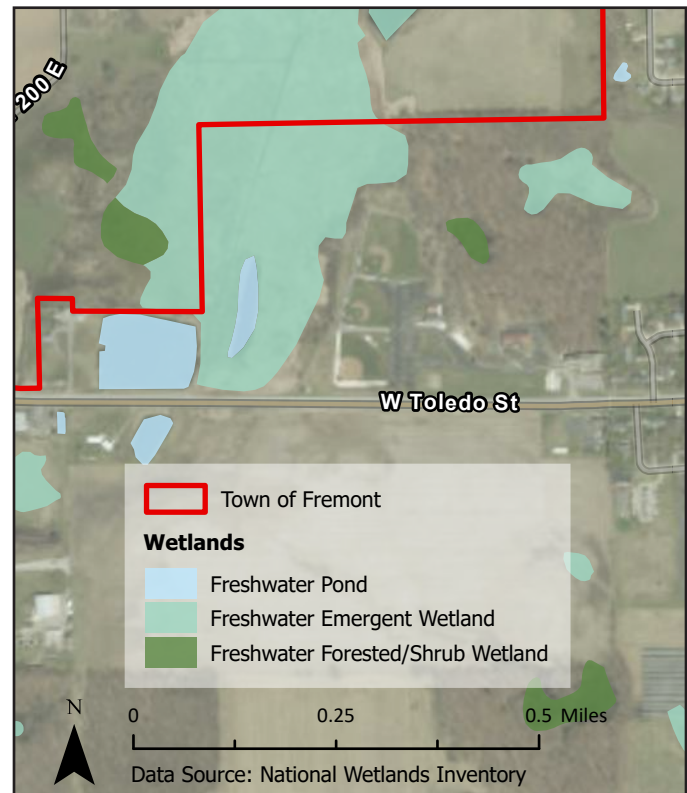
- Maximum 1-story buildings or shelters
- High quality design and construction for longevity and to improve community character
- Outdoor lighting should be sensitive to neighboring properties
- Trails and sidewalks connecting park facilities to residential neighborhoods



Conservation Land Uses

Fremont's ETJ area includes existing conservation areas that the town desires to protect. Approximately 780 acres of existing conservation areas recognized by the Indiana DNR are located within Fremont's ETJ. These include Marsh Lake Conservation Area, Ropchan Wetland Conservation Area, and Cedar Swamp Wetland Conservation Area. An additional 2 acres are managed by DNR Fish and Wildlife at Fish Lake as a Public Access Site.

In addition, there are natural resources (wetlands, woodlands, wildlife habitats, and groundwater) within town limits that its residents value and want to enhance and protect. Areas to consider for special protections from development impacts include wetlands on the west side of Vistula Park and on the southwestern town border, around Eaton Lake and Garn Ditch.



FUTURE CONSERVATION LAND USES

PURPOSE:

To preserve natural amenities and to provide passive recreation when appropriate.

GENERAL LOCATIONS:

Natural areas owned by land trusts, the State of Indiana, a non-profit association, or governmental entity. Land in conservation easements can also be considered a Conservation land use.

APPLICATIONS:

- Nature preserve
- Nature center
- Protected wetlands
- Passive recreation
- Eco-tourism

LOCAL EXAMPLES:

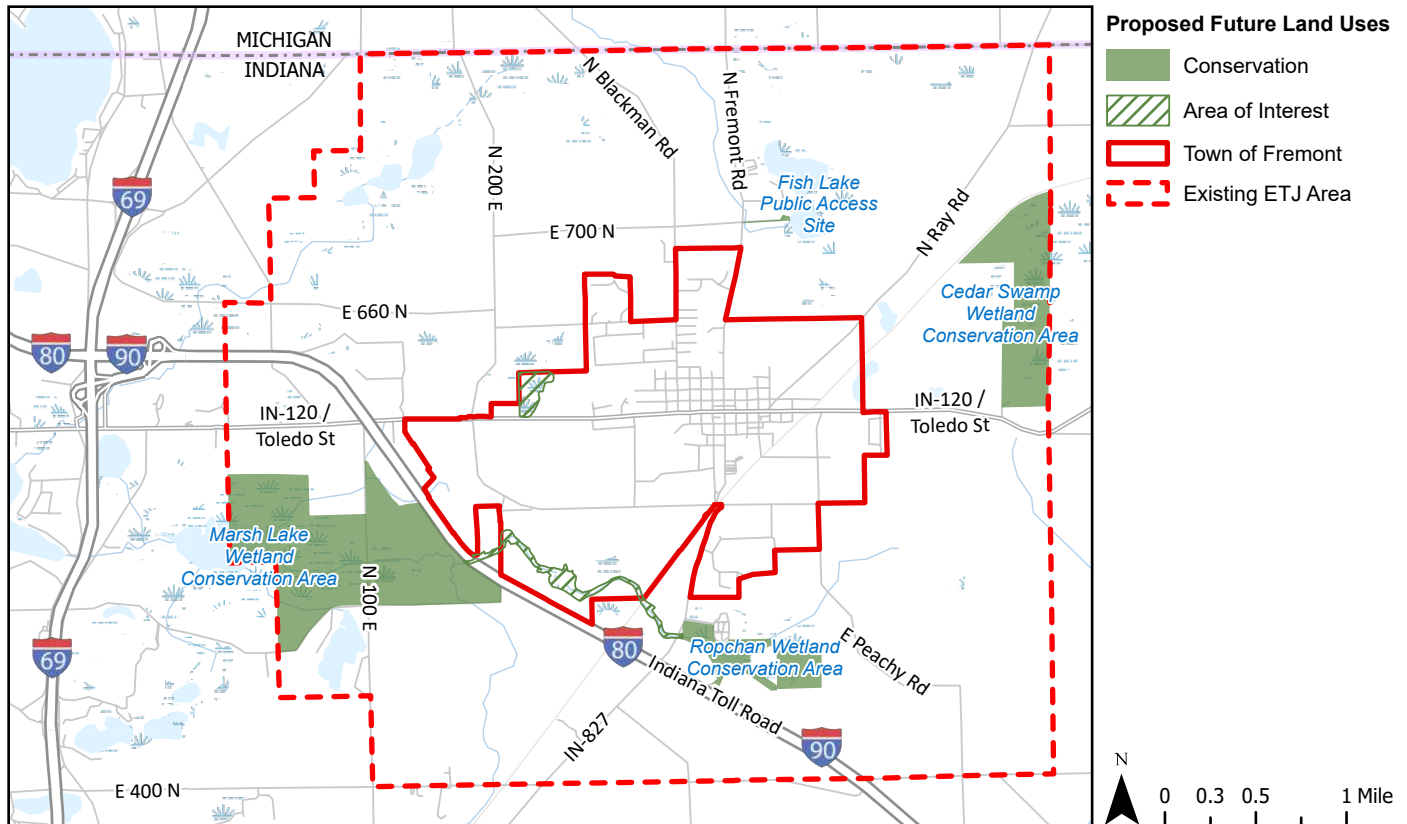
- Marsh Lake Conservation Area
- Ropchan Wetland Conservation Area
- Cedar Swamp Wetland Conservation Area
- Fish Lake Public Access Site

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Conservation
- *Conditional Fit:* Agricultural, Residential, Mixed Use, Downtown, Commercial Business, Industrial

STRUCTURE AND DEVELOPMENT FEATURES:

- Site designed to protect and enhance environmental features
- Unimproved trails
- Generally, un-subdivided parcels



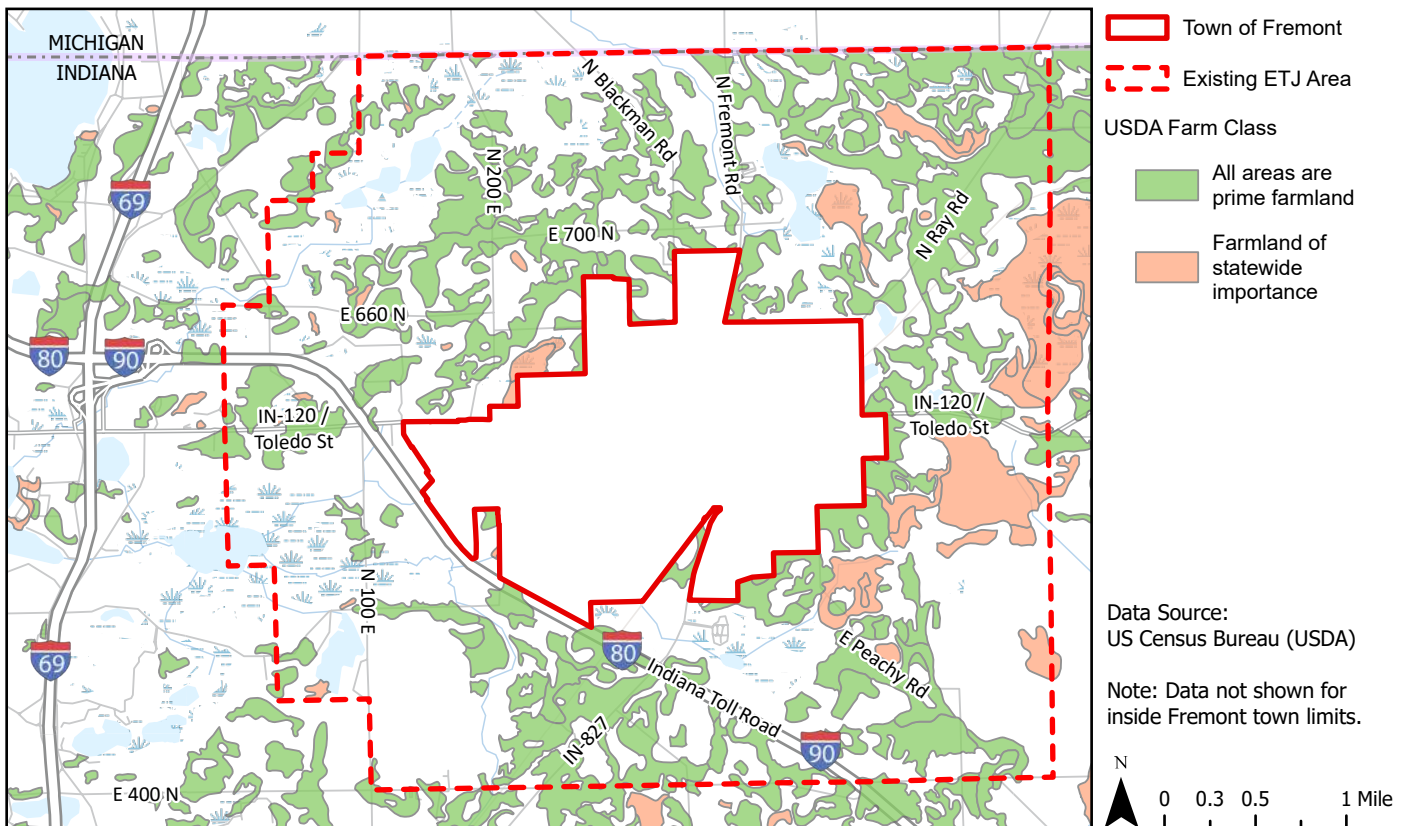
Agricultural Land Uses

The Town of Fremont desires to protect and preserve agricultural land within its extraterritorial jurisdiction. The US Department of Agriculture has mapped prime farmland to help identify areas that communities may want to prioritize for continued and future agricultural use, based on specific soil and environmental characteristics.

To encourage preservation of agricultural land in the ETJ, Fremont will direct new development to locate within the town limits and in the ETJ where town utilities are already available or are easily extended. According to Steuben County land use data, approximately 42% (more than 840 acres) of land within Fremont's town limits is currently being taxed as agricultural land. Areas that are currently in agricultural use within town limits will be encouraged to be developed into residential uses. The historical Erastus Farnham House is the only agricultural use within town limits the town has designated to remain in agricultural use.

"Prime farmland" is defined in the US Code of Federal Regulations (CFR), Title 7 § 657.5 as follows:

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.



FUTURE AGRICULTURAL LAND USES

PURPOSE:

To preserve undeveloped areas within the town's extraterritorial jurisdiction area for productive agricultural uses until appropriate development is proposed.

GENERAL LOCATIONS:

Distributed generally outside the town's developed areas.

APPLICATIONS:

- Farm
- Farmstead
- Single-family detached residential
- Crop production
- Low impact pasturing
- Ag tourism
- Hobby farm
- Roadside stand
- Orchard
- Forestry
- Agro Business

LOCAL EXAMPLES:

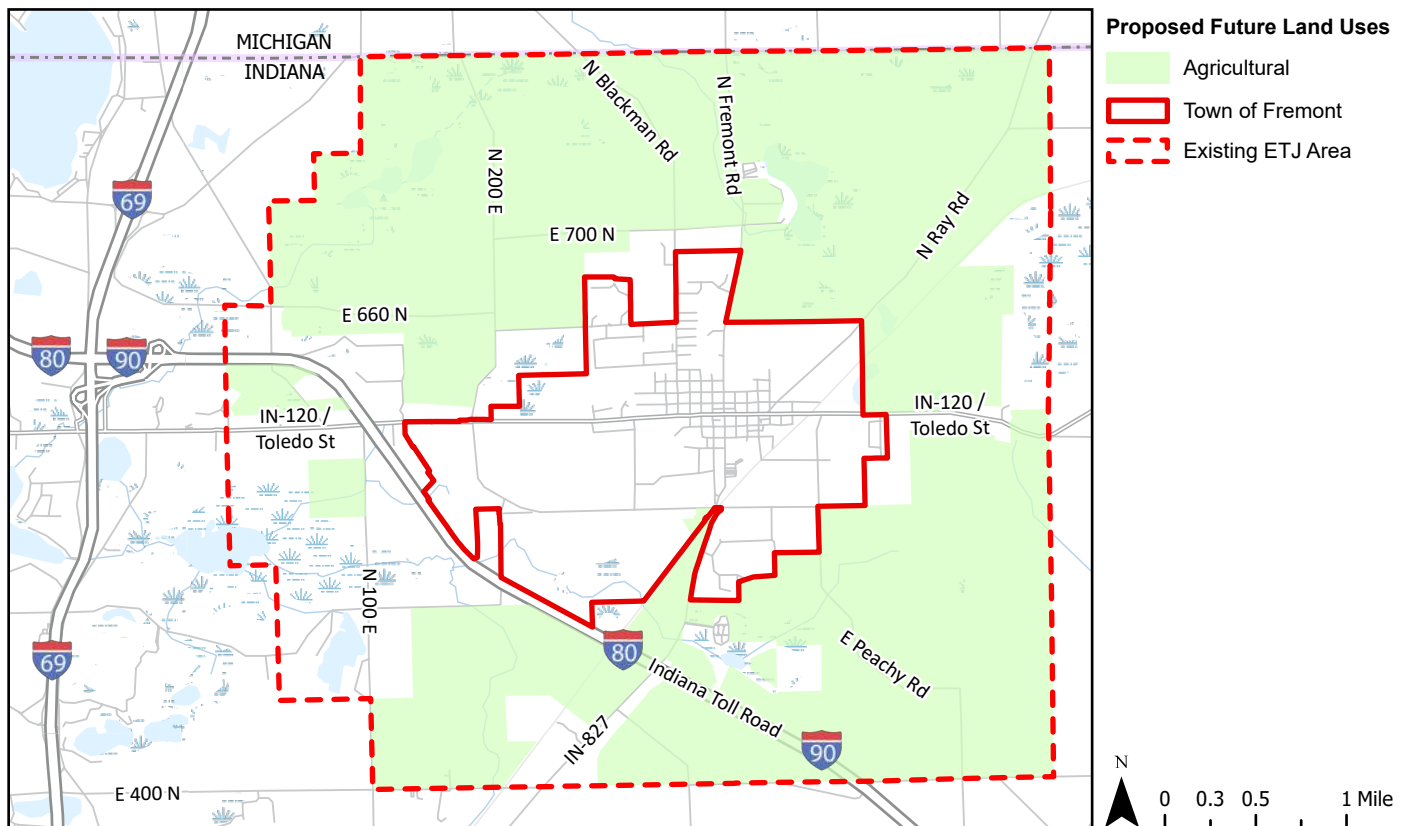
- Local farms

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Agricultural, Residential, Mixed Use, Commercial Business, Industrial
- *Conditional Fit:* Conservation, Downtown

STRUCTURE AND DEVELOPMENT FEATURES:

- Barn and accessory buildings supporting agricultural uses
- Single-family home on permanent foundation



Residential Land Uses

Residential uses in Fremont are concentrated in neighborhoods surrounding the downtown and in the north half of town. Housing styles are primarily single-family homes, but also include small multi-family buildings, assisted living apartments, and mobile home units. Respondents to the Community Survey strongly support additional single-family houses and many believe other styles of housing would be a positive addition to the town, including duplexes and mixed-use developments that include both commercial and residential uses. Over 47% believe residential development is occurring at the right pace for the community. Nearly 31% say more residential growth is needed.

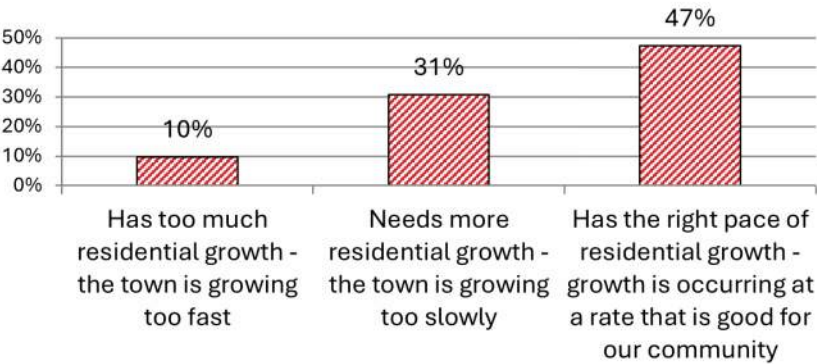
Affordability of housing in Fremont was brought up at the Town Planning Workshop as a major concern. The town will encourage a mix of housing styles and investigate incentives and programs to assist with affordability, including strategies to attract new housing options.

While the population is expected to continue to decrease slightly, the number of households will likely remain stable or increase. Local and national trends show that the average household size is

decreasing, which means fewer people per residence and, therefore, more residences are needed per 1,000 people. To meet this need the Town will encourage new developments to locate within town limits and in the extraterritorial jurisdiction (ETJ) where town utilities are already available or are easily extended. According to Steuben County land use data, approximately 42% (more than 840 acres) of land within Fremont’s town limits is currently being taxed as agricultural land. This land will be prioritized for new residential development.

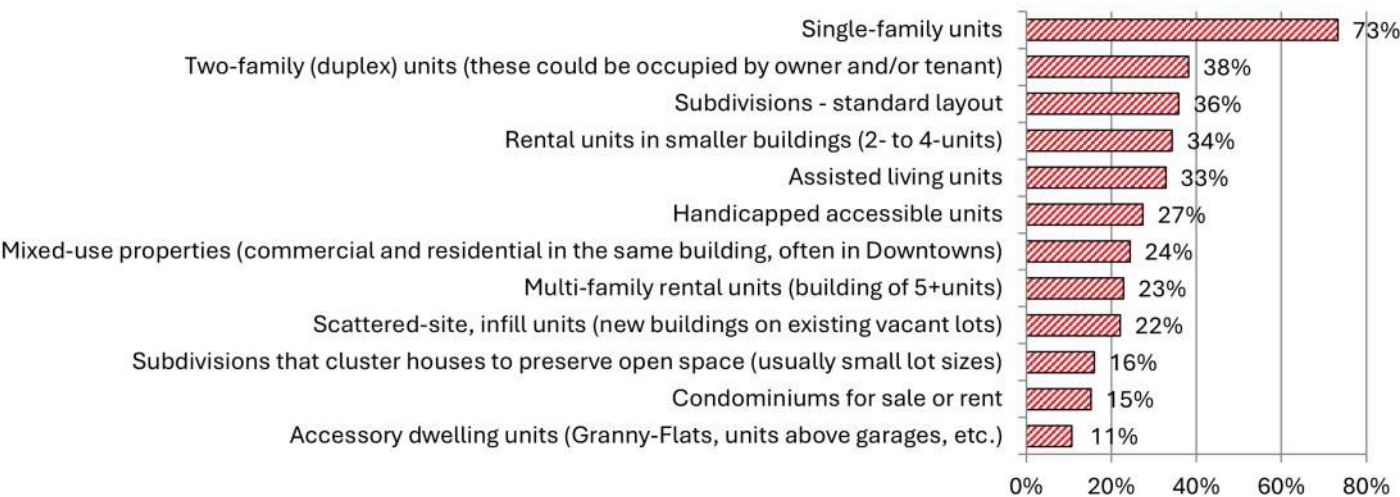
When you think about residential growth in Fremont, do you think it...

(2025 Fremont Community Survey, 133 Responses)



I feel that the following types of housing would be a positive addition to Fremont. (Select all that apply)

(2025 Fremont Community Survey, 131 Responses)



FUTURE RESIDENTIAL LAND USES

PURPOSE:

To establish residential areas near public amenities and served by municipal water and sewer.

GENERAL LOCATIONS:

- Sites that have streets, infrastructure, and public services to support medium densities
- Sites near downtown, schools, and parks

APPLICATIONS:

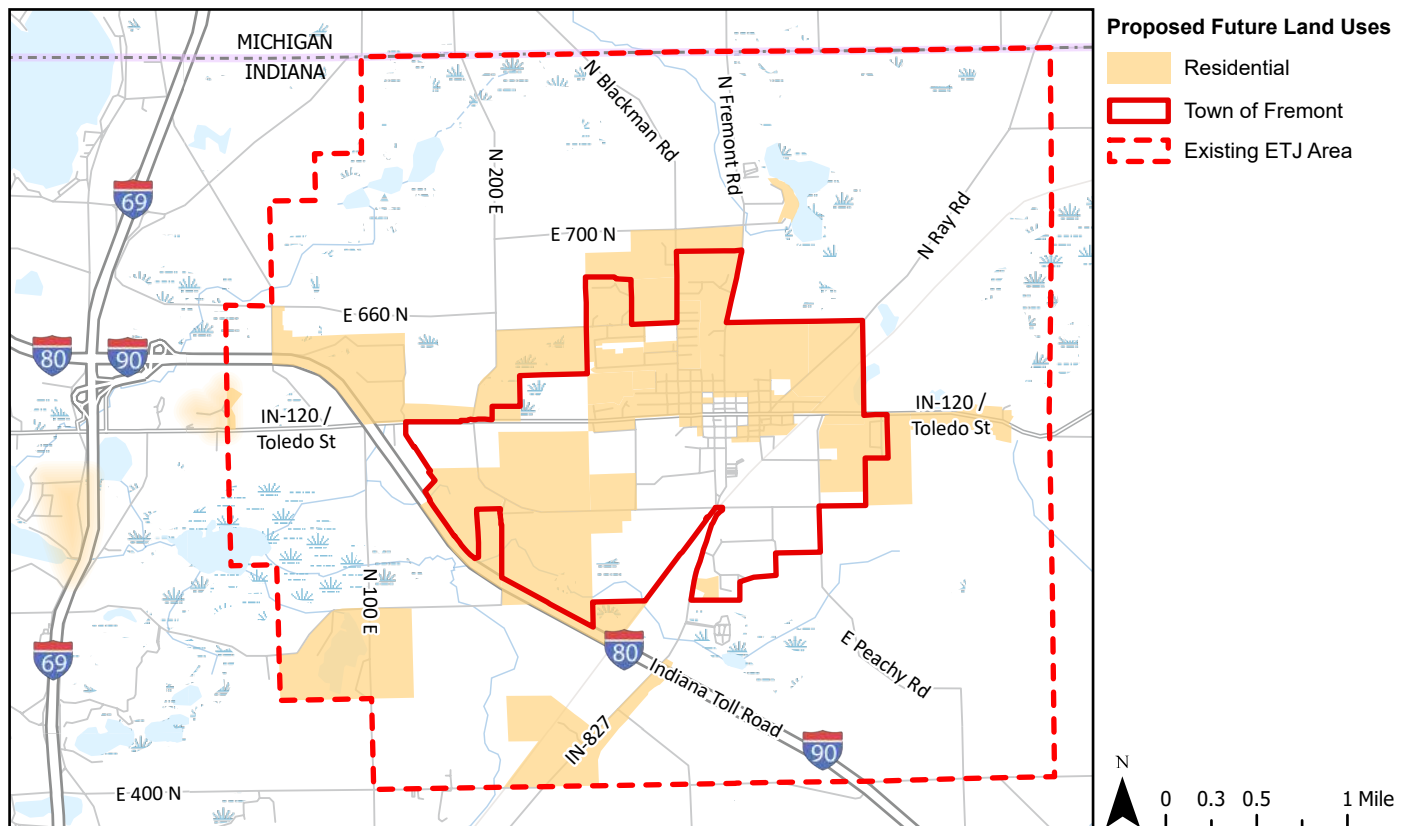
- Single-family residential
- Two-family residential (duplex)
- Townhouses
- Accessory dwelling units
- Retirement community
- Assisted living facility
- Apartment complex

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Agricultural, Residential, Mixed Use, Downtown, Commercial Business
- *Conditional Fit:* Conservation, Industrial

STRUCTURE AND DEVELOPMENT FEATURES:

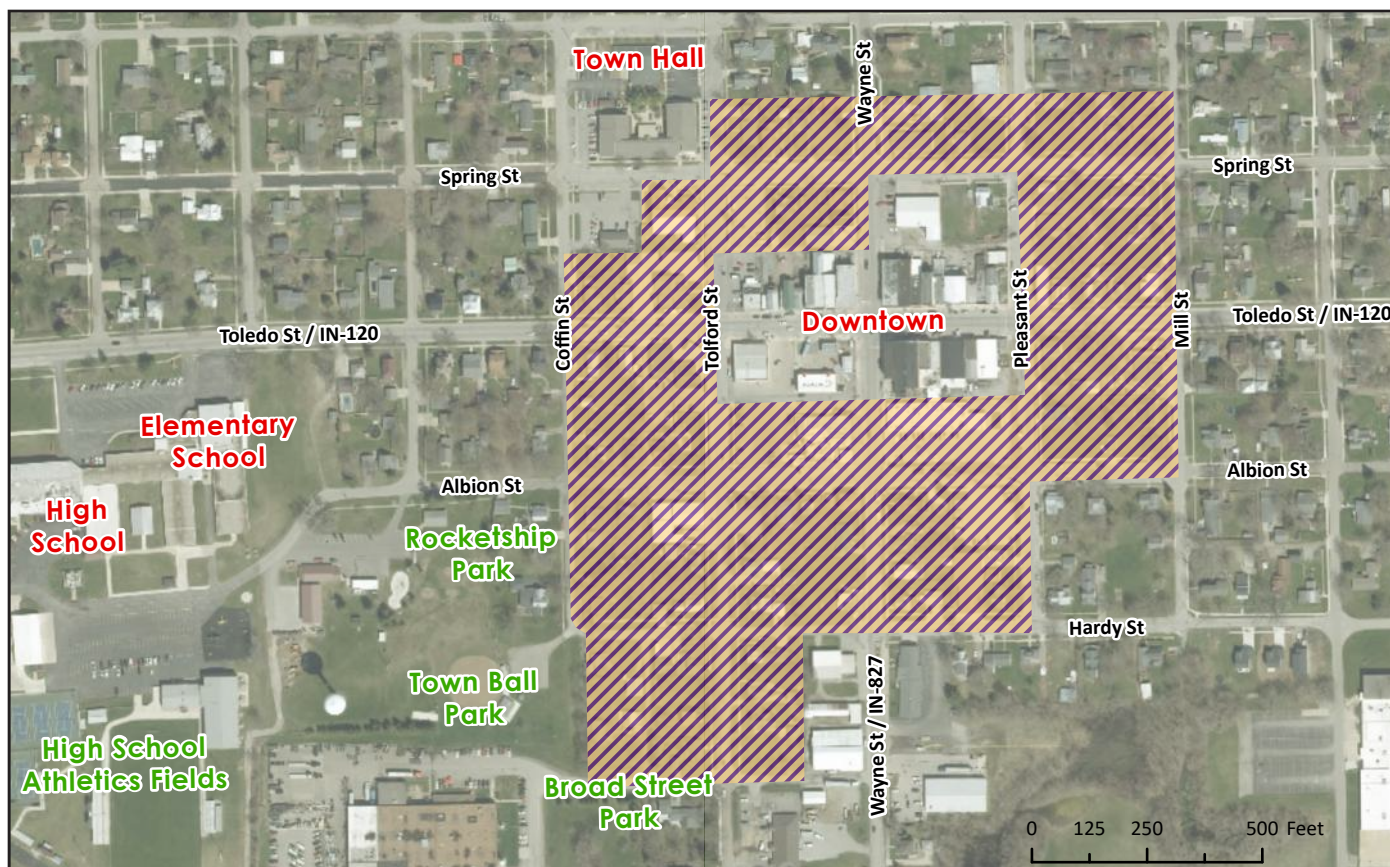
- Maximum 2-story homes
- Up to three (3) story apartment buildings when it clearly fits the context



Mixed (Residential and Commercial Business) Land Uses

While land uses in Fremont are generally segregated (i.e. residential areas are separate from commercial areas, which are separate from industrial areas), there are areas of the town where some overlap has occurred. In particular, the blocks surrounding the downtown include a variety of residential uses along with several small businesses that support daily needs.

This is a beneficial development pattern for towns that want to encourage services to locate within easy access of where people live. By identifying this transitional “mixed-use” area between the downtown and residential neighborhoods, Fremont improves convenience and connectivity between residents and businesses, both of which are important for a strong and diverse economic base.



FUTURE MIXED (RESIDENTIAL AND COMMERCIAL BUSINESS) LAND USES

PURPOSE:

To establish a transitional area between downtown and residential neighborhoods that encourages a diversity of housing and business types.

GENERAL LOCATION:

- One to two blocks surrounding the downtown core.

APPLICATIONS:

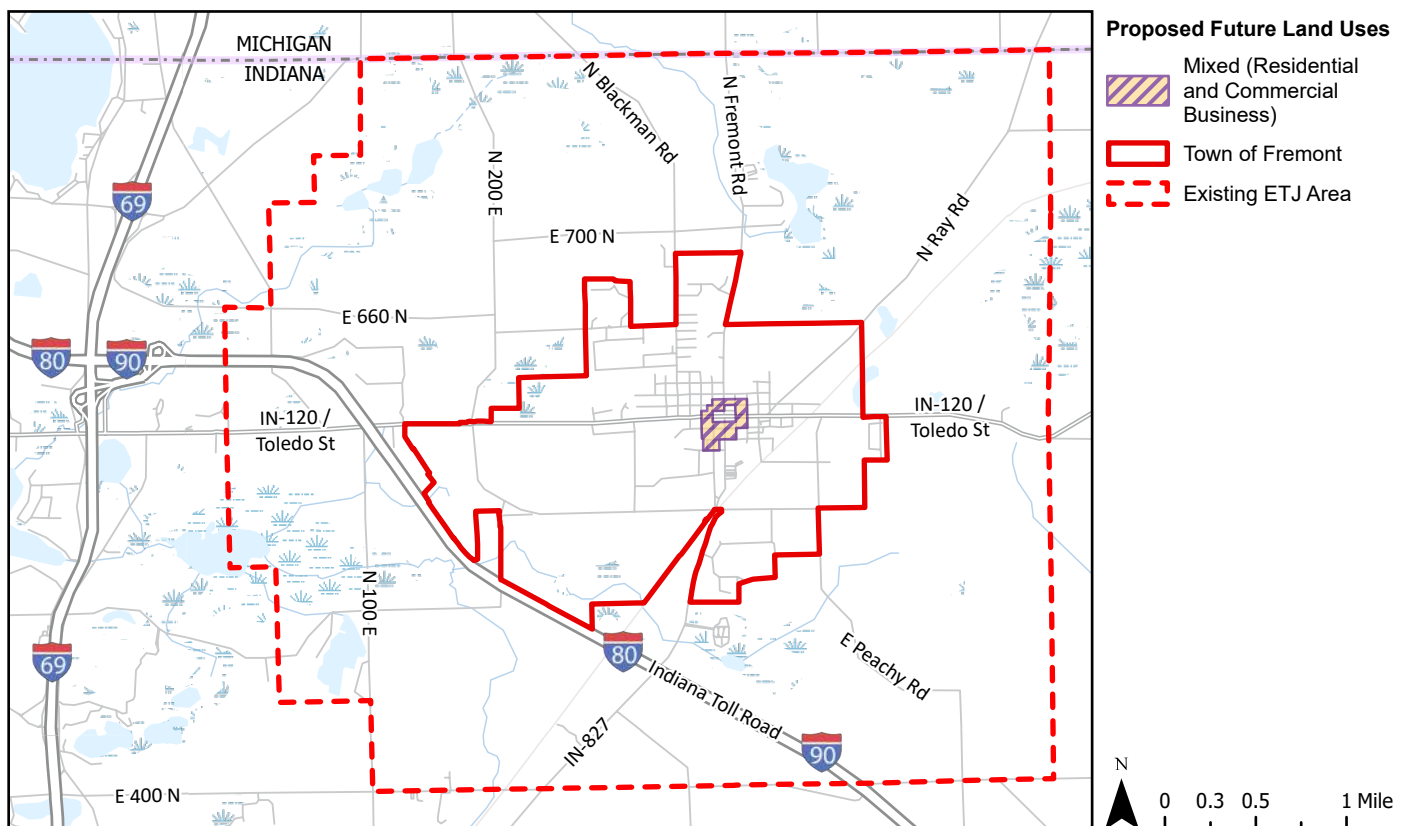
- Single-family residential
- Two-family residential (duplex)
- Townhouses
- Accessory dwelling units
- Retirement community
- Assisted living facility
- Apartment complex
- Small retail
- Small restaurant
- Entertainment
- Coffee shop
- Personal services
- Government/Institutional offices

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Agricultural, Residential, Mixed Use, Downtown, Commercial Business
- *Conditional Fit:* Conservation, Industrial

STRUCTURE AND DEVELOPMENT FEATURES:

- Maximum 2-story homes
- Up to three (3) story apartment buildings when it clearly fits the context
- Discourage drive-through
- Pedestrian-scale building and site features
- Sidewalks and pedestrian safety features



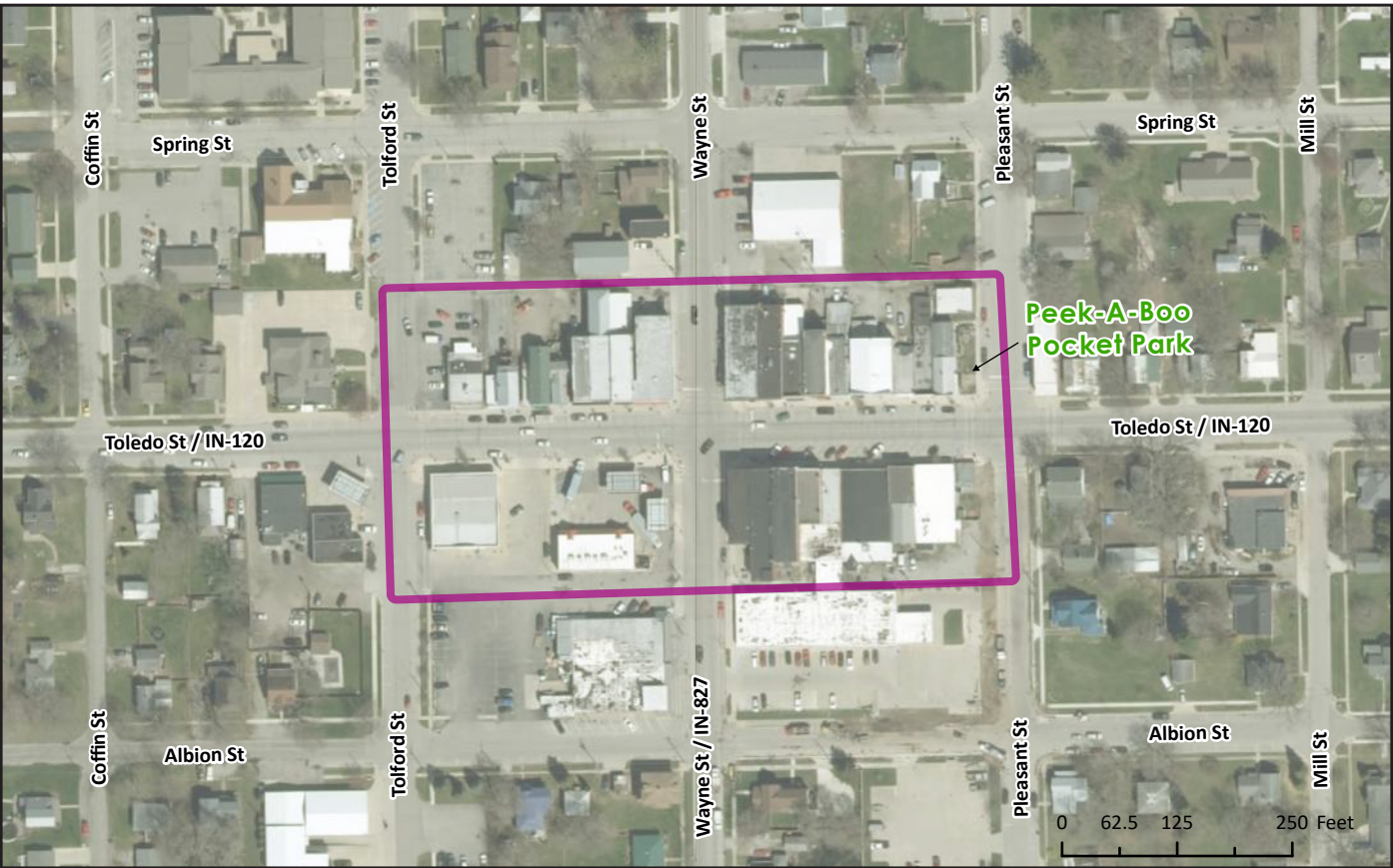
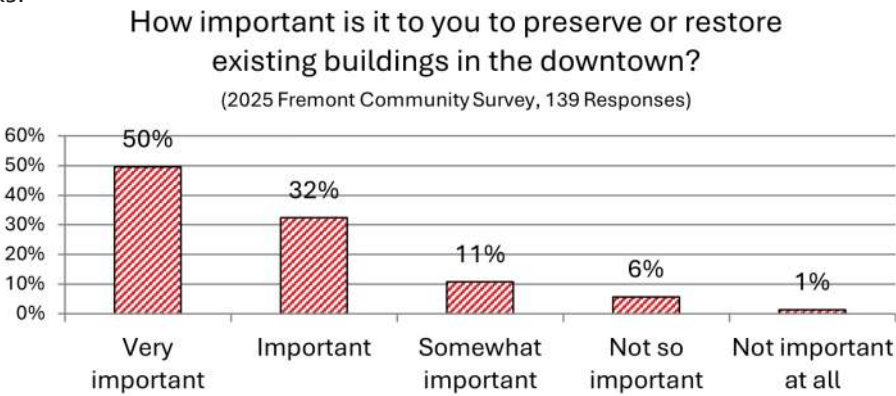
Downtown Land Uses

Downtown is the heart of Fremont’s small-town charm. The two blocks of Toledo Street, between Tolford Street and Pleasant Street, include several restaurants, retail shops, hardware store, hair salon, and ice cream shop. The Town recently transformed a lot on the corner of Toledo Street and Pleasant Street into a pocket park after removing a dilapidated building that had sat empty for years. Downtown is also the location for Music Fest, an annual event sponsored by the Chamber of Commerce. This event brings residents and visitors together for a weekend of music, food, craft vendors, and a town parade and fireworks.

The Town is currently in the process of establishing a designated outdoor refreshment area (DORA) in the downtown. A DORA allows individuals who are at least 21 years old to purchase alcoholic beverages from approved vendors and retail establishments and carry them

outside to be consumed within the DORA boundaries. As of September 2025, there are 43 communities in Indiana with an active DORA.

Fremont’s Historical Society is also located in the downtown and is taking an active role in beginning to protect and restore some of the most historically significant buildings. This is work that is supported by many respondents to the Community Survey - more than 82% said it is important to preserve or restore existing buildings in the downtown.



FUTURE DOWNTOWN LAND USES

PURPOSE:

To establish land for an urban commercial core which provides goods and services to the community and visitors; and to protect historic character.

GENERAL LOCATION:

- Toledo Street (IN- 120) between Tolford Street and Pleasant Street.

APPLICATIONS:

- Small retail
- Small restaurant
- Entertainment
- Coffee shop
- Personal services
- Office (preferred in upper floors)
- Residential (no first floor or below-ground apartments)
- Government/Institutional offices

EXAMPLES:

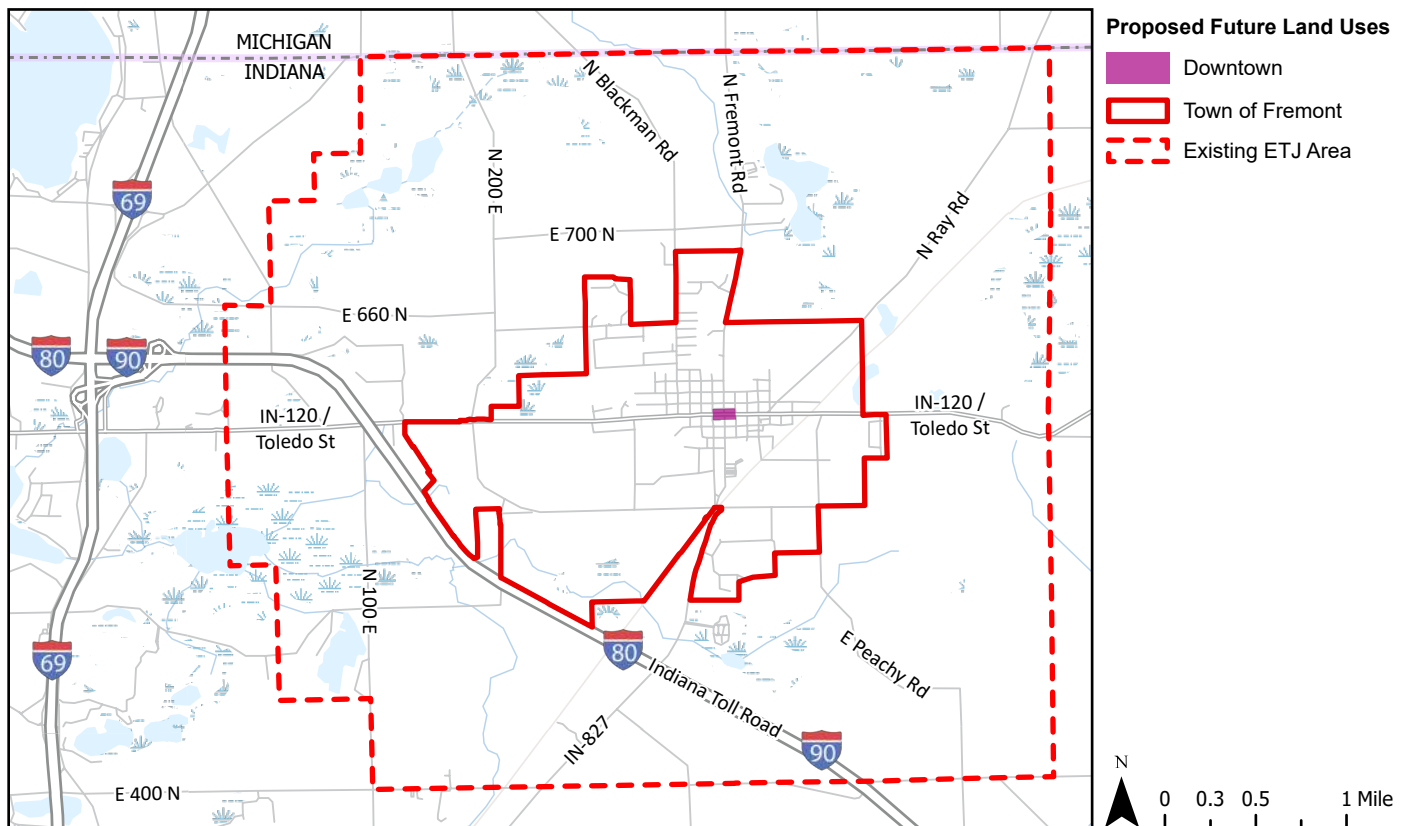
- Patchwork & Sparkle Ceramics
- What the Fork
- GW's Butcher Block
- Rugiono's
- Fremont Hardware
- The Unicorn Hair Salon

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Residential, Mixed Use, Downtown, Commercial Business
- *Conditional Fit:* Conservation, Agricultural, Industrial

STRUCTURE AND DEVELOPMENT FEATURES:

- Discourage drive-through
- Buildings built up to the property lines
- Parking on-street or in rear parking lots
- Discourage one (1) story buildings
- Pedestrian-scale building and site features
- Sidewalks and pedestrian safety features
- Maintain historic character of buildings



Commercial Business Land Uses

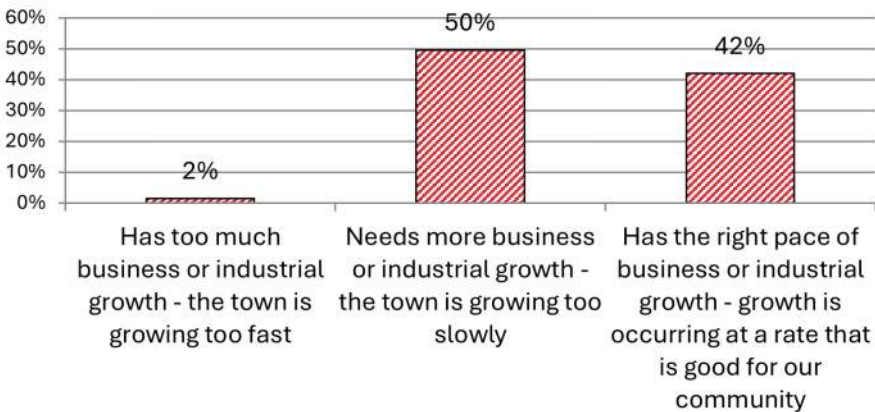
Outside of the downtown, commercial areas in Fremont are generally located along the main transportation corridors: East State Road 127 / West Toledo Street, South Broad Street, and South Wayne Street. The I-69 / Indiana Toll Road (I-80/90) interchange provides access to the popular Outlet Shoppes, as well as several hotels, gas stations, convenience stores, and fast food restaurants.

The interchange is outside of Fremont’s existing extraterritorial jurisdiction; however, it is within the town’s 2-mile buffer from the corporate boundaries in which the Town can claim jurisdiction for planning purposes. The Town envisions this area as primarily commercial business and already provides sanitary waste treatment services for properties here.

Nearly 50% of respondents to the Community Survey say more business or industrial growth is needed. Another 42% say business or industrial growth is occurring at the right pace for the community. Most respondents feel locally-owned restaurants (75%) and locally-owned retail (64%) would be a positive addition to Fremont.

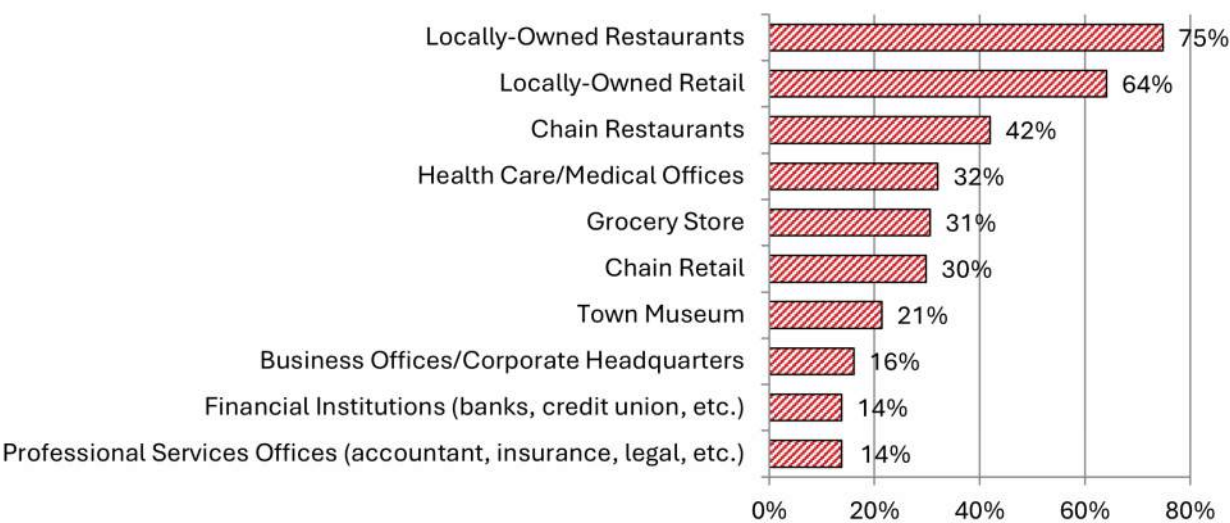
When you think about business or industrial growth in Fremont, do you think it...

(2025 Fremont Community Survey, 133 Responses)



I feel that the following types of businesses would be a positive addition to Fremont. (Select all that apply)

(2025 Fremont Community Survey, 131 Responses)



FUTURE COMMERCIAL BUSINESS LAND USES

PURPOSE:

To establish land for businesses to provide goods and services to the community, region and tourists.

GENERAL LOCATIONS:

- Primarily along Toledo Street (SR 120) and South Wayne Street (SR 827)
- Selectively when the site clearly benefits the community and is compatible with neighbors

APPLICATIONS:

- Retail
- Restaurant
- Office
- Entertainment
- Coffee shop
- Gas station
- Services
- Hospitality

EXAMPLES:

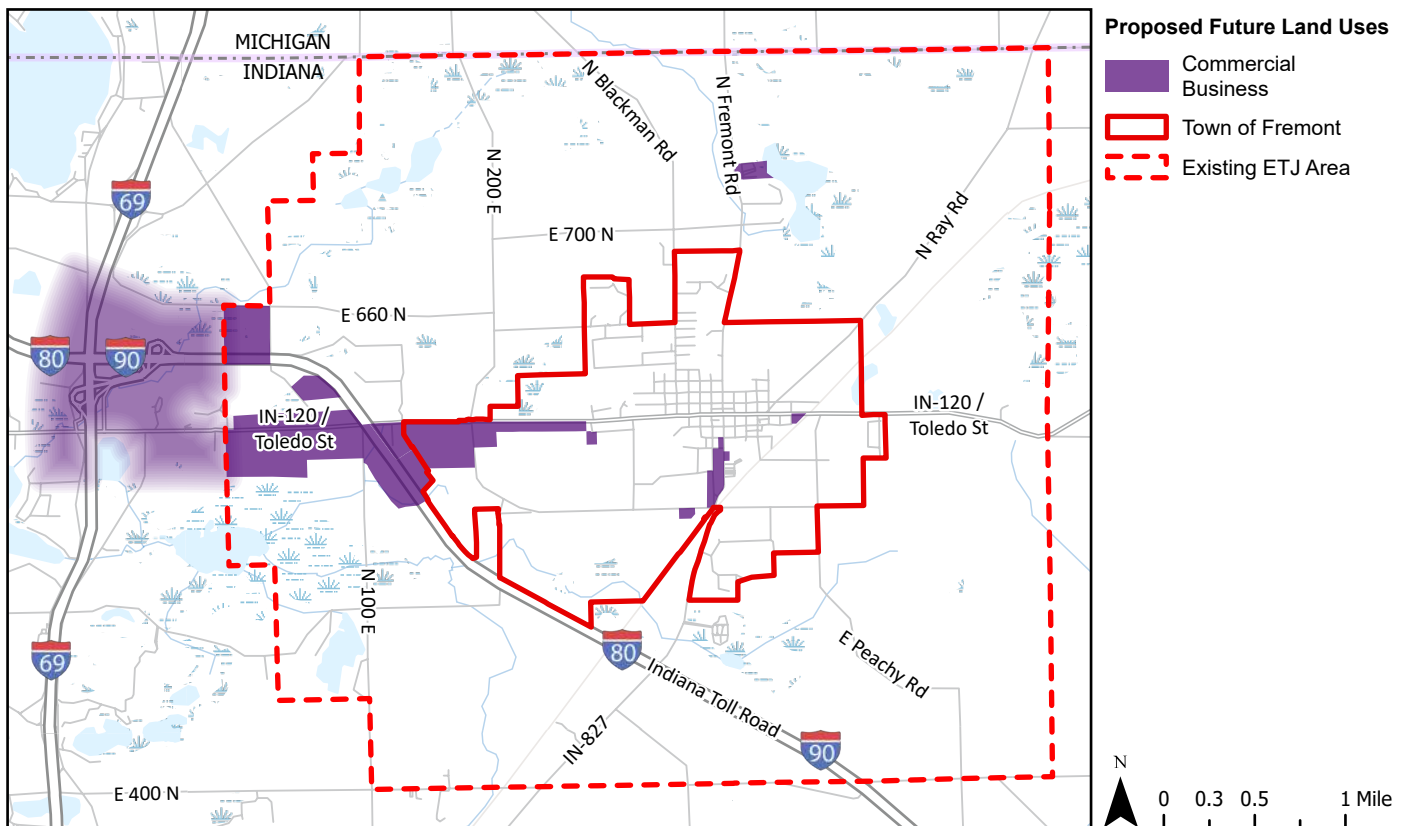
- Fremont Village Foods
- Farmers State Bank
- Dollar General
- Fremont Coin Laundry
- Fremont Family Dentistry
- Black's Garden Center

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Agricultural, Residential, Mixed Use, Downtown, Commercial Business, Industrial
- *Conditional Fit:* Conservation

STRUCTURE AND DEVELOPMENT FEATURES:

- Defined curb cuts onto public streets
- Buffer less intense adjacent uses
- Strive for quality development by promoting non-monotonous facades, landscaped parking lots, and use of quality materials
- Screen outdoor storage areas when adjacent to roadways or residential uses
- Connected to public utilities



Industrial Land Uses

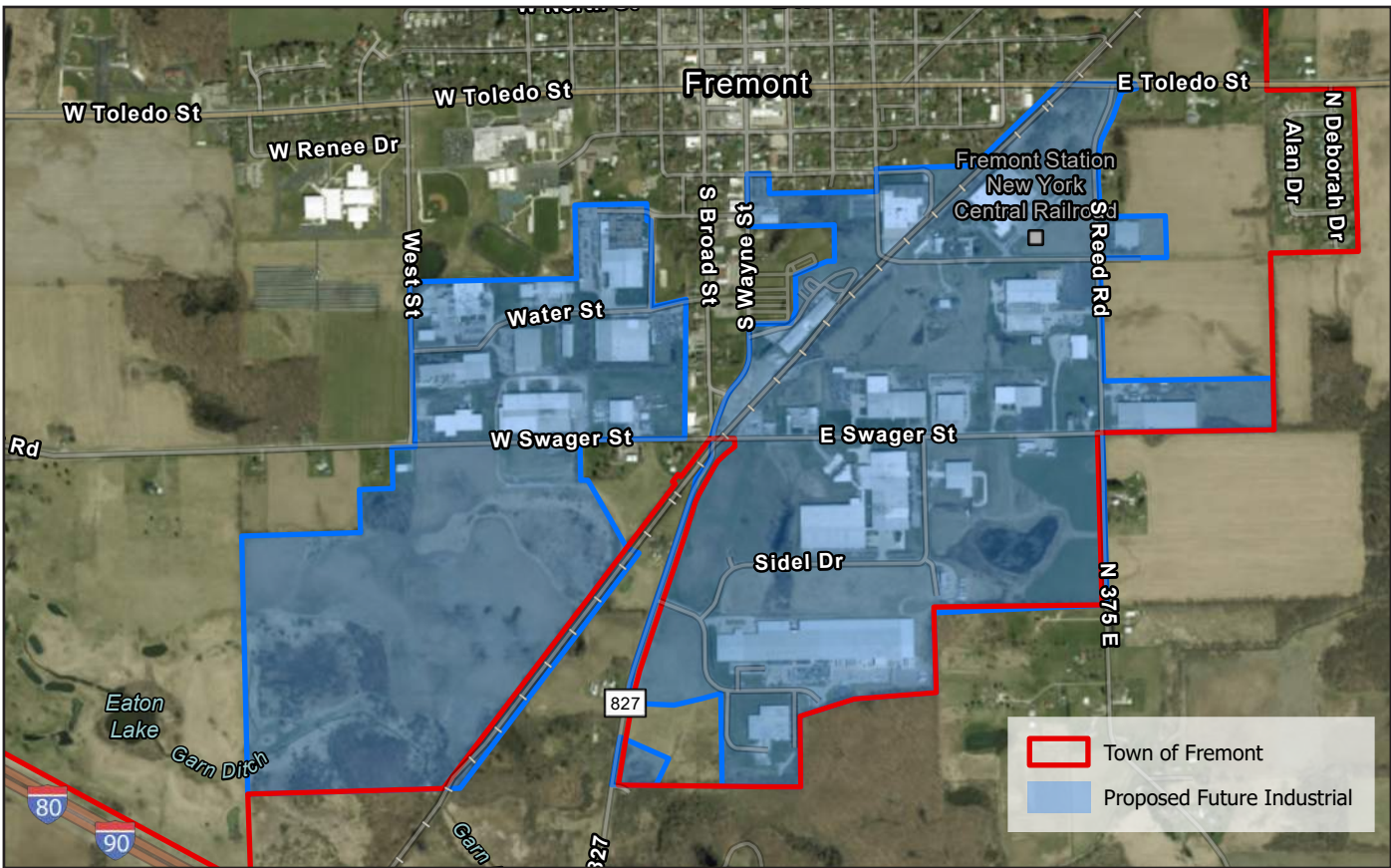
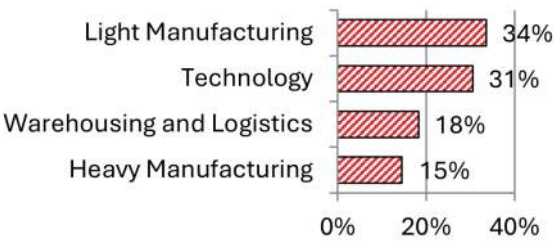
Fremont’s access to rail and two interstate highways provides benefits that many other communities cannot offer industrial businesses. The town is already home to many industrial users and an estimated 37% of the town’s employed population (age 16 and over) is currently employed in the manufacturing industry (Esri 2024 forecast).

Industrial uses are concentrated in the southeast quarter of Fremont, within town limits. Approximately 15% (297 acres) of the town’s land is taxed as industrial use, according to Steuben County data. More than 125 acres are taxed as light manufacturing and assembly. Another 10 acres are taxed as small industrial shops. There is no heavy manufacturing use in Fremont.

Respondents to the Community Survey suggest there is some support for additional light manufacturing and tech businesses. The Town has identified approximately 200 additional acres that the Town would encourage for new industrial development. All future industrial uses will be encouraged to locate inside town limits and primarily in the south of town where industrial uses are already operating to make efficient use of existing infrastructure and keep truck traffic to a minimum in the rest of the town.

I feel that the following types of industrial businesses would be a positive addition to Fremont. (Select all that apply)

(2025 Fremont Community Survey, 131 Responses)



INDUSTRIAL LAND USES

PURPOSE:

To establish opportunities for industrial businesses to thrive in town, especially those that provide employment for Fremont residents.

GENERAL LOCATIONS:

- Located along the Railroad
- Southeast quadrant of the town, south of Hardy Street

APPLICATIONS:

- Agriculture processing, storage and supply
- Manufacturing and production
- Assembly
- Warehousing and distribution
- Science and technology companies
- Construction trades

EXAMPLES:

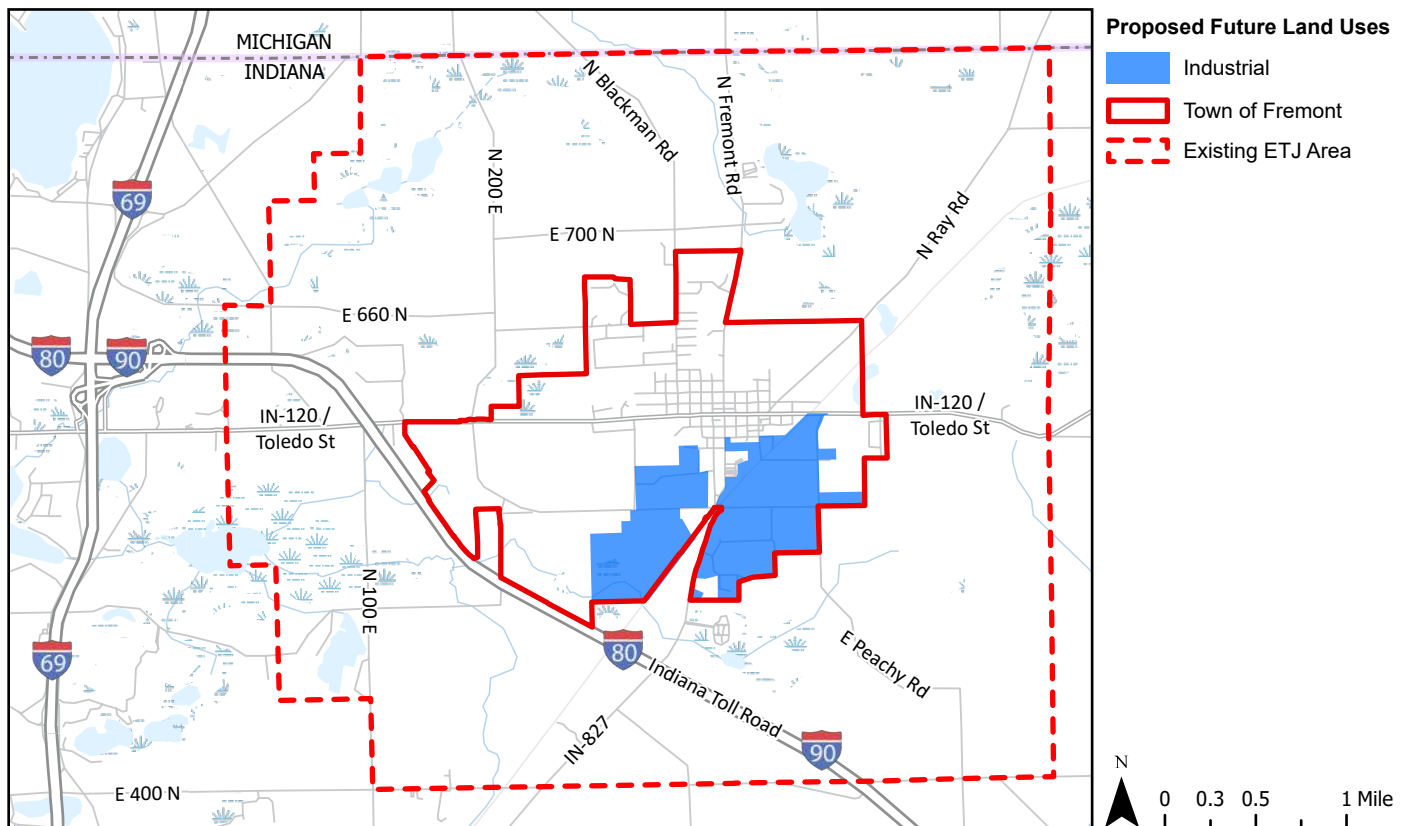
- Dexter Axle
- West Baking
- Rees, Inc
- Carver Non-Woven Technologies
- Swager Communications

APPROPRIATE ADJACENT USES:

- *Best Fit:* Government/Institutional, Parks and Recreation, Agricultural, Commercial Business, Industrial
- *Conditional Fit:* Conservation, Residential, Downtown

STRUCTURE AND DEVELOPMENT FEATURES:

- Screen outdoor storage areas when adjacent to residential development
- Buffer residential uses
- Connected to public utilities



Zoning Plan

FUTURE LAND USES AND CORRESPONDING ZONING DISTRICTS

The future land uses presented in this Comprehensive Plan do not directly relate to the Town's zoning districts. The table below shows how the future land uses could correspond to the districts outlined in Fremont's Zoning Ordinance.

	Conservancy District (CD)	Agriculture District (A)	Residence District 1, Single Family Residential (R-1)	Residence District 2, Two-Family Residential (R-2)	Residence District 3, Multi-Family Residential (R-3)	Residence District 4, Manufactured Home Subdivisions (R-4)	Central Business District (CB)	Small Business District (B-1)	Large Business District (B-2)	Ultra-Light Industry District (I-1)	Light Industry District (I-2)
Government and Institutional	No district relation. Allowed in all districts										
Parks and Recreation	No district relation. Allowed in all districts										
Conservation	✓										
Agricultural		✓									
Residential			✓	✓	✓	✓					
Mixed (Residential and Commercial Business)			✓	✓	✓	✓	✓	✓			
Downtown							✓				
Commercial Business							✓	✓	✓		
Industrial										✓	✓

APPROPRIATE ADJACENT LAND USE TABLE

The table below provides a quick reference for determining land use compatibility. The information in this table mirrors the content in each of the land use sections in this chapter.

	Government and Institutional	Parks and Recreation	Conservation	Agricultural	Residential	Mixed (Residential and Commercial Business)	Downtown	Commercial Business	Industrial
Government and Institutional	B	B	B	B	B	B	B	B	B
Parks and Recreation	B	B	B	B	B	B	B	B	B
Conservation	B	B	B	C	C	C	C	C	C
Agricultural	B	B	C	B	B	B	C	B	B
Residential	B	B	C	B	B	B	B	B	C
Mixed (Residential and Commercial Business)	B	B	C	B	B	B	B	B	C
Downtown	B	B	C	C	B	B	B	B	C
Commercial Business	B	B	C	B	B	B	B	B	B
Industrial	B	B	C	B	C	C	C	B	B

B = "Best Fit." These are ideal uses to be located adjacent to each other.

C = "Conditional Fit." These uses may be appropriate when the more intensive development is installed with sensitivity to the adjacent, less intense land classification.

IMPLEMENTATION STRATEGY

How this Chapter is Organized

The following pages outline a list of actions the Town of Fremont has identified as ways to work towards the Town's land use goals. See page 23 for a list of these goals and pages 24–27 to see how each action addresses the stated goals.

Actions have been **categorized** by type:

- Administration and Management
- Research
- Budget Development
- Facilities and Infrastructure Improvements
- Public Outreach
- Marketing
- Community Building

Each category has been further divided to highlight the expected **timeframe**:

- Ongoing: Action will not be completed, but rather is continuous or recurring.
- M 1–12: Action will be completed within the first year after plan adoption.
- Y 1–5: Action will be completed within years 1 to 5.
- Y 6–10: Action will be completed within years 6–10.
- Y 10+: Action is anticipated to be completed after 10 or more years.

Lead role and supporting **roles** are identified for each action:

The role identified as the "Lead" will take responsibility for initiating the action and coordinating its progress. Roles identified as "Supporting" will provide input, direction, and resources as able.

Lead Role:

Supporting Role:

Administration and Management			
ONGOING	Admin 1: Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in improving the safety and appearance of dilapidated buildings throughout the town, especially along primary corridors and downtown.	Steuben County Building Department	Clerk-Treasurer, Zoning Administrator, Town Council, Property Owners, Historical Society
	Admin 2: Use the zoning ordinance and development approval process to influence land use decisions that preserve high quality agricultural uses outside of corporate limits but within the Fremont ETJ.	Zoning Administrator	Clerk-Treasurer, Plan Commission, BZA
	Admin 3: Utilize the development approval process to ensure local public services and utilities can meet the demand and expectations of current residents and businesses while facilitating new development.	Zoning Administrator	Clerk-Treasurer, Plan Commission, BZA
	Admin 4: Utilize the zoning ordinance and development processes to direct development to areas outside of conservation land use or zoning districts, both within Fremont and its ETJ.	Zoning Administrator	Clerk-Treasurer, Plan Commission, BZA
	Admin 5: Utilize USDA Web Soil Survey, Farmland Classification field in the GIS layer to inform land use decisions for land taxed or zoned for agriculture with in the town and ETJ.	Zoning Administrator	Clerk-Treasurer, Plan Commission, BZA
	Admin 6: Maintain the sidewalk and trail network to provide safe bike and pedestrian options throughout Fremont to connect popular destinations and services.	Street Department	Clerk-Treasurer
	Admin 7: Periodically review the safety of street corridors and intersections and prioritize improvements to the town's roadways.	Street Department	Clerk-Treasurer
	Admin 8: Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for residential, commercial, and industrial purposes.	Clerk-Treasurer	Steuben County Building Department, Police, Fire, Street, Water, and Wastewater Departments
M 1-12	Admin 9: Work with IDNR to proactively rezone land identified as conservation in the Future Land Use Map.	Zoning Administrator	Clerk-Treasurer, Town Council, IDNR, Legal Counsel
	Admin 10: Develop a policy or MOU with Steuben County Health Department to prevent development utilizing well and septic on properties that the town would like to see annexed.	Clerk-Treasurer	Town Council, Steuben County Health Department, Legal Counsel
Y 1-5	Admin 11: Establish a town-wide stormwater management and erosion control ordinance.	Clerk-Treasurer	Town Council, Legal Counsel

Lead Role:

Supporting Role:

Research			
M 1-12	Research 1: Evaluate the benefits of expanding the ETJ to the west into the areas already served by Fremont public utilities.	Clerk-Treasurer	Town Council, Zoning Administrator, Police, Fire, Street, Water, and Wastewater Departments, Consultant
	Research 2: Review the zoning ordinance to determine if additional setbacks on land adjacent to conservation districts are needed to further protect these areas.	Zoning Administrator	Clerk-Treasurer, Legal Counsel, Consultant
	Research 3: Review the zoning ordinance and subdivision control ordinance to determine if they can be used to incentivize conservation and preservation of prime agricultural land in the Fremont ETJ.	Zoning Administrator	Clerk-Treasurer, Legal Counsel, Consultant
	Research 4: Review the zoning ordinance to see if allowing for a mix of residential and commercial uses can help to strengthen neighborhoods, improve accessibility of commercial uses for residents, and strengthen local businesses by providing customers within close proximity.	Zoning Administrator	Clerk-Treasurer, Legal Counsel, Consultant
	Research 5: Use current land use data from Steuben County to identify properties used for agricultural purposes within town limits and the ETJ.	Zoning Administrator	Clerk-Treasurer, Steuben County GIS, Consultant
Y 1-5	Research 6: Investigate incentives and programs to assist with affordability of housing units within town limits.	Clerk-Treasurer	Town Council, SCEDC, Consultant
	Research 7: Investigate incentives such as residential tax abatements, residential tax increment financing, and public-private partnerships to attract new housing options within town limits to make housing more available and affordable.	Clerk-Treasurer	Town Council, SCEDC, Consultant
	Research 8: Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new commercial development within town limits and in commercial corridors including downtown.	Clerk-Treasurer	Town Council, SCEDC, Consultant
	Research 9: Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new and expansions of industrial businesses within town limits.	Clerk-Treasurer	Town Council, SCEDC, Consultant
	Research 10: Investigate use of the Town's zoning and subdivision control ordinances to incentivize conservation and preservation of environmentally sensitive areas in the Town and ETJ.	Zoning Administrator	Clerk-Treasurer, Legal Counsel, Consultant
	Research 11: Work with IDNR and local advocates and experts to identify any additional critical resources that should be protected through conservation and/or preservation activities.	Clerk-Treasurer	Town Council, IDNR, Consultant
	Research 12: Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.	Chamber of Commerce	Clerk-Treasurer, Business Owners, Town Council, SCEDC
	Research 13: Develop a coordinated strategy to strengthen and diversify the local economy.	Chamber of Commerce	Clerk-Treasurer, SCEDC, Consultant
	Research 14: Work with local partners to identify incentives to attract commuters and telecommuters to become Fremont residents.	Chamber of Commerce	Clerk-Treasurer, Business Owners, Town Council, SCEDC
	Research 15: Work with local partners to identify locations and promote Fremont's commercial areas for local service businesses, such as a grocery and household goods stores.	Chamber of Commerce	Clerk-Treasurer, Business Owners, Town Council, SCEDC

		Lead Role:	Supporting Role:
Budget Development			
ONGOING	Budget 1: Provide financial and technical support for the efforts of the Parks Committee to establish and maintain quality parks and recreational opportunities.	Town Council	Clerk-Treasurer, Parks Committee, Street Department
	Budget 2: Establish a capital budget to support incremental improvements to the pedestrian network, starting with the highest benefiting projects, recognizing the desire and need for a contiguous pedestrian network.	Town Council	Clerk-Treasurer, Street Department, Parks Committee, Chamber of Commerce, Fremont Schools
	Budget 3: Offer incentives to existing and potential small businesses to operate within Fremont's downtown.	Town Council	Clerk-Treasurer, Chamber of Commerce
	Budget 4: Offer incentives to existing and potential small businesses to operate within Fremont town limits.	Town Council	Clerk-Treasurer, Chamber of Commerce
Facilities and Infrastructure Improvements			
ONGOING	Facilities 1: Make prioritized improvements to the town's roadways based on periodic reviews of the safety of street corridors and intersections.	Street Department	Clerk-Treasurer
	Facilities 2: Expand the sidewalk and trail network to provide safe bike and pedestrian options throughout Fremont to connect popular destinations and services.	Street Department	Clerk-Treasurer
Y 1-5	Facilities 3: Implement a wayfinding system to provide direction to various town assets. The wayfinding system signs and materials should utilize the town's brand strategy in its design.	Clerk-Treasurer	Town Council, Street Department, Parks Committee, Chamber of Commerce
	Facilities 4: Enhance the East, West and South "entrances" into the town with a unique physical feature, thus establishing brand recognition at the primary gateways.	Clerk-Treasurer	Town Council, Street Department, Chamber of Commerce, Consultant
Y 6-10	Facilities 5: Establish a stormwater utility in anticipation of future drainage needs.	Clerk-Treasurer	Town Council, Consultant
Public Outreach			
ONGOING	Outreach 1: Partner with the high school to provide workforce development after identifying gaps in skills needed by local businesses and industries.	Fremont Chamber of Commerce	Fremont Schools, Business Owners
	Outreach 2: Work with IDNR, local advocates, and educators to increase public awareness and support for protecting natural resources through informational and educational activities.	Clerk-Treasurer	IDNR, Fremont Schools
	Outreach 3: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are residential structures or could be converted for residential use.	Fremont Historical Society	Property Owners, Steuben County Building Department, Clerk-Treasurer, Town Council
	Outreach 4: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the downtown.	Fremont Historical Society	Property Owners, Steuben County Building Department, Chamber of Commerce, Clerk-Treasurer, Town Council

		Lead Role:	Supporting Role:
ONGOING	Outreach 5: Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are commercial structures or could be converted for commercial use.	Fremont Historical Society	Property Owners, Steuben County Building Department, Chamber of Commerce, Clerk-Treasurer, Town Council
	Outreach 6: Work with property owners that are adjacent to the town to promote annexation of properties into the town for access to utilities and services and to reduce environmental impacts on groundwater.	Clerk-Treasurer	Property Owners, Town Council, Legal Counsel
	Outreach 7: Work with property owners to identify and pro-actively zone land that is attractive for residential development.	Clerk-Treasurer	Property Owners, Zoning Administrator, Town Council, Legal Counsel
Marketing			
ONGOING	Marketing 1: Actively work with Steuben County Economic Development and Northeast Indiana's economic development organizations to promote Fremont's rail access, interstate access, and available industrial buildings and sites.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer
	Marketing 2: Contribute information to local partners to develop and maintain an inventory to promote development and redevelopment opportunities for industrial property in Fremont.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer
	Marketing 3: Promote local assets such as parks, public spaces, natural areas, and small town charm as a quality of place strategy to attract and retain businesses and residents to Fremont.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer
	Marketing 4: Promote Fremont as a great place to live to help strengthen property values and provide a ready workforce for a vibrant economy.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer
Community Building			
ONGOING	Community 1: Establish and improve local festivals or community events to help bring the town's people together and welcome visitors in public spaces.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer
	Community 2: Establish and improve local festivals or community events in downtown to help bring the town's people together and welcome visitors.	Fremont Chamber of Commerce	Steuben County Economic Development, Clerk-Treasurer

APPENDIX

- A. 2025 Fremont Community Survey Results
- B. 2025 Fremont Parks Use Survey Results
- C. Town Planning Workshop Sign-in Sheet
- D. Town Planning Workshop - Proposed Programs
- E. Historic Structures List
- F. Draft Comprehensive Plan Open House Sign-in Sheet
- G. Public Hearing Minutes
- H. Resolution of Adoption

APPENDIX A

2025 FREMONT COMMUNITY SURVEY RESULTS

Q1 If you would like to receive notifications regarding the Fremont Comprehensive Plan update or the Parks and Recreation Master Plan update, please enter your email address in the box below. (Optional)

Answered: 90 Skipped: 65

#	RESPONSES	DATE
1	[omitted]@yahoo.com	3/29/2025 3:35 PM
2	[omitted]@gmail.com	3/29/2025 10:05 AM
3	[omitted]@comcast.net	3/29/2025 9:50 AM
4	[omitted]@gmail.com	3/23/2025 11:11 PM
5	[omitted]@gmail.com	3/21/2025 2:39 PM
6	[omitted]msn.com	3/20/2025 10:25 AM
7	[omitted]@gmail.com	3/18/2025 1:36 PM
8	[omitted]@hotmail.com	3/16/2025 9:21 AM
9	[omitted]@yahoo.com	3/16/2025 5:56 AM
10	[omitted]@gmail.com	3/15/2025 8:47 PM
11	[omitted]@gmail.com	3/14/2025 7:23 PM
12	[omitted]arthlink.net	3/14/2025 10:35 AM
13	[omitted]@gmail.com	3/13/2025 8:17 PM
14	[omitted]@inumc.org	3/13/2025 9:15 AM
15	[omitted]@gmail.com	3/13/2025 7:56 AM
16	[omitted]@aol.com	3/11/2025 10:51 PM
17	[omitted]@gmail.com	3/11/2025 10:10 PM
18	[omitted]@gmail.com	3/11/2025 4:34 PM
19	[omitted]msn.com	3/11/2025 2:35 PM
20	[omitted]@hotmail.com	3/11/2025 2:18 PM
21	[omitted]@gmail.com	3/10/2025 8:08 PM
22	[omitted]@aol.com	3/9/2025 11:07 AM
23	[omitted]@gmail.com	3/9/2025 10:59 AM
24	[omitted]gmail.com	3/8/2025 7:14 PM
25	[omitted]@hotmail.com	3/8/2025 4:55 PM
26	[omitted]@gmail.com	3/6/2025 1:12 PM
27	[omitted]@live.com	3/3/2025 6:02 PM
28	[omitted]@gmail.com	3/3/2025 3:44 PM
29	[omitted]@live.com	3/3/2025 3:23 PM
30	[omitted]@hotmail.com	3/3/2025 1:41 PM

Fremont Community Survey

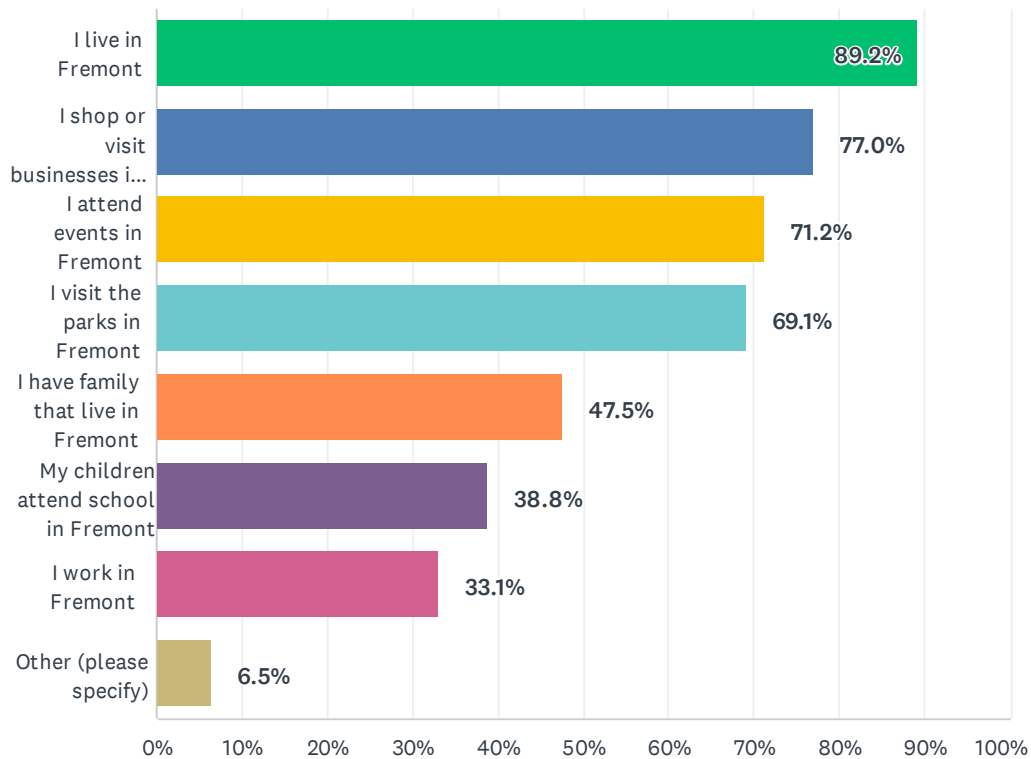
31	[omitted]@yahoo.com	3/2/2025 3:36 PM
32	[omitted]@gmail.com	2/27/2025 3:30 PM
33	[omitted]@gmail.com	2/27/2025 1:19 PM
34	[omitted]@yahoo.com	2/27/2025 10:34 AM
35	[omitted]@gmail.com	2/27/2025 10:07 AM
36	[omitted]@gmail.com	2/26/2025 7:29 PM
37	[omitted]@gmail.com	2/26/2025 7:27 PM
38	[omitted]@gmail.com	2/26/2025 7:12 PM
39	[omitted]@gmail.com	2/26/2025 5:02 PM
40	[omitted]@gmail.com	2/26/2025 3:54 PM
41	[omitted]outlook.com	2/26/2025 2:18 PM
42	[omitted]@gmail.com	2/26/2025 2:10 PM
43	[omitted]gmail.com	2/26/2025 1:58 PM
44	[omitted]@yahoo.com	2/26/2025 1:47 PM
45	[omitted]@hotmail.com	2/26/2025 1:44 PM
46	[omitted]@yahoo.com	2/26/2025 1:41 PM
47	[omitted]@gmail.com	2/26/2025 1:31 PM
48	[omitted]@GMAIL.COM	2/26/2025 1:27 PM
49	[omitted]gmail.com	2/26/2025 1:23 PM
50	[omitted]@hotmail.com	2/26/2025 1:22 PM
51	[omitted]@gmail.com	2/26/2025 1:22 PM
52	[omitted]@gmail.com	2/26/2025 1:18 PM
53	[omitted]ccanopy.com	2/26/2025 1:17 PM
54	[omitted]@mchsi.com	2/26/2025 1:13 PM
55	[omitted]@msn.com	2/26/2025 1:04 PM
56	[omitted]@gmail.com	2/26/2025 1:01 PM
57	[omitted]@HOTMAIL.COM	2/26/2025 12:58 PM
58	[omitted]@yahoo.com	2/26/2025 12:55 PM
59	[omitted]@hotmail.com	2/26/2025 12:51 PM
60	[omitted]@gmail.com	2/26/2025 12:47 PM
61	[omitted]@hotmail.com	2/26/2025 12:45 PM
62	[omitted]@gmail.com	2/26/2025 12:45 PM
63	[omitted]@gmail.com	2/26/2025 12:44 PM
64	[omitted]gmail.com	2/26/2025 12:42 PM
65	[omitted]@gmail.com	2/26/2025 12:42 PM
66	[omitted]@msn.com	2/26/2025 12:41 PM
67	[omitted]@hotmail.com	2/26/2025 12:36 PM
68	[omitted]@aol.com	2/26/2025 12:35 PM

Fremont Community Survey

69	[omitted]@monteagles.us	2/26/2025 12:34 PM
70	[omitted]@gmail.com	2/26/2025 12:32 PM
71	[omitted]@gmail.com	2/26/2025 12:30 PM
72	[omitted]@gmail.com	2/26/2025 12:29 PM
73	[omitted]@nsn.com	2/26/2025 12:28 PM
74	[omitted]@gmail.com	2/26/2025 12:27 PM
75	[omitted]@yahoo.com	2/26/2025 12:27 PM
76	[omitted]@gmail.com	2/26/2025 12:26 PM
77	[omitted]@gmail.com	2/26/2025 12:26 PM
78	[omitted]@yahoo.com	2/26/2025 12:26 PM
79	[omitted]@outlook.com	2/26/2025 12:26 PM
80	[omitted]@mail.com	2/26/2025 12:25 PM
81	[omitted]@gmail.com	2/26/2025 12:25 PM
82	[omitted]@frontier.com	2/26/2025 12:25 PM
83	[omitted]@gmail.com	2/26/2025 12:25 PM
84	[omitted]@yahoo.com	2/26/2025 12:24 PM
85	[omitted]@gmail.com	2/26/2025 12:24 PM
86	[omitted]@gmail.com	2/26/2025 12:24 PM
87	[omitted]@aol.com	2/26/2025 12:23 PM
88	[omitted]@gmail.com	2/26/2025 12:23 PM
89	[omitted]@gmail.com	2/26/2025 12:23 PM
90	[omitted]@gmail.com	2/26/2025 12:22 PM

Q2 Please tell us what your interest is in Fremont. (Select all that apply)

Answered: 139 Skipped: 16



ANSWER CHOICES	RESPONSES	
I live in Fremont	89.2%	124
I shop or visit businesses in Fremont	77.0%	107
I attend events in Fremont	71.2%	99
I visit the parks in Fremont	69.1%	96
I have family that live in Fremont	47.5%	66
My children attend school in Fremont	38.8%	54
I work in Fremont	33.1%	46
Other (please specify)	6.5%	9
Total Respondents: 139		

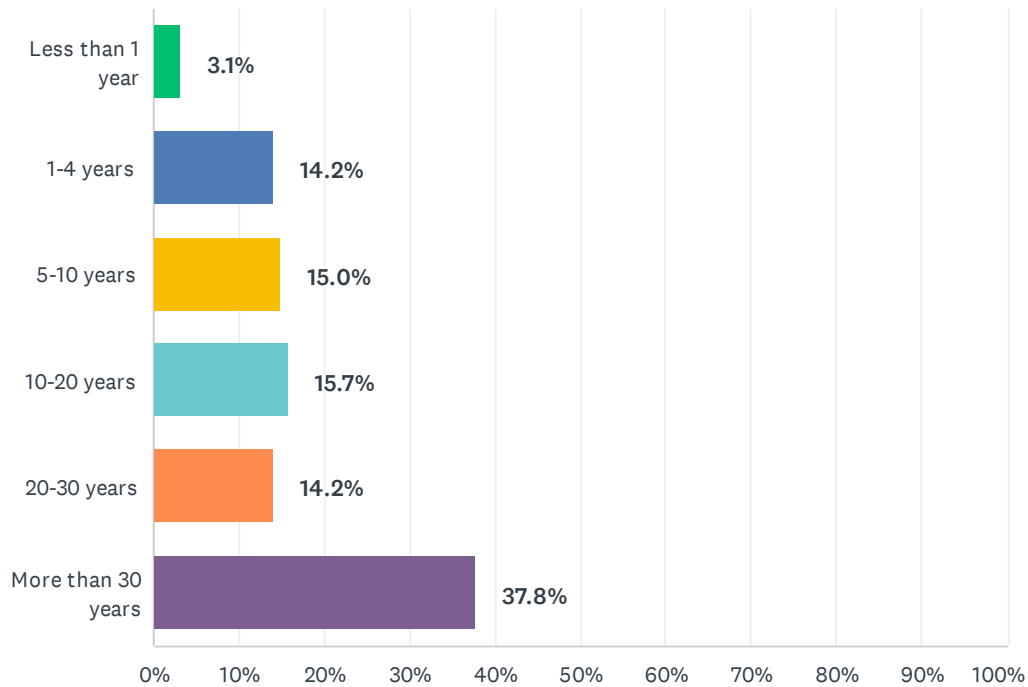
#	OTHER (PLEASE SPECIFY)	DATE
1	Former permanent resident	3/29/2025 10:07 AM
2	Love the library events	3/13/2025 9:29 AM
3	My children attended school in Fremont.	3/11/2025 2:35 PM
4	Involved with a Fremont non-profit	3/11/2025 1:38 PM

Fremont Community Survey

5	Considering opening a business in Fremont.	3/3/2025 4:09 PM
6	My grandchildren attended Fremont schools	2/26/2025 2:36 PM
7	Use to live in town for forty years now live outside of Fremont	2/26/2025 12:53 PM
8	Grandson in school at Fremont	2/26/2025 12:38 PM
9	I have a Fremont address but for not live in town	2/26/2025 12:34 PM

Q3 If you are a Fremont resident, how long have you lived here?

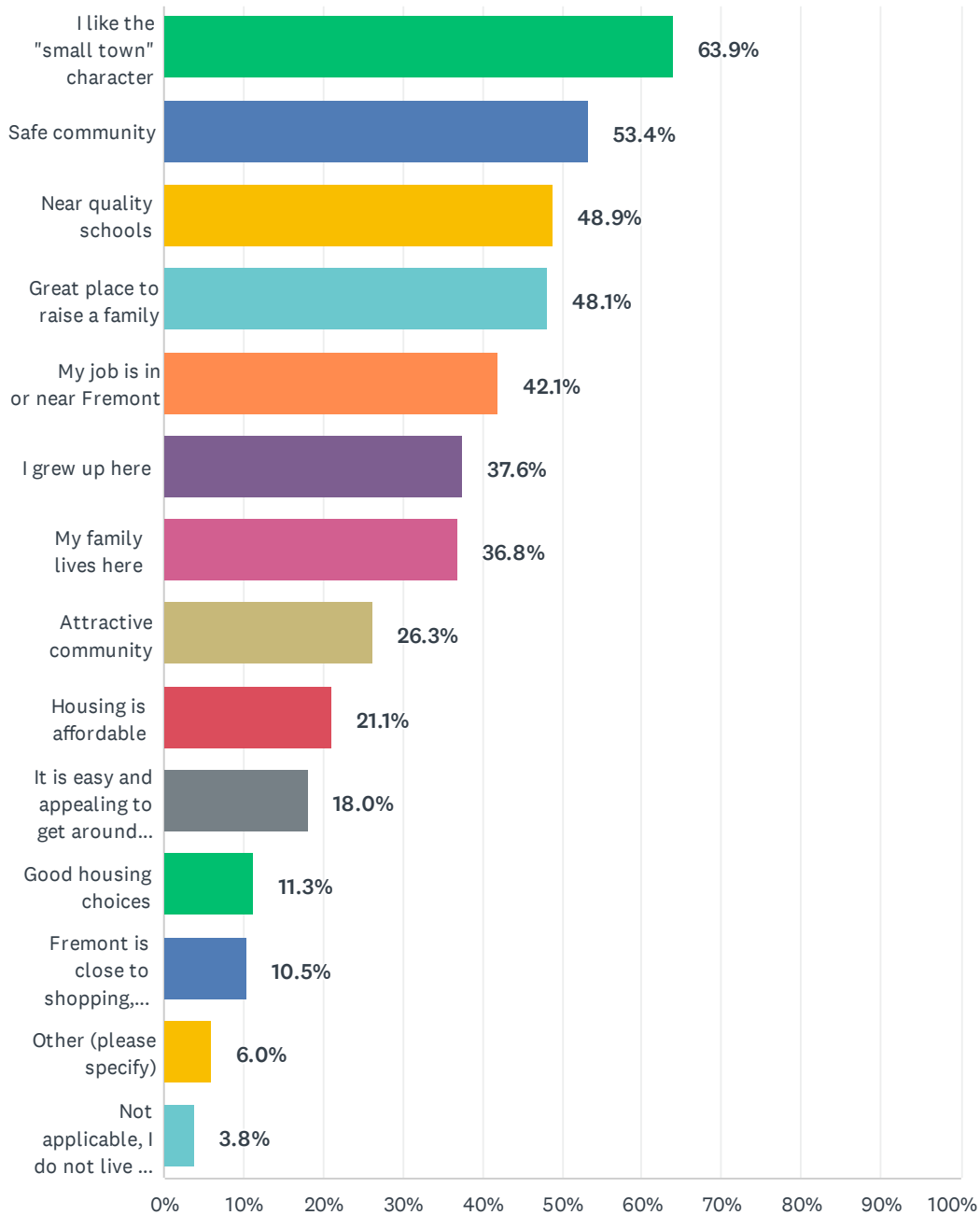
Answered: 127 Skipped: 28



ANSWER CHOICES	RESPONSES	
Less than 1 year	3.1%	4
1-4 years	14.2%	18
5-10 years	15.0%	19
10-20 years	15.7%	20
20-30 years	14.2%	18
More than 30 years	37.8%	48
TOTAL		127

Q4 If you live in Fremont - why do you choose to live here? (Select all that apply)

Answered: 133 Skipped: 22



Fremont Community Survey

ANSWER CHOICES	RESPONSES	
I like the "small town" character	63.9%	85
Safe community	53.4%	71
Near quality schools	48.9%	65
Great place to raise a family	48.1%	64
My job is in or near Fremont	42.1%	56
I grew up here	37.6%	50
My family lives here	36.8%	49
Attractive community	26.3%	35
Housing is affordable	21.1%	28
It is easy and appealing to get around without a car	18.0%	24
Good housing choices	11.3%	15
Fremont is close to shopping, dining and entertainment	10.5%	14
Other (please specify)	6.0%	8
Not applicable, I do not live in Fremont	3.8%	5
Total Respondents: 133		

#	OTHER (PLEASE SPECIFY)	DATE
1	Clear Lake	3/21/2025 3:03 PM
2	Close to a lot of lakes	3/16/2025 9:47 AM
3	My children could play in sports, not play to sit.	3/11/2025 2:35 PM
4	We found a house that had everything we wanted for the right price.	2/26/2025 3:37 PM
5	Moved to Fremont while daughters were attending Fremont Schools. Did not move after they graduated.	2/26/2025 1:29 PM
6	Amazing library for a town this size	2/26/2025 1:25 PM
7	Moved to be close to sibling.	2/26/2025 12:43 PM
8	Great school sysrem	2/26/2025 12:42 PM

Q5 If you have moved to Fremont from another location, what attracted you?

Answered: 60 Skipped: 95

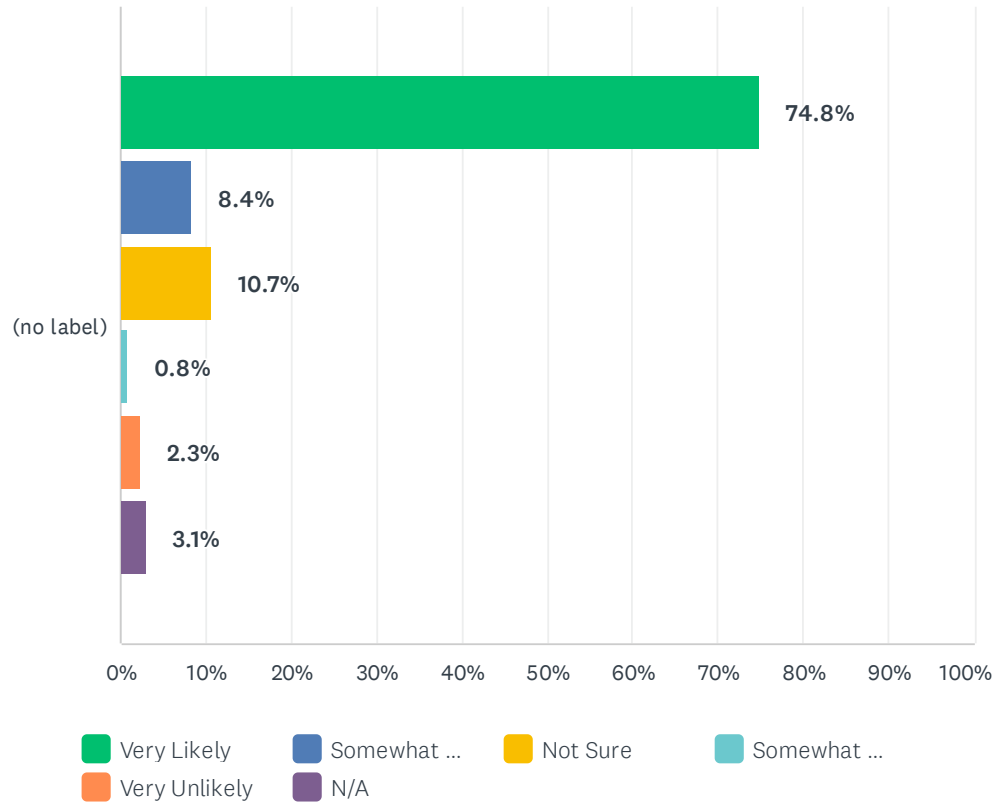
#	RESPONSES	DATE
1	Friends	3/29/2025 9:56 AM
2	Close to family	3/29/2025 9:53 AM
3	The schools	3/23/2025 11:20 PM
4	The lakes and Pokagon State Park as well as being near I-69 and the Toll Road.	3/21/2025 3:03 PM
5	Our children could play in school sports-not okay to "participate".	3/20/2025 10:42 AM
6	The small town and schools	3/20/2025 10:18 AM
7	A relationship	3/18/2025 1:47 PM
8	At the time, the lower taxes, the wealth of undeveloped areas and nature preserves, good school reputation and small town quietude.	3/17/2025 9:26 PM
9	Affordable house to purchase	3/16/2025 9:47 AM
10	Husband grew up here	3/16/2025 6:12 AM
11	I moved because of marriage.	3/14/2025 7:10 AM
12	A job	3/13/2025 4:59 PM
13	It has great town amenities: trash and recycle pick-up, brush pick-up, large item pick-up, many necessities are in walking distance	3/13/2025 9:29 AM
14	Spouse lives here	3/11/2025 10:17 PM
15	School's	3/11/2025 4:50 PM
16	See #4.	3/11/2025 2:35 PM
17	The home I purchased and the school	3/11/2025 2:12 PM
18	My boyfriend	3/10/2025 7:26 PM
19	Affordable housing	3/8/2025 7:26 PM
20	I grew up in the area and liked the small town feel and it was also close to my inlaws.	3/8/2025 5:01 PM
21	I grew up here and moved back after several years.	3/5/2025 7:11 PM
22	Work requirement for spouse, otherwise we would have picked an adjacent county due to more affordable housing.	3/3/2025 6:09 PM
23	Being a small town and bonus being close to all major stores	3/3/2025 1:33 PM
24	Location in Indiana and the above four above.	2/27/2025 1:48 PM
25	I grew up here so I moved back.	2/26/2025 7:20 PM
26	Fremont is a nice small town, with good schools. Healthy down town.	2/26/2025 4:31 PM
27	Job	2/26/2025 4:05 PM
28	My husband	2/26/2025 4:04 PM
29	Schools, small and safe community, and the house we purchased was more affordable	2/26/2025 3:42 PM
30	Grand babies	2/26/2025 3:41 PM

Fremont Community Survey

31	It was close to our family, our friends, the neighborhood was very nice, and the house we were looking at was the right price for what we were wanting.	2/26/2025 3:37 PM
32	Schools	2/26/2025 2:19 PM
33	Born and raised in the area	2/26/2025 2:16 PM
34	Although I do not reside in Fremont. Having a small town that has everything that I need close by with things to do for my whole family was the main attraction. Also, the affordability that the area has really attracted my family.	2/26/2025 2:11 PM
35	It was the only house that meet our needs and was affordable	2/26/2025 2:00 PM
36	Family	2/26/2025 1:58 PM
37	Job	2/26/2025 1:57 PM
38	Small town with great school	2/26/2025 1:45 PM
39	Location to new employer	2/26/2025 1:40 PM
40	From Mishawaka...I was hired by Fremont Community Schools.	2/26/2025 1:27 PM
41	Bring near the lakes but desired not to be on one	2/26/2025 1:25 PM
42	Husband live here	2/26/2025 1:16 PM
43	Good schools.	2/26/2025 1:09 PM
44	My parents moved here in the seventies due to bussing of students for race diversity!	2/26/2025 1:03 PM
45	I grew up here and wanted to be close to family.	2/26/2025 12:55 PM
46	We chose to live here as my husband grew up here, but I came from Toledo, so I loved the small town atmosphere, as well as the quality schools.	2/26/2025 12:53 PM
47	See above and it's close to Michigan border where other family live, Indiana is a nursing compact state whereas Michigan is not. So I chose to live here for employment.	2/26/2025 12:49 PM
48	a job	2/26/2025 12:47 PM
49	Family lived near by.	2/26/2025 12:46 PM
50	My brother lived here and I loved the small town with great schools for my kids.	2/26/2025 12:43 PM
51	Reduce my commute to work.	2/26/2025 12:42 PM
52	N/A	2/26/2025 12:40 PM
53	Affordable housing near my family	2/26/2025 12:40 PM
54	Close to schools I had kids in school when we bought our house.	2/26/2025 12:38 PM
55	Family	2/26/2025 12:36 PM
56	See question 4	2/26/2025 12:36 PM
57	Come back home	2/26/2025 12:36 PM
58	I like the small town feel	2/26/2025 12:32 PM
59	The housing was cheaper. We have also found that there are a lot of community activities	2/26/2025 12:32 PM
60	Work	2/26/2025 12:30 PM

Q6 If you live in Fremont - how likely or unlikely are you to remain here for the next 5 years?

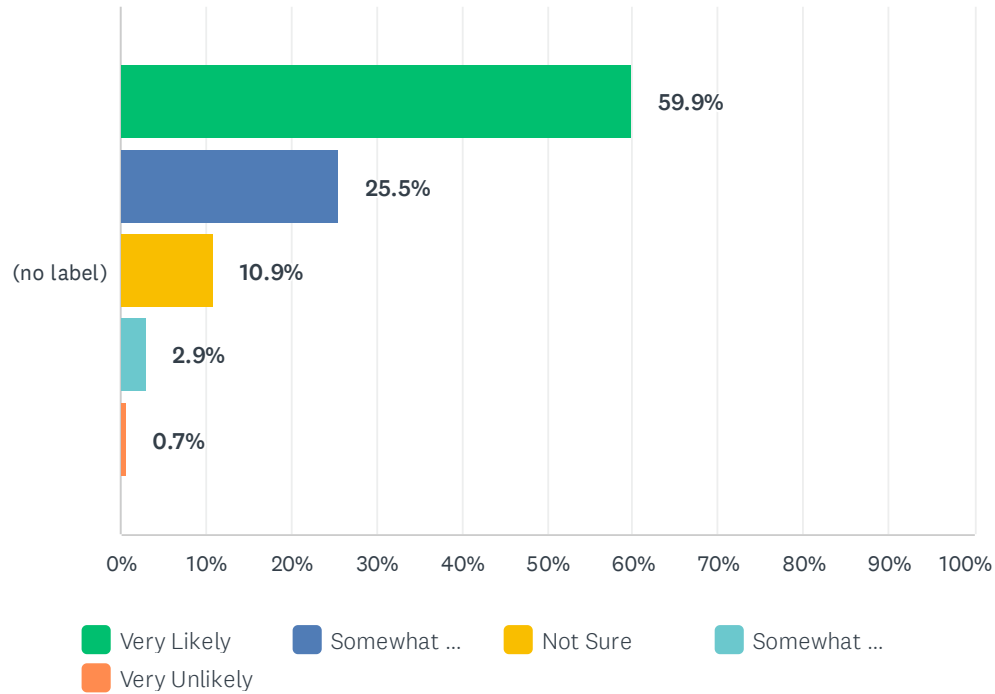
Answered: 131 Skipped: 24



	VERY LIKELY	SOMEWHAT LIKELY	NOT SURE	SOMEWHAT UNLIKELY	VERY UNLIKELY	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	74.8% 98	8.4% 11	10.7% 14	0.8% 1	2.3% 3	3.1% 4	131	4.57

Q7 How likely or unlikely are you to recommend living in Fremont to someone else?

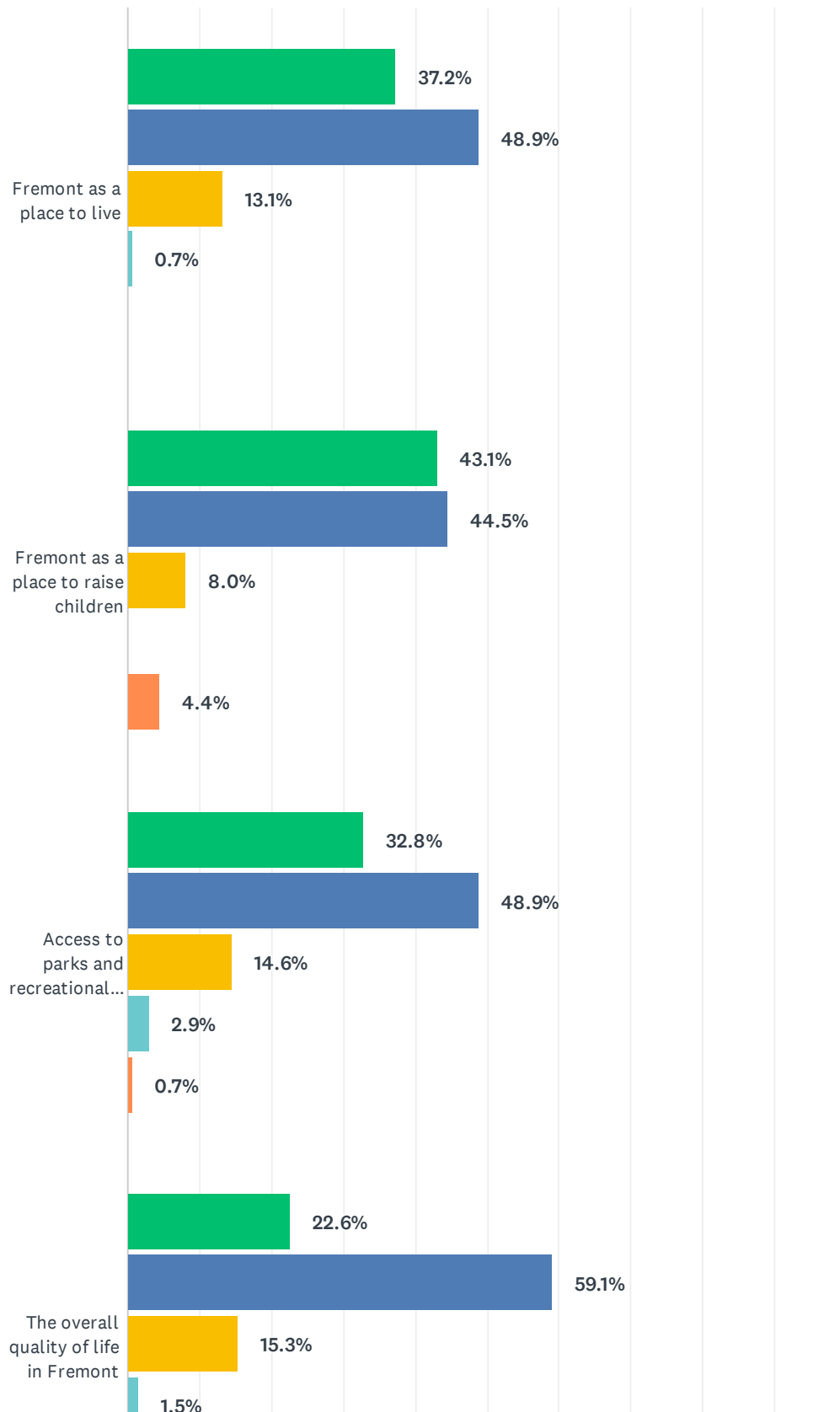
Answered: 137 Skipped: 18



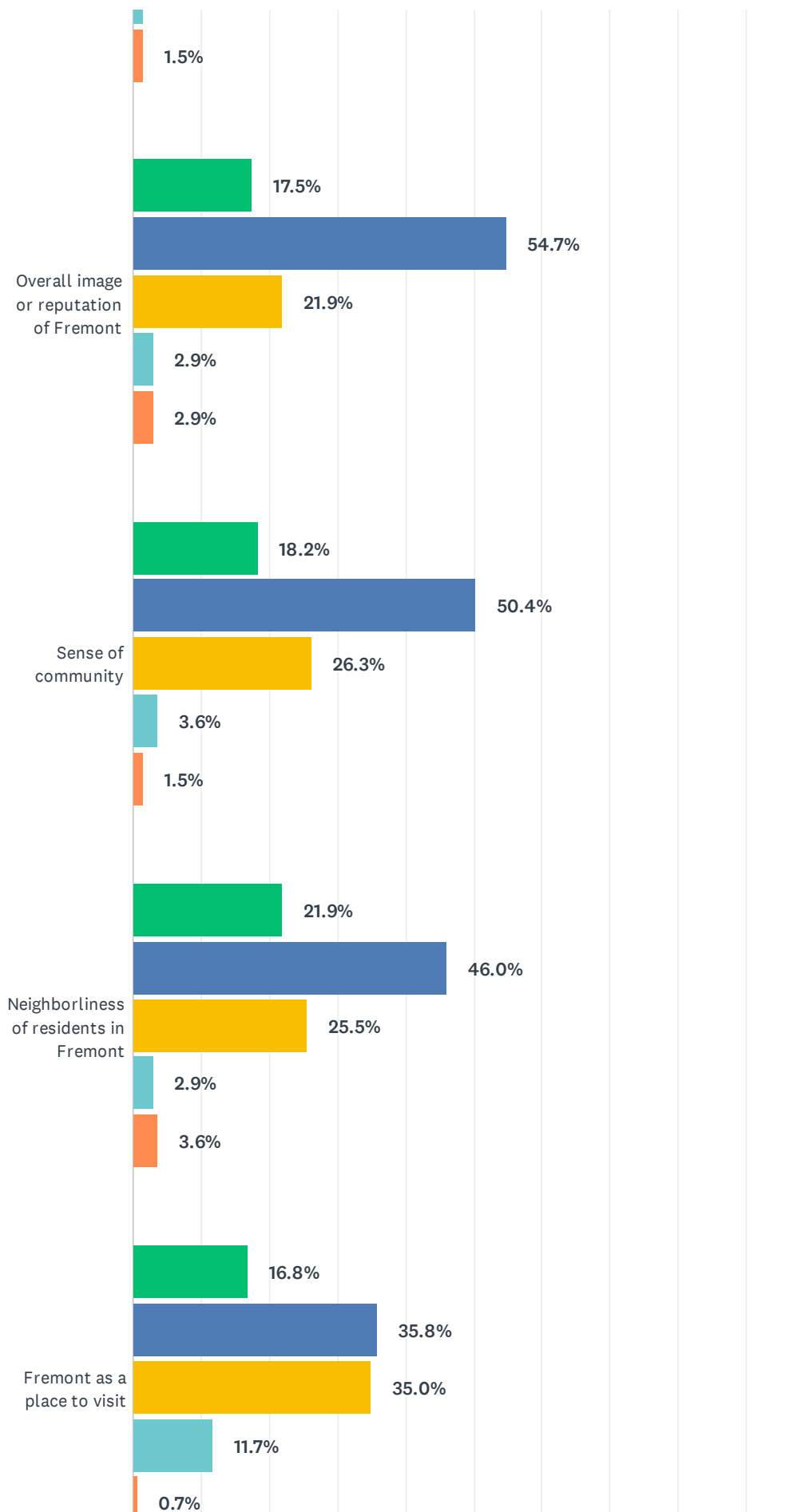
	VERY LIKELY	SOMEWHAT LIKELY	NOT SURE	SOMEWHAT UNLIKELY	VERY UNLIKELY	TOTAL	WEIGHTED AVERAGE
(no label)	59.9% 82	25.5% 35	10.9% 15	2.9% 4	0.7% 1	137	4.41

Q8 Please rate each of the following aspects of quality of life in Fremont:

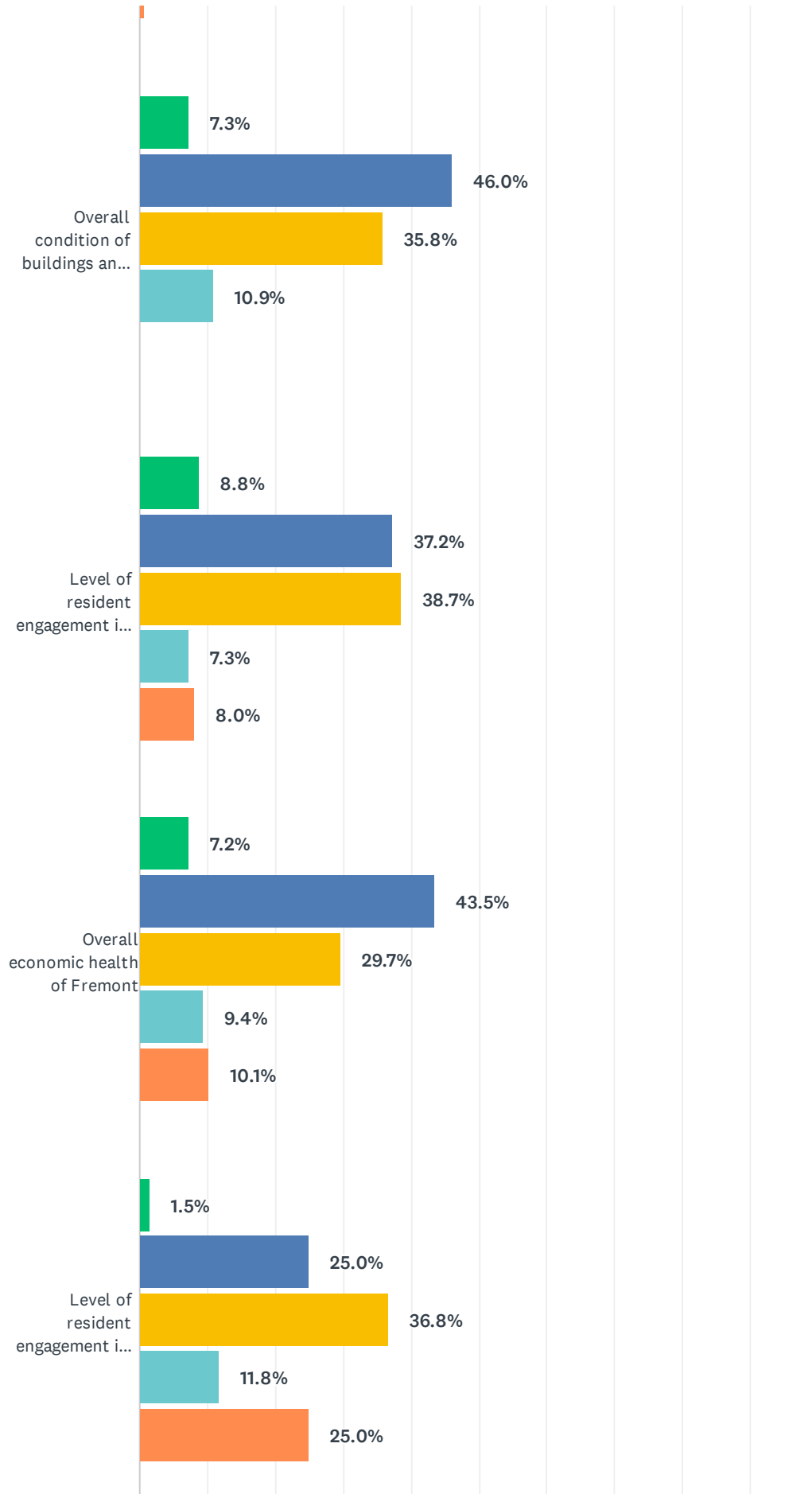
Answered: 138 Skipped: 17



Fremont Community Survey



Fremont Community Survey



Fremont Community Survey

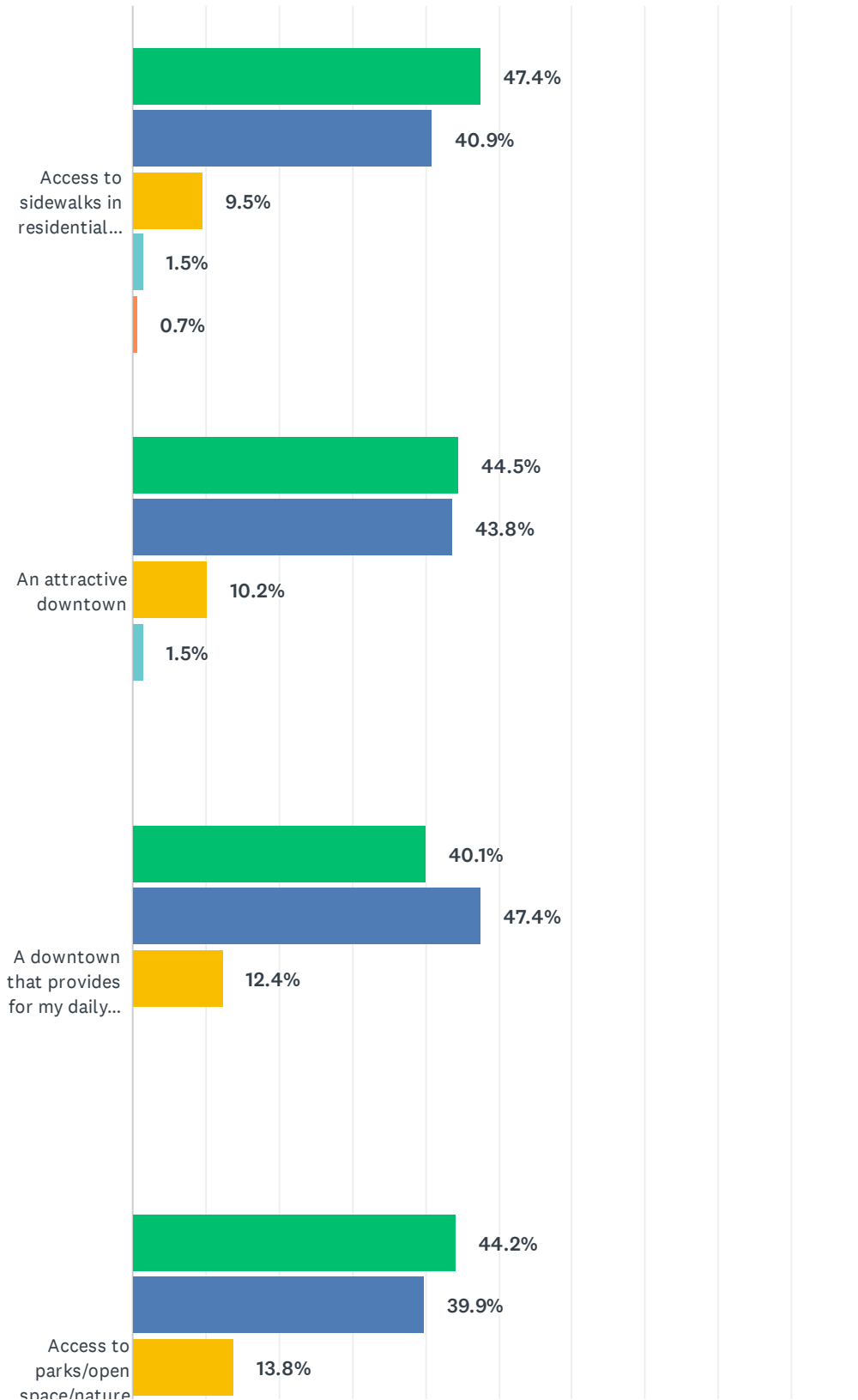
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



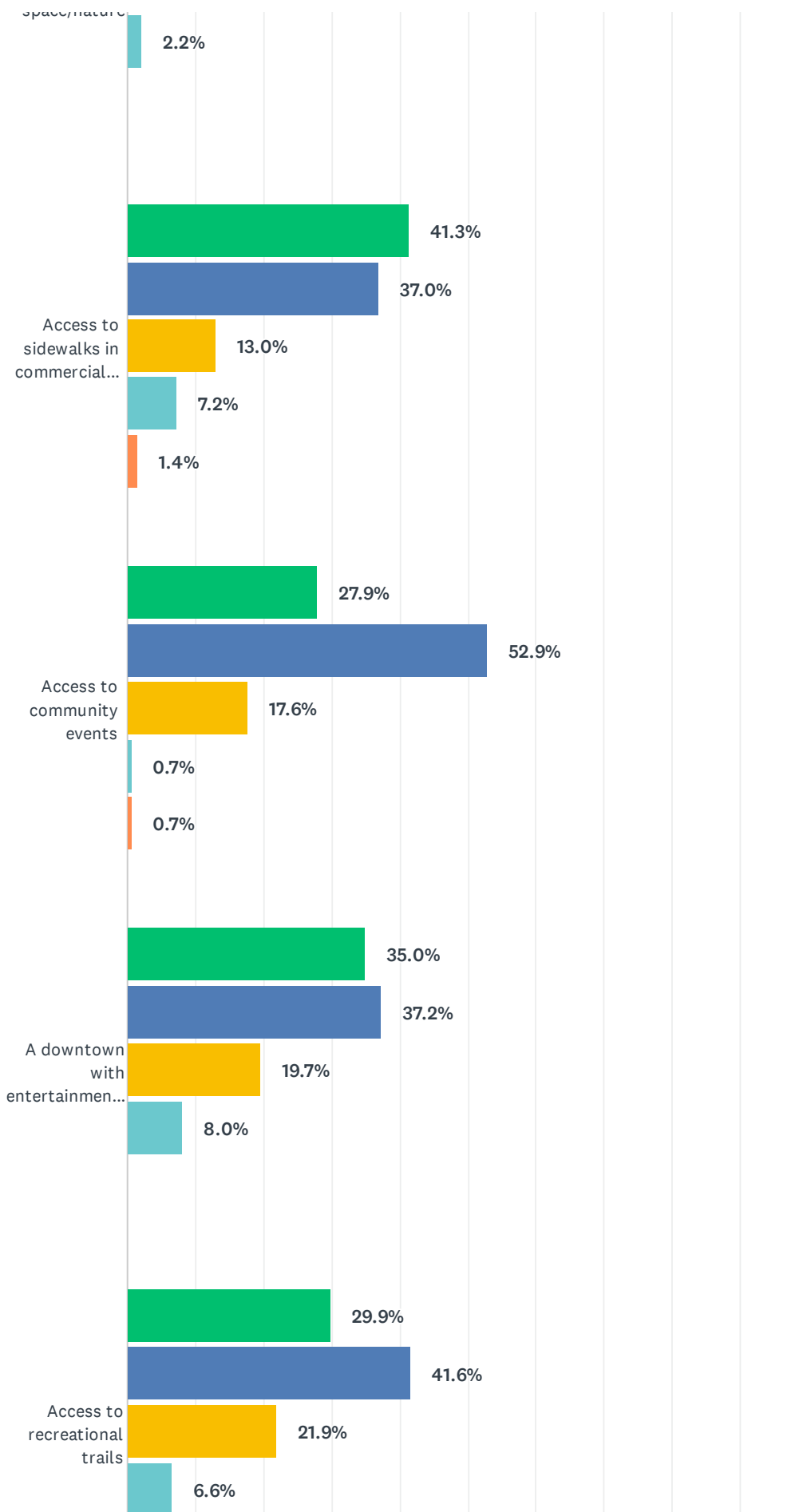
	EXCELLENT	GOOD	FAIR	POOR	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Fremont as a place to live	37.2% 51	48.9% 67	13.1% 18	0.7% 1	0.0% 0	137	4.23
Fremont as a place to raise children	43.1% 59	44.5% 61	8.0% 11	0.0% 0	4.4% 6	137	4.22
Access to parks and recreational facilities	32.8% 45	48.9% 67	14.6% 20	2.9% 4	0.7% 1	137	4.10
The overall quality of life in Fremont	22.6% 31	59.1% 81	15.3% 21	1.5% 2	1.5% 2	137	4.00
Overall image or reputation of Fremont	17.5% 24	54.7% 75	21.9% 30	2.9% 4	2.9% 4	137	3.81
Sense of community	18.2% 25	50.4% 69	26.3% 36	3.6% 5	1.5% 2	137	3.80
Neighborliness of residents in Fremont	21.9% 30	46.0% 63	25.5% 35	2.9% 4	3.6% 5	137	3.80
Fremont as a place to visit	16.8% 23	35.8% 49	35.0% 48	11.7% 16	0.7% 1	137	3.56
Overall condition of buildings and streets	7.3% 10	46.0% 63	35.8% 49	10.9% 15	0.0% 0	137	3.50
Level of resident engagement in Fremont events	8.8% 12	37.2% 51	38.7% 53	7.3% 10	8.0% 11	137	3.31
Overall economic health of Fremont	7.2% 10	43.5% 60	29.7% 41	9.4% 13	10.1% 14	138	3.28
Level of resident engagement in Fremont civic organizations	1.5% 2	25.0% 34	36.8% 50	11.8% 16	25.0% 34	136	2.66

Q9 How important are the following community assets to your satisfaction with the quality of life in Fremont?

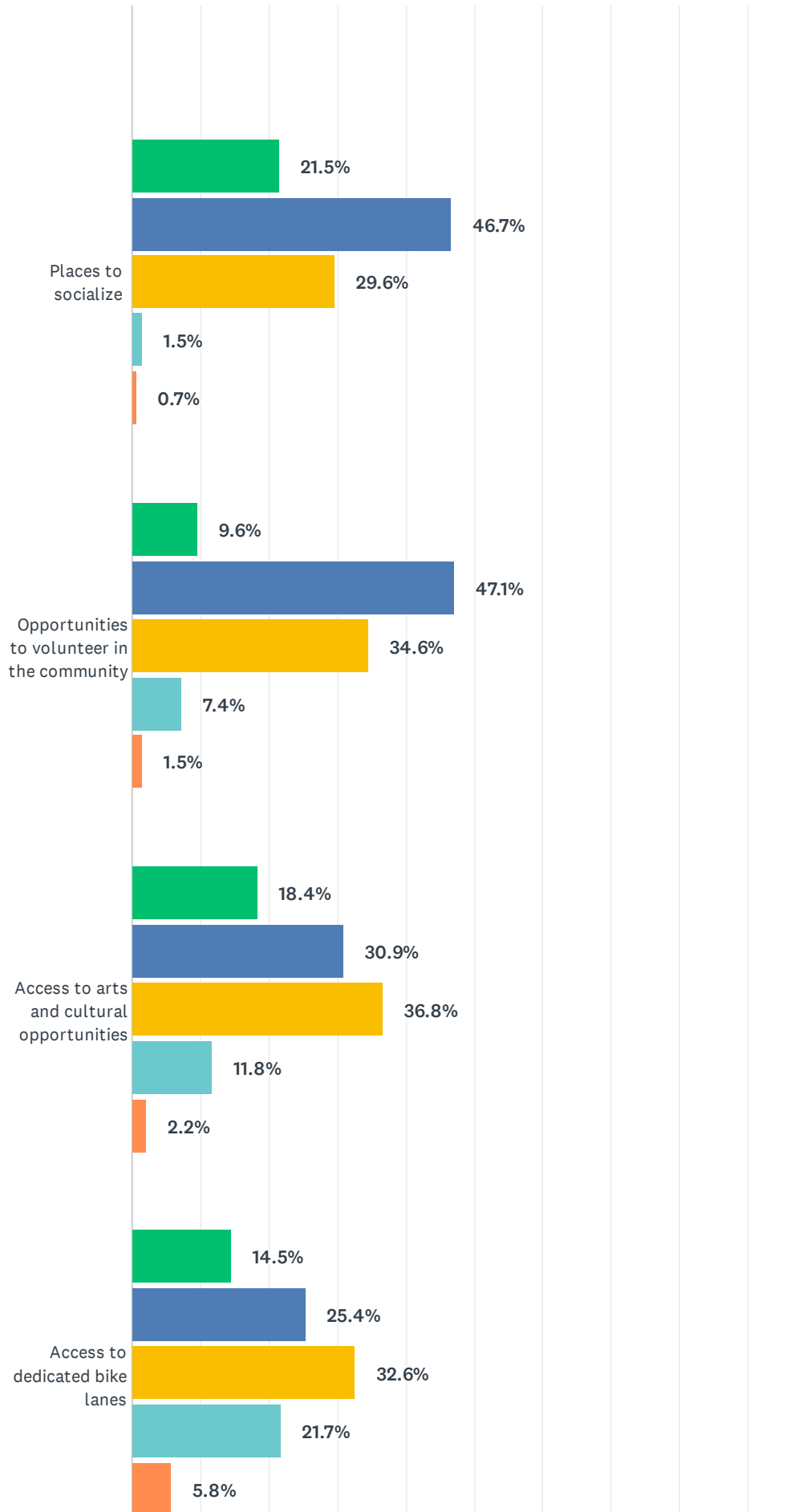
Answered: 138 Skipped: 17



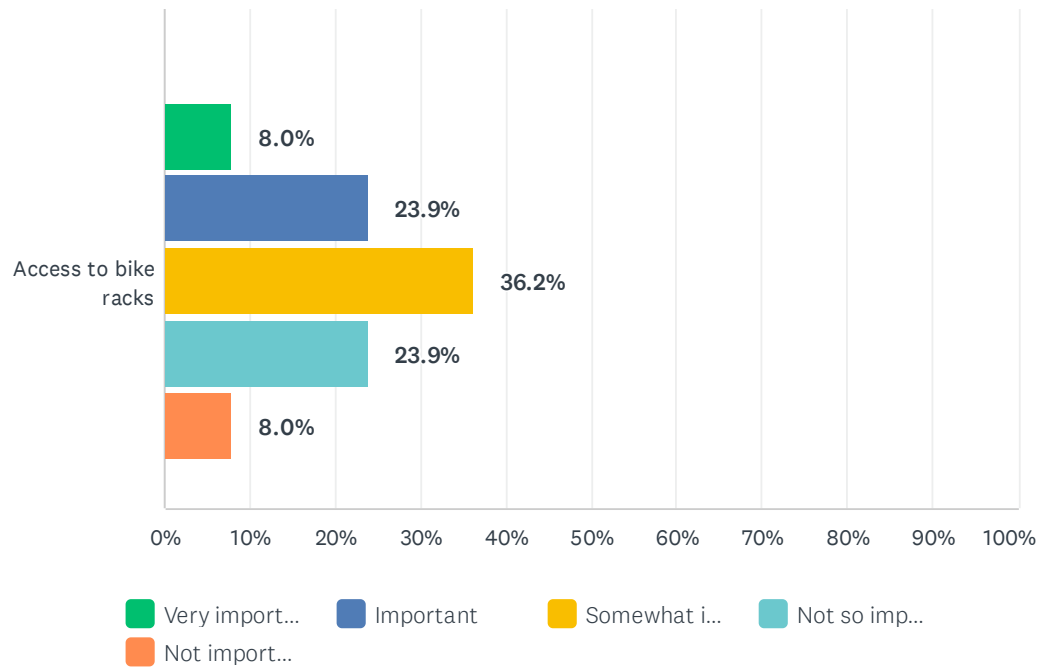
Fremont Community Survey



Fremont Community Survey



Fremont Community Survey

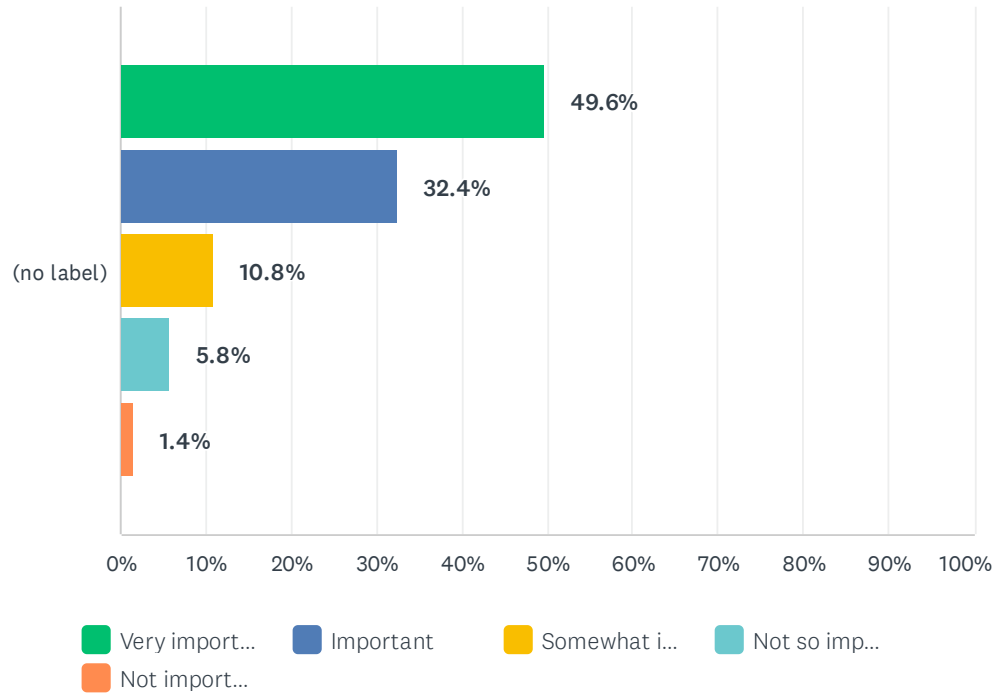


Fremont Community Survey

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT SO IMPORTANT	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
Access to sidewalks in residential areas	47.4% 65	40.9% 56	9.5% 13	1.5% 2	0.7% 1	137	4.33
An attractive downtown	44.5% 61	43.8% 60	10.2% 14	1.5% 2	0.0% 0	137	4.31
A downtown that provides for my daily needs	40.1% 55	47.4% 65	12.4% 17	0.0% 0	0.0% 0	137	4.28
Access to parks/open space/nature	44.2% 61	39.9% 55	13.8% 19	2.2% 3	0.0% 0	138	4.26
Access to sidewalks in commercial areas	41.3% 57	37.0% 51	13.0% 18	7.2% 10	1.4% 2	138	4.09
Access to community events	27.9% 38	52.9% 72	17.6% 24	0.7% 1	0.7% 1	136	4.07
A downtown with entertainment options	35.0% 48	37.2% 51	19.7% 27	8.0% 11	0.0% 0	137	3.99
Access to recreational trails	29.9% 41	41.6% 57	21.9% 30	6.6% 9	0.0% 0	137	3.95
Places to socialize	21.5% 29	46.7% 63	29.6% 40	1.5% 2	0.7% 1	135	3.87
Opportunities to volunteer in the community	9.6% 13	47.1% 64	34.6% 47	7.4% 10	1.5% 2	136	3.56
Access to arts and cultural opportunities	18.4% 25	30.9% 42	36.8% 50	11.8% 16	2.2% 3	136	3.51
Access to dedicated bike lanes	14.5% 20	25.4% 35	32.6% 45	21.7% 30	5.8% 8	138	3.21
Access to bike racks	8.0% 11	23.9% 33	36.2% 50	23.9% 33	8.0% 11	138	3.00

Q10 How important is it to you to preserve or restore existing buildings in the downtown?

Answered: 139 Skipped: 16



	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT SO IMPORTANT	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
(no label)	49.6% 69	32.4% 45	10.8% 15	5.8% 8	1.4% 2	139	4.23

Q11 What do you think could harm or change Fremont's community character?

Answered: 91 Skipped: 64

#	RESPONSES	DATE
1	Unkept properties, properties with junk all over, multiple vehicles stored or continuously parked in yards, poor sidewalks, sidewalks running through residents yards, Trump flags in town, signs and flags with derogatory (swearing) language (pure trash looking)	3/29/2025 3:37 PM
2	Bringing in too many big corporations that only come to Fremont for tax breaks.	3/29/2025 10:08 AM
3	Too much new residential growth. Like to see the older homes preserved before adding new housing.	3/29/2025 10:07 AM
4	Big chain businesses	3/23/2025 11:20 PM
5	Losing buildings downtown because of lack of maintenance (like what has happened in Butler and Waterloo) would be devastating for the town. Apparent lack of codes or code enforcement is a downfall, with unkempt properties.	3/21/2025 3:03 PM
6	Too much growth and no master plan for equality of the growth across all areas of the town infrastructure (education, corporations, healthcare supports, etc).	3/20/2025 10:42 AM
7	The down town area we need business's and to improve the existing structures.	3/20/2025 10:18 AM
8	Ignorance and stopping progress from happening. Not supporting the area's resources that have been made available to the public.	3/18/2025 1:47 PM
9	Overdevelopment. Preserve the open spaces - it's what made this area special. Don't 'pave paradise to put in (yet another) parking lot'...or chain store...or storage unit 'community.'	3/17/2025 9:26 PM
10	Continued decline in downtown stores	3/16/2025 9:47 AM
11	Creating a modern esthetic downtown and losing the small town feel	3/16/2025 6:12 AM
12	If we saw a huge influx of chain businesses, I worry that it would drive out the smaller stores and hurt business owners.	3/15/2025 9:06 PM
13	out of town landlords properties not taken care of	3/14/2025 4:05 PM
14	Continued deterioration of the "downtown" as the center of the community.	3/14/2025 10:56 AM
15	Crime	3/14/2025 7:10 AM
16	Lack of upkeep and unwillingness to listen to residents before changes are made	3/13/2025 4:59 PM
17	I am not sure how you would define community character but if you mean the appearance then downtown buildings need some serious love. There are a few buildings that are very inviting and others look derelict. If you mean the people as community I think more events at the firehouse would be great.	3/13/2025 9:29 AM
18	Reduced retail and restaurants, and traffic patterns that make it hard to walk or bike. Too many housing developments rather than improving the in-town housing that give us a 'village' feel.	3/13/2025 8:06 AM
19	Lack of affordable housing	3/12/2025 6:53 PM
20	Lack of affordable housing	3/11/2025 10:17 PM
21	More bars.	3/11/2025 2:35 PM
22	The decline of the buildings is an eye sore, and hurts the overall town. Djs, Bubbass, many of those old buildings look terrible.	3/11/2025 2:28 PM
23	People not being held accountable. Such as, cleaning up after their dogs, trashy neighbors, parking where there is not parking, theft, not respecting others property.	3/11/2025 2:12 PM

Fremont Community Survey

24	No working people	3/10/2025 8:08 PM
25	Commercialization	3/9/2025 11:05 AM
26	No trust in leadership of police, fire department, and town board.	3/6/2025 7:13 PM
27	Not taking care of existing buildings is harmful along with allowing any residents to have extra cars and junk in yards	3/6/2025 1:36 PM
28	I'd like it to stay small but have access to things we need on a day to day basis. We need to keep village foods. I like having space to walk/run around town and places to eat. More places to eat out would be welcome.	3/5/2025 7:11 PM
29	Too many electronic billboards. Makes the town look trashy and put off light pollution	3/5/2025 6:47 PM
30	apartment complex. Going away from our small town feel.	3/4/2025 6:00 PM
31	Allowing the downtown buildings to continue to decay with little to no upkeep. Allowing more apartments in the town (re: apartments on 827).	3/3/2025 6:09 PM
32	Lack of businesses to support residential growth. No firm or strict property policies are enforced with collectors of vehicles, junk or maintaining property.	3/3/2025 4:09 PM
33	Unplanned development, random site development, loss of local businesses	3/3/2025 1:49 PM
34	Trying to expand it's size by adding multiple apartment buildings and such. Small town for a reason.	3/3/2025 1:33 PM
35	Drug use	3/2/2025 3:45 PM
36	Not maintaining infrastructure; sidewalks, curbs, paved streets, snow removal, losing existing stores & doctors, library, etc.	2/27/2025 1:48 PM
37	Not having enough housing and a variety of businesses.	2/27/2025 10:41 AM
38	Losing more business in Fremont would harm our character. We have slim picking on options.	2/26/2025 7:44 PM
39	Loss of school system	2/26/2025 7:39 PM
40	Getting rid of the older structures	2/26/2025 7:20 PM
41	Continue to improve and add on public green space at parks! Trails and walkable areas too!	2/26/2025 4:31 PM
42	There are way too many very unkept homes and properties on the main street and other streets in town. Stricter blight ordinances needed and enforced.	2/26/2025 4:05 PM
43	Unaffordable/lack of housing causing minimal growth	2/26/2025 4:04 PM
44	Large chains taking over and removing the historic feeling of downtown.	2/26/2025 3:42 PM
45	Too many new people to soon.	2/26/2025 3:41 PM
46	We have that small town village vibe going on. So I think if we forget that it could hurt the very character of our community.	2/26/2025 3:37 PM
47	Deterioration of building, adding chickens, drugs	2/26/2025 2:42 PM
48	Need to build a new fire station ours is embarrassing, fire department does so much for our community they deserve a station to be proud of	2/26/2025 2:36 PM
49	More apartments	2/26/2025 2:19 PM
50	Teen age kids out breaking into places	2/26/2025 2:16 PM
51	Not investing or expanding municipal utilities and services. Also, too much multi-family residential buildings could drive up rent and hurt home values. It can also put a strain on public services that are already not exactly adequate.	2/26/2025 2:11 PM
52	A few more local restaurants with quality food would offer more social experiences in town.	2/26/2025 2:08 PM
53	If some of the down town buildings are allowed to continue to deteriorate	2/26/2025 2:00 PM
54	None	2/26/2025 1:58 PM

Fremont Community Survey

55	Housing that looks derelict, schools that can't help students, the outlet mall	2/26/2025 1:57 PM
56	Not letting the town expand	2/26/2025 1:48 PM
57	The loss of a great school. The loss of the bigger businesses.	2/26/2025 1:45 PM
58	Lack of expanding. Lack of running water west of town where Angola will eventually take over.	2/26/2025 1:44 PM
59	Cleanliness, basic business and shopping offerings, employment	2/26/2025 1:40 PM
60	-Low income housing would have a negative affect -Bring back street dances for the kids or other things for them to do	2/26/2025 1:28 PM
61	The horse manure in the middle of town. The sidewalks not being cleared of snow in the business district, if they own the building they should keep the sidewalk clean. Chris Snyder would see that they were cleaned off, someone will fall one day and sue Fremont, hope that problem is looked at soon.	2/26/2025 1:28 PM
62	Buildings downtown are starting/continuing to deteriorate. Renovations and restoration is important. So is the cleanliness of grocery stores. PLEASE REMOVE THE BACKWARDS PARKING DOWNTOWN!!!	2/26/2025 1:12 PM
63	Losing residents & jobs, increase in crime, losing historic buildings, decrease in services (schools, street department, police, fire), environmental problems	2/26/2025 1:09 PM
64	Continuing to support the school. Supporting the library, using the parks, shopping at our stores.	2/26/2025 1:03 PM
65	By allowing officials and corporations to take advantage of zoning deficiencies and misappropriation of taxpayer funds	2/26/2025 1:03 PM
66	Don't know	2/26/2025 12:58 PM
67	Over crowding of new houses.	2/26/2025 12:55 PM
68	Lack of affordable housing. Not supporting the school. Lack of childcare.	2/26/2025 12:54 PM
69	Whatever that mess is in the old NAPA building east of town	2/26/2025 12:53 PM
70	I think the historical buildings downtown need to be kept up and not demolished. It adds charm to the small town and they can be revived.	2/26/2025 12:53 PM
71	Lack of vision or changes	2/26/2025 12:53 PM
72	lack of annexation. Very harmful.	2/26/2025 12:50 PM
73	influx of migrants, over spending by the city on frivolous things,	2/26/2025 12:47 PM
74	Less industry	2/26/2025 12:43 PM
75	The historic buildings in Fremont not being cared for. Also the semi traffic in town makes using the downtown difficult.	2/26/2025 12:42 PM
76	Businesses leaving downtown.	2/26/2025 12:42 PM
77	Growth is good. But too fast could be bad. We will see how these apartments go by cardinal. If it brings the right people in it will be good	2/26/2025 12:42 PM
78	A larger influx of wealthy people who develop every square inch of the area.	2/26/2025 12:42 PM
79	Too rapid growth without considering the small town and history of the community	2/26/2025 12:40 PM
80	Too many trailer parks &/or apartment complexes	2/26/2025 12:39 PM
81	Kids hanging around in town instead of going to parks	2/26/2025 12:38 PM
82	Lack of employment opportunities	2/26/2025 12:36 PM
83	An influx of people that do not love and learn American culture.	2/26/2025 12:36 PM
84	Not doing anything. Fear of growing, watching business buildings crumble. Water lines failing not willing to grow system	2/26/2025 12:36 PM
85	Lack of jobs	2/26/2025 12:34 PM

Fremont Community Survey

86	Crime of any sort.	2/26/2025 12:32 PM
87	Not having growth	2/26/2025 12:32 PM
88	Unsure	2/26/2025 12:32 PM
89	If we ever lost our achool and had to merge with MSD.	2/26/2025 12:31 PM
90	Drugs	2/26/2025 12:30 PM
91	the town should actually enforce town ordinances and require property owners to upkeep their properties.	2/26/2025 12:27 PM

Q12 How is Fremont changing and do you approve of these changes?

Answered: 79 Skipped: 76

#	RESPONSES	DATE
1	Updates to playgrounds	3/29/2025 5:06 PM
2	Sidewalks getting pulled out to edge of roads, slowly improving existing sidewalks, water park for kids, all positive improvements.	3/29/2025 3:37 PM
3	Happy to see new businesses in downtown, but should watch overpricing of goods and services so that people can afford to shop and eat in town. Otherwise, new shops and restaurants don't help anything and won't be sustainable.	3/29/2025 10:07 AM
4	Apartments, no issues	3/29/2025 9:56 AM
5	Small shopping, family type businesses coming in. I love!	3/23/2025 11:20 PM
6	The new sides walks and don't understand considering the town park is terrible and we got a pickle ball and our town park is terrible I wish we could get a splash pad, pool and park like monterlier Ohio.... Our splash pad is also a joke it's already messed up from Fremonts awful water and we need better basketball hoops	3/20/2025 3:44 PM
7	Fremont is turning into a fragmented town. Good businesses run lunch and dinner. Other businesses run breakfast and lunch. Lack of daycare and Schools aren't able to grow to meet/match the corporate growth. We need a breakfast option for early consumers.	3/20/2025 10:42 AM
8	Fremont has not changed in the last ten years that I've been in the area.	3/18/2025 1:47 PM
9	See above.	3/17/2025 9:26 PM
10	Approve park improvements like the dog park, splash pad and pickleball court	3/16/2025 9:47 AM
11	We enjoy the pocket park and updated sidewalks.	3/16/2025 6:12 AM
12	We've seen great new businesses come in, the hardware store was remodeled, the awesome splash pad, new apartments that will house new residents, etc. I wholeheartedly approve!	3/15/2025 9:06 PM
13	Empty stores downtown - no, I want to have businesses operating in them	3/14/2025 4:05 PM
14	More residents boosts opportunities. But we are seeing the same dividers that are separating Americans nationwide. This is not good in the long run to supporting our community character	3/14/2025 10:56 AM
15	Haven't seen many changes. Businesses come in but most aren't applicable to most residents. Some don't last which may be due to not realting to most in the community. We need more places to socialize than just bars.	3/14/2025 7:10 AM
16	New housing, strong industry are both positive	3/13/2025 4:59 PM
17	I haven't noticed a lot of big changes. Only changes since I have arrived is the new apartments by Cardinal.	3/13/2025 9:29 AM
18	I see improved roads and sidewalks as well as new houses being built in town on available lots. Good changes.	3/13/2025 8:06 AM
19	Address affordable housing	3/11/2025 10:17 PM
20	Fremont is changing for the better or worse. It's pretty much the same as it was when we moved here. The changes have been good.	3/11/2025 2:35 PM
21	Love seeing more diversity in the population. It's so important for our children to get to know others from different cultures.	3/11/2025 2:28 PM
22	Sidewalks is good. Main Street parking spaces are not good.	3/11/2025 2:12 PM
23	Not doing it right and spending money on not important projects	3/10/2025 8:08 PM

Fremont Community Survey

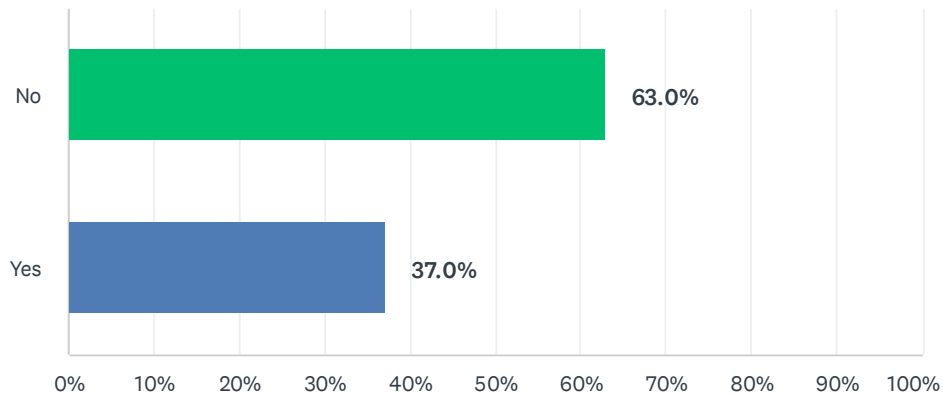
24	Just ok it. It could be better	3/7/2025 6:24 PM
25	The water park and pickle ball courts is a positive change.	3/6/2025 7:13 PM
26	The steets and sidewalks improvements are a nice touch to the town.	3/6/2025 1:36 PM
27	We had some big apartment complex come in. HOA in some area of Fremont and we don't like it they are to controlling and unreasonable. Also don't like the apartment coming in.	3/4/2025 6:00 PM
28	I do not like the apartments being built and the potential of those who will reside there.	3/3/2025 6:09 PM
29	Fremont is working on streets & sidewalks. I do not approve as I think the money needs to be placed in new sewer lines where old original lines still exist.	3/3/2025 4:09 PM
30	Nicer sidewalks downtown, I approve	3/3/2025 3:28 PM
31	Population has grown and added diversity, businesses have moved in and grown, school system has continued to improve. Strongly approve!	3/3/2025 1:49 PM
32	I don't like the addition of apartments as it adds a whole mess more of people and our stores and such don't stay stocked as it is. Also adding to population overall and the schools. I choose this town for its small town vibes and adding more and more stores, houses and people will drastically change that effect	3/3/2025 1:33 PM
33	Younger children/teens using and dealing drugs/Marijuana	3/2/2025 3:45 PM
34	I see sidewalks, curbs, etc. being added/improved stores coming in at the Outlet.	2/27/2025 1:48 PM
35	It not changing that is the problem.	2/27/2025 10:41 AM
36	Fremont ISN'T changing. That is the problem. We need houses, not apartments that cost the same as a house payment. We need to get more community involvement on projects.	2/26/2025 7:44 PM
37	New sidewalks, streets. Approve.	2/26/2025 7:39 PM
38	More walking trails. I approve	2/26/2025 7:20 PM
39	More parks and green spaces and side walks are good.	2/26/2025 4:31 PM
40	Water pad and pickle ball courts and baseball diamonds are great!	2/26/2025 4:05 PM
41	Like the new businesses in downtown area	2/26/2025 4:04 PM
42	I appreciate the revamp to Rugionos and the addition of WFT. However the limited hours of the bull pen make it less family friendly for those with both parents working full time.	2/26/2025 3:42 PM
43	Ok right now	2/26/2025 3:41 PM
44	We seem to be building more homes and working to improve the parks. I do approve of the parks, however I'd like to see the already built houses improved and fixed up.	2/26/2025 3:37 PM
45	Making Fremont walkable through trails and sidewalks addition of Splash pad and recreation areas	2/26/2025 2:42 PM
46	I believe it's growing . I would like to keep the small town feel .	2/26/2025 2:36 PM
47	Cleaner	2/26/2025 2:16 PM
48	I see a lot of growth in Fremont and I think that it is great as long as the town can keep up.	2/26/2025 2:11 PM
49	Other than the splash pad, I really haven't seen much change since moving here ten years ago.	2/26/2025 2:00 PM
50	Yes	2/26/2025 1:58 PM
51	The elementary playground was a needed improvement and so was parking moved to the back.	2/26/2025 1:57 PM
52	Not fast enough for this day in age	2/26/2025 1:48 PM
53	We are getting some new housing but they are still to expensive for single owners.	2/26/2025 1:45 PM
54	New apartments and buildings	2/26/2025 1:40 PM

Fremont Community Survey

55	That's the problem we are not changing, there have always been people here that were afraid to grow and change, I hope that changes	2/26/2025 1:28 PM
56	Letting the down town building run down looking dirty and ugly a seasonal flower doesn't cut it !!	2/26/2025 1:16 PM
57	Adding housing & business, modernizing while keeping small town feel. Yes I approve.	2/26/2025 1:09 PM
58	Change is a part of life.	2/26/2025 1:03 PM
59	By constructing housing in an industrial park, is absolutely absurd.	2/26/2025 1:03 PM
60	Don't know	2/26/2025 12:58 PM
61	The new businesses are adding to the down town. Ace hardware , what the Fork the Danelion? Are making great strides along with other business that help keep down town alive. Empty neglected buildings the old bunches grocery store and the restaurant next door?? Hmmm	2/26/2025 12:53 PM
62	unsure	2/26/2025 12:47 PM
63	I like the direction the town is moving.	2/26/2025 12:42 PM
64	Unknown	2/26/2025 12:42 PM
65	Less affordable housing, shrinking habitat for wildlife.	2/26/2025 12:42 PM
66	I like/appreciate the business district and new businesses.	2/26/2025 12:40 PM
67	I suppose it's good.	2/26/2025 12:39 PM
68	Inproving parks is very important	2/26/2025 12:38 PM
69	I do not see a change	2/26/2025 12:36 PM
70	It seems to be getting a more friendly downtown via benches and food	2/26/2025 12:36 PM
71	Slight improvements downtown. Need major overhaul of the downtown area .	2/26/2025 12:36 PM
72	Going back in time, not willing to change to become better for future	2/26/2025 12:36 PM
73	Adding more things to do like the pickle ball courts	2/26/2025 12:34 PM
74	Fremont is moving in the right direction...just a little sliw	2/26/2025 12:32 PM
75	We're not changing we are stuck in the 80's	2/26/2025 12:32 PM
76	Unsure	2/26/2025 12:32 PM
77	I think the addition of Eagle's onestop has been great. I think it adds to the community feel, because you always see someone you know when you go in there. I also like that's it's open 24/7 so I can stop before work.	2/26/2025 12:31 PM
78	The roads are better and the police presence is nice	2/26/2025 12:30 PM
79	need more affordable housing - not rent controlled housing, but housing the middle class families can afford.	2/26/2025 12:27 PM

Q13 Do you have any concerns about how growth might impact Fremont?

Answered: 127 Skipped: 28



ANSWER CHOICES	RESPONSES	
No	63.0%	80
Yes	37.0%	47
TOTAL		127

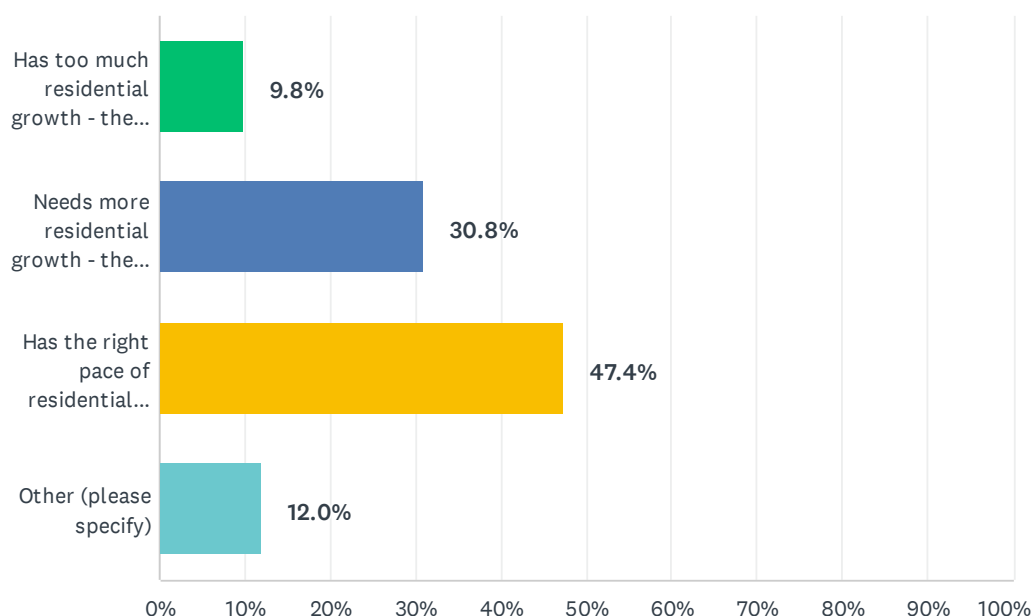
#	IF YES, PLEASE EXPLAIN	DATE
1	Growing too fast isn't good.	3/29/2025 10:08 AM
2	Too much growth and New residential building will cause Fremont to lose its small town community feeling.	3/29/2025 10:07 AM
3	Lack of daycare and Schools aren't able to grow to meet/match the corporate growth. Lack of electrical resources to help new restaurants come to the area to help the town grow.	3/20/2025 10:42 AM
4	Only that we would grow to big	3/20/2025 10:18 AM
5	See above.	3/17/2025 9:26 PM
6	appears to be slowing growth in young families	3/16/2025 9:47 AM
7	Don't want to lose the small town feeling and the safety of living in a small town	3/16/2025 6:12 AM
8	My only concern would be if our population grows before local services such as police, fire, and education can catch up	3/15/2025 9:06 PM
9	need places to work and affordable housing	3/14/2025 4:05 PM
10	Don't want to see us just become a bedroom community	3/14/2025 10:56 AM
11	Our schools cannot accommodate building more housing.	3/13/2025 1:47 PM
12	Building housing developments rather than neighborhoods	3/13/2025 8:06 AM
13	I think more growth might encourage more downtown businesses to succeed	3/12/2025 6:53 PM
14	Not enough affordable housing	3/11/2025 10:17 PM
15	Lazy people	3/10/2025 8:08 PM
16	Housing	3/6/2025 7:13 PM

Fremont Community Survey

17	Housing	3/6/2025 1:36 PM
18	Meeting utility demands	3/5/2025 7:11 PM
19	I'm concerned that to much of certain things coming into our community will take away from our small town feel prefer to not grow in certain areas. Also Anexing farm land is not good.	3/4/2025 6:00 PM
20	Concerns with the types of people joining the community.	3/3/2025 6:09 PM
21	Could possibly lower the value of my property.	3/3/2025 4:09 PM
22	To many people takes away from the small town home vibes	3/3/2025 1:33 PM
23	Growth will improve. Loss of business will not be good.	2/27/2025 1:48 PM
24	More crime	2/26/2025 7:20 PM
25	If we don't grow west before Angola, Fremont will die as a town unfortunately. I hope we don't become Orland	2/26/2025 5:45 PM
26	Too much development or change, too quickly, or without a plan to preserve the small town feel of Fremont will be a very bad thing. Preserve Fremont while making smart forward thinking changes. Development and growth is not bad, if well planned out.	2/26/2025 4:31 PM
27	Too many too soon will create driving problems. Too many people can bring crime.	2/26/2025 3:41 PM
28	Want it to stay safe for my grandkids.	2/26/2025 2:36 PM
29	Adequate public saftey staffing and proper infrastructure.	2/26/2025 2:11 PM
30	Not so much a concern but it would be great to see a preschool that is open to all families and is affordable. Fremont needs to make a change with affordable preschool for middle class families. Only low income families benefit from head start. I would 100% enroll my child in a Fremont preschool if it was available.	2/26/2025 2:08 PM
31	The loss of a field behind my house to a busy housing addition	2/26/2025 1:45 PM
32	I've always liked Fremont because of the small town atmosphere and how safe my family feels. I'm worried about the type of people it might bring in.	2/26/2025 1:28 PM
33	Not to infringe on residential land ownership	2/26/2025 1:03 PM
34	I live on Cora and I like the field in Follett estates. The new 2 story houses crowd the area.	2/26/2025 12:55 PM
35	we need to expand. annexation	2/26/2025 12:50 PM
36	Infrastructure	2/26/2025 12:43 PM
37	Don't want the town to lose its small town feel	2/26/2025 12:42 PM
38	Too many residential houses are being built and they are too expensive. Can't sell the empty houses already being built.	2/26/2025 12:42 PM
39	Only if it happens too fast	2/26/2025 12:42 PM
40	Less wildlife habitat, worse water quality & overall quality of life	2/26/2025 12:42 PM
41	Too rapid growth is usually not conducive to improvement	2/26/2025 12:40 PM
42	It'll ruin the good small town feel that a lot of people like about Fremont including myself.	2/26/2025 12:39 PM
43	Won't be a small town if it's not a small town .	2/26/2025 12:36 PM
44	Not willing to grow or keep up with repairs and let other people provide ideas is going to kill the town	2/26/2025 12:36 PM

Q14 When you think about residential growth in Fremont, do you think it...

Answered: 133 Skipped: 22



ANSWER CHOICES	RESPONSES	
Has too much residential growth - the town is growing too fast	9.8%	13
Needs more residential growth - the town is growing too slowly	30.8%	41
Has the right pace of residential growth - growth is occurring at a rate that is good for our community	47.4%	63
Other (please specify)	12.0%	16
TOTAL		133

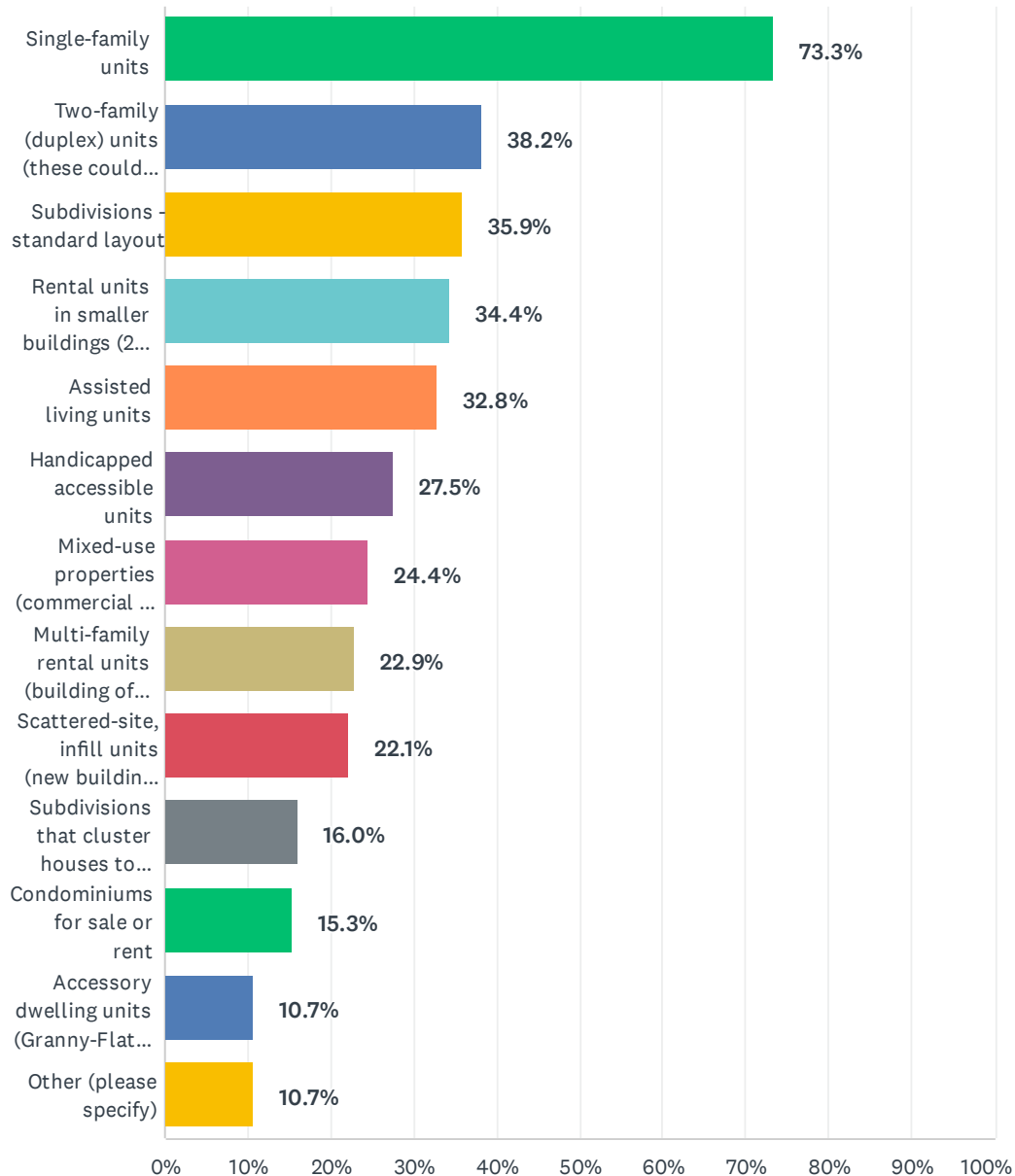
#	OTHER (PLEASE SPECIFY)	DATE
1	I have no concerns	3/29/2025 3:37 PM
2	The town would grow more if the housing (reasonably priced) was available.	3/20/2025 10:42 AM
3	Nowhere near enough housing, especially not affordable housing, available	3/18/2025 1:47 PM
4	I know affordable housing is needed but am too uninformed to express an educated opinion regarding the pace of residential growth. I do think it's important to be mindful of preserving our natural spaces as opposed to lining the pockets of real estate developers.	3/17/2025 9:26 PM
5	The growth is okay but need more fixing up if the places that are here already.	3/14/2025 7:10 AM
6	Unsure	3/11/2025 10:17 PM
7	Not sure	3/6/2025 1:36 PM
8	There needs to be affordable housing options, but within reason. We don't need slums in Fremont.	3/3/2025 6:09 PM
9	I don't see a lot of residential growth at this time.	2/27/2025 1:48 PM
10	Honestly don't know how much growth there has been to say it's too much or too little	2/26/2025 3:42 PM

Fremont Community Survey

11	The town is growing at an appropriate pace, but needs more housing. Small, affordable, family homes would be ideal to attract residents: 900-1200 sq ft.	2/26/2025 1:27 PM
12	Needs affordable places to purchase or rent?	2/26/2025 12:53 PM
13	I like seeing the growth as, in my opinion, away from our small town ambience	2/26/2025 12:40 PM
14	The cost and lack of housing in Fremont is unreal	2/26/2025 12:36 PM
15	I don't know the numbers on population	2/26/2025 12:36 PM
16	Unknown. Living in Angola for 30 years I've always stared away from Fremont because the people seemed more lower class because of all the poor quality homes and trailers.	2/26/2025 12:32 PM

Q15 I feel that the following types of housing would be a positive addition to Fremont. (Select all that apply)

Answered: 131 Skipped: 24



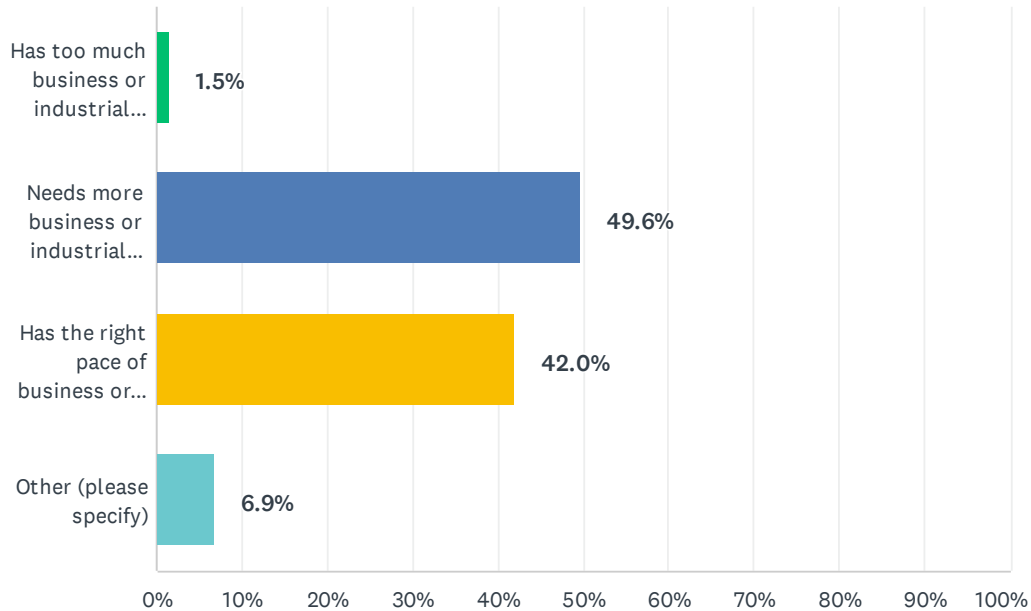
Fremont Community Survey

ANSWER CHOICES	RESPONSES	
Single-family units	73.3%	96
Two-family (duplex) units (these could be occupied by owner and/or tenant)	38.2%	50
Subdivisions - standard layout	35.9%	47
Rental units in smaller buildings (2- to 4-units)	34.4%	45
Assisted living units	32.8%	43
Handicapped accessible units	27.5%	36
Mixed-use properties (commercial and residential in the same building, often in Downtowns)	24.4%	32
Multi-family rental units (building of 5+units)	22.9%	30
Scattered-site, infill units (new buildings on existing vacant lots)	22.1%	29
Subdivisions that cluster houses to preserve open space (usually small lot sizes)	16.0%	21
Condominiums for sale or rent	15.3%	20
Accessory dwelling units (Granny-Flats, units above garages, etc.)	10.7%	14
Other (please specify)	10.7%	14
Total Respondents: 131		

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm not sure of the need for any specific type.	3/29/2025 3:37 PM
2	Affordable housing per the local income level not the state or country level.	3/29/2025 10:08 AM
3	affordable housing	3/14/2025 4:05 PM
4	Need a mix of housing opportunities with emphasis on single family	3/14/2025 10:56 AM
5	We are a smal town and don't need to be cramming houses into every available space	3/14/2025 7:10 AM
6	Tiny home neighborhood	3/13/2025 4:59 PM
7	Affordable housing within walking distance	3/13/2025 9:29 AM
8	Growth is good. Each of these types of housing meets a specific need. It is importantly to grow thoughtfully with a combination of single family, duplex, and apartment units.	3/11/2025 2:28 PM
9	Affordable apartments, not \$1,400 a month	3/11/2025 1:38 PM
10	More jobs	3/10/2025 8:08 PM
11	Income based living	3/2/2025 3:45 PM
12	Housing that low income families can afford	2/26/2025 4:27 PM
13	Housing with more than 3 bedrooms	2/26/2025 3:42 PM
14	Affordable rentals. Rental houses vs apartments	2/26/2025 12:40 PM

Q16 When you think about business or industrial growth in Fremont, do you think it...

Answered: 131 Skipped: 24



ANSWER CHOICES	RESPONSES	
Has too much business or industrial growth - the town is growing too fast	1.5%	2
Needs more business or industrial growth - the town is growing too slowly	49.6%	65
Has the right pace of business or industrial growth - growth is occurring at a rate that is good for our community	42.0%	55
Other (please specify)	6.9%	9
TOTAL		131

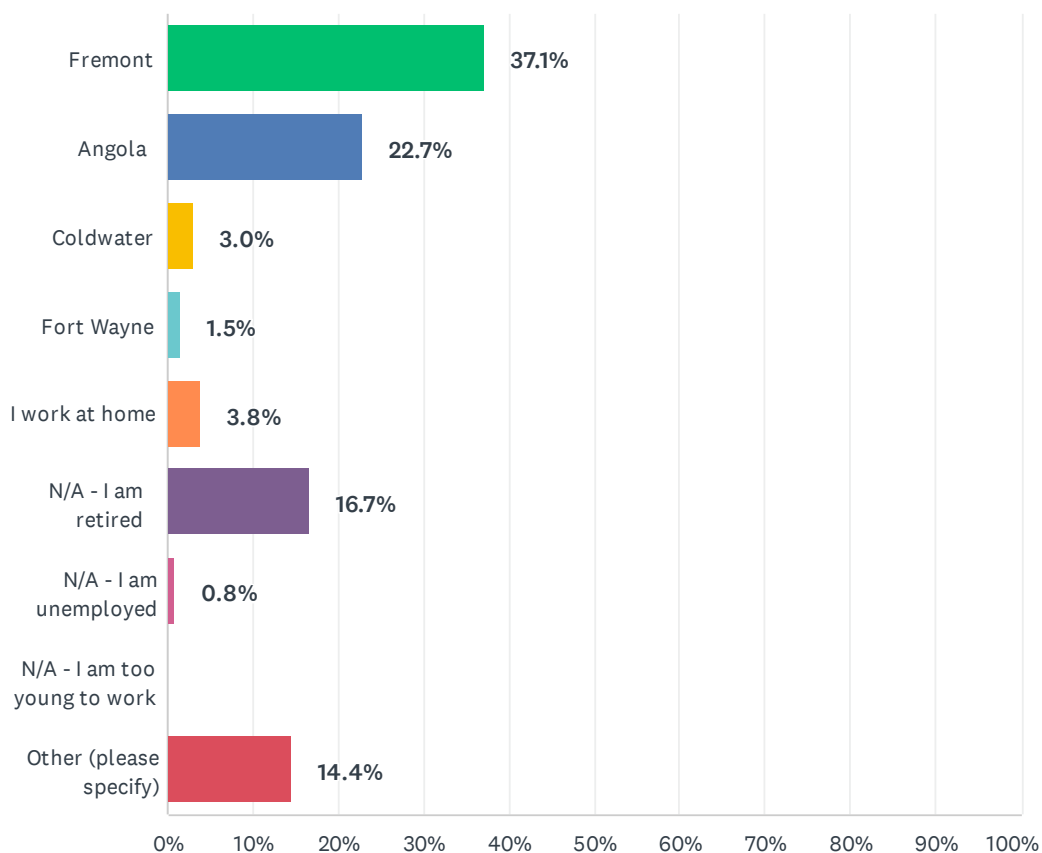
#	OTHER (PLEASE SPECIFY)	DATE
1	Need more quality businesses that will hire local workers and pay a good wage and provide benefits.	3/29/2025 10:08 AM
2	Need to keep existing commercial, industrial business operating at or near capacity. To many have fooled or down sized	3/16/2025 9:47 AM
3	Needs more small business support	3/13/2025 9:29 AM
4	Can the schools handle more growth-families and children would come. Our schools are very important. Is there a five year plan?	3/11/2025 2:35 PM
5	Needs more grocery options	3/2/2025 3:45 PM
6	I'd like more restaurant options and the Village Grocery store fixed up and improved.	2/26/2025 3:37 PM
7	Enough industrial, need more small business	2/26/2025 2:00 PM
8	Specialty retail	2/26/2025 1:25 PM
9	Need to attract businesses to vacant downtown buildings, but those building are in poor shape.	2/26/2025 12:42 PM

Fremont Community Survey

Also need to help promote those businesses to encourage them to stay in town and get patrons.

Q17 If you are employed, where do you work most days of the week?

Answered: 132 Skipped: 23



ANSWER CHOICES	RESPONSES	
Fremont	37.1%	49
Angola	22.7%	30
Coldwater	3.0%	4
Fort Wayne	1.5%	2
I work at home	3.8%	5
N/A - I am retired	16.7%	22
N/A - I am unemployed	0.8%	1
N/A - I am too young to work	0.0%	0
Other (please specify)	14.4%	19
TOTAL		132

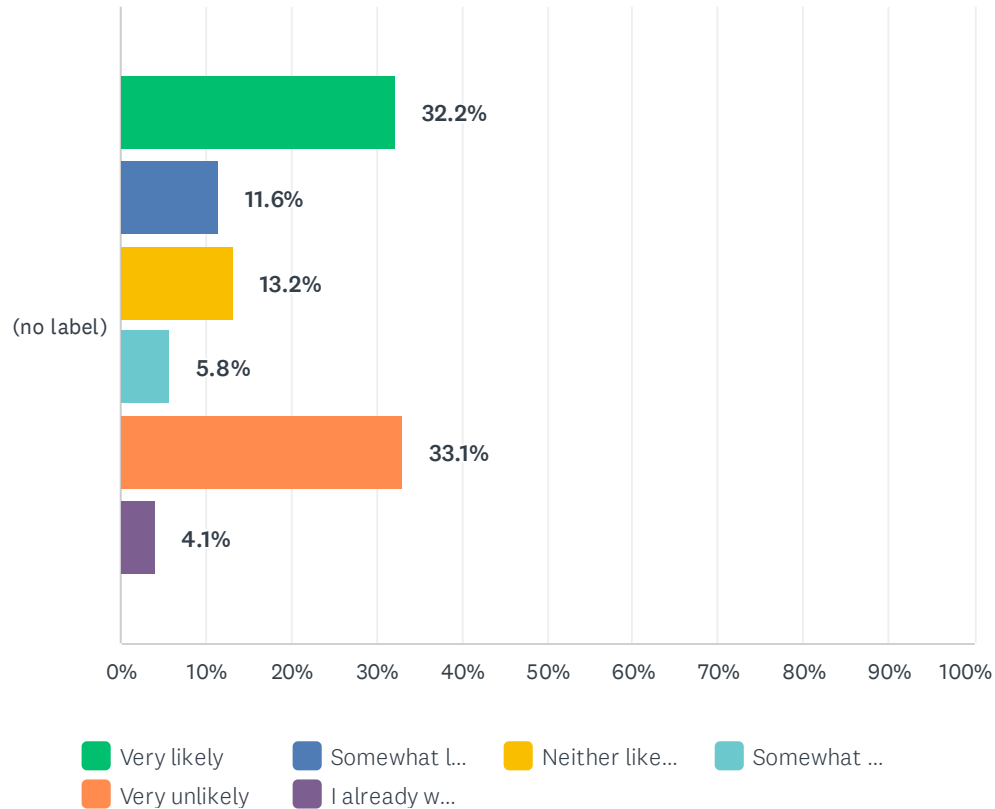
#	OTHER (PLEASE SPECIFY)	DATE
1	Butler	3/20/2025 3:44 PM

Fremont Community Survey

2	Michigan	3/20/2025 10:42 AM
3	hamilton	3/17/2025 7:08 AM
4	Kendallville	3/16/2025 6:12 AM
5	Auburn	3/14/2025 10:56 AM
6	1/2 hour away from Fmont, in Michigan.	3/11/2025 2:35 PM
7	Jamestown Township	3/11/2025 2:28 PM
8	Waterloo	3/11/2025 8:32 AM
9	Auburn	3/10/2025 7:26 PM
10	Hudson	3/9/2025 11:05 AM
11	I work in Ohio	3/7/2025 6:24 PM
12	Homemaker	2/26/2025 3:37 PM
13	Ohio	2/26/2025 1:09 PM
14	Ohio	2/26/2025 12:43 PM
15	I'm a service tech. I work all over	2/26/2025 12:42 PM
16	Auburn	2/26/2025 12:34 PM
17	Husband works in Howe	2/26/2025 12:32 PM
18	Out of town	2/26/2025 12:31 PM
19	LaGrange	2/26/2025 12:31 PM

Q18 How likely is it that you would work from home if you had access to reliable internet?

Answered: 121 Skipped: 34



	VERY LIKELY	SOMEWHAT LIKELY	NEITHER LIKELY NOR UNLIKELY	SOMEWHAT UNLIKELY	VERY UNLIKELY	I ALREADY WORK FROM HOME	TOTAL	WEIGHTED AVERAGE
(no label)	32.2% 39	11.6% 14	13.2% 16	5.8% 7	33.1% 40	4.1% 5	121	3.04

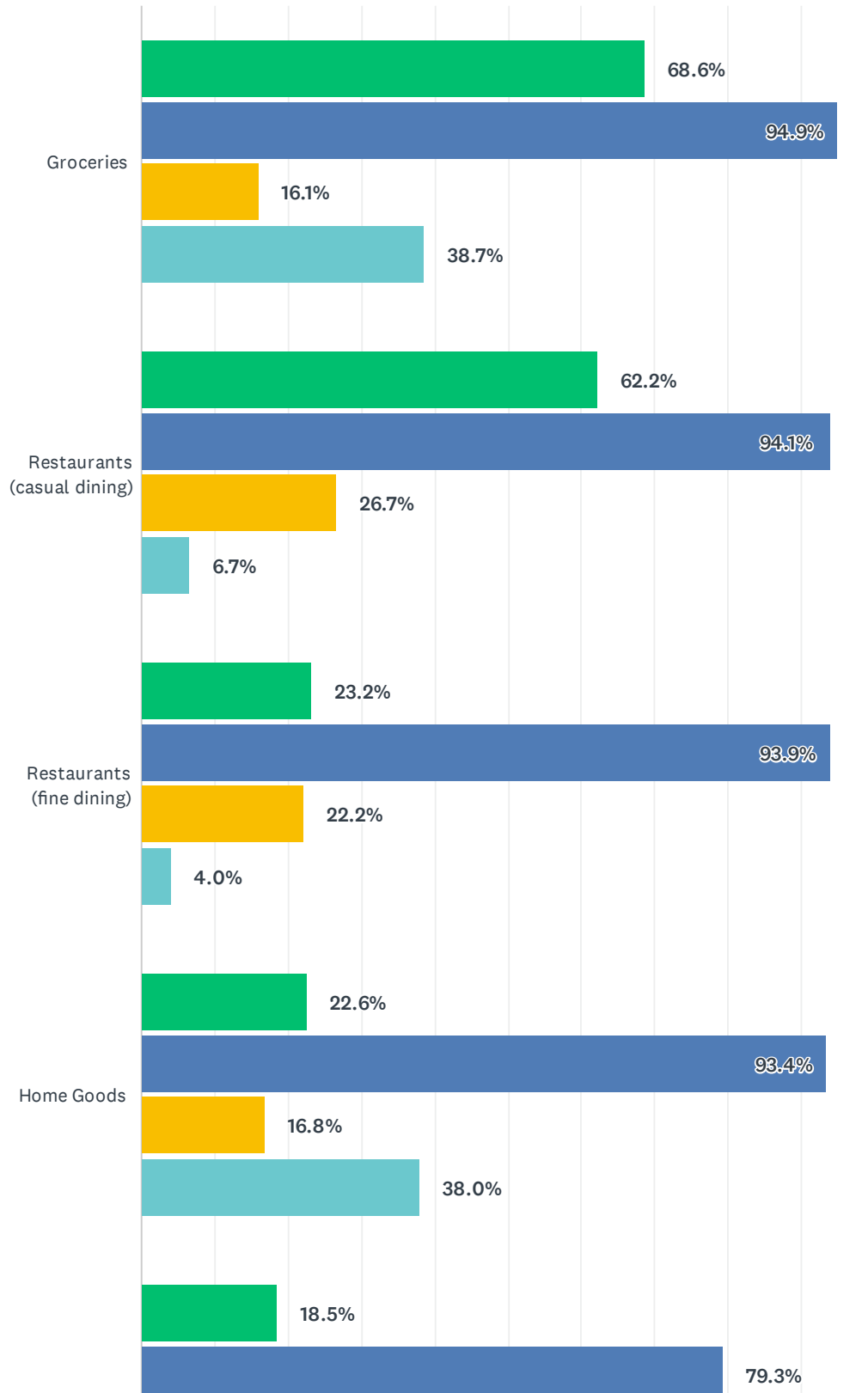
#	OTHER (PLEASE SPECIFY)	DATE
1	I already have functioning internet and favor do my job from home	3/29/2025 3:37 PM
2	My work isn't not something that can be done at home. However, work from home is becoming for more prevalent and our library only has so much private space to "WFH" with their reliable WiFi	3/18/2025 1:47 PM
3	Trump would not let me work from home	3/16/2025 9:47 AM
4	We homeschool and better internet would be helpful	3/16/2025 6:12 AM
5	Service job that requires being onsite	3/14/2025 10:56 AM
6	Public internet is essential for growth	3/11/2025 2:28 PM
7	I teach school, but I do use the internet for side jobs.	2/26/2025 1:27 PM
8	Would love to stream movies!	2/26/2025 1:03 PM
9	Retired	2/26/2025 12:55 PM

Fremont Community Survey

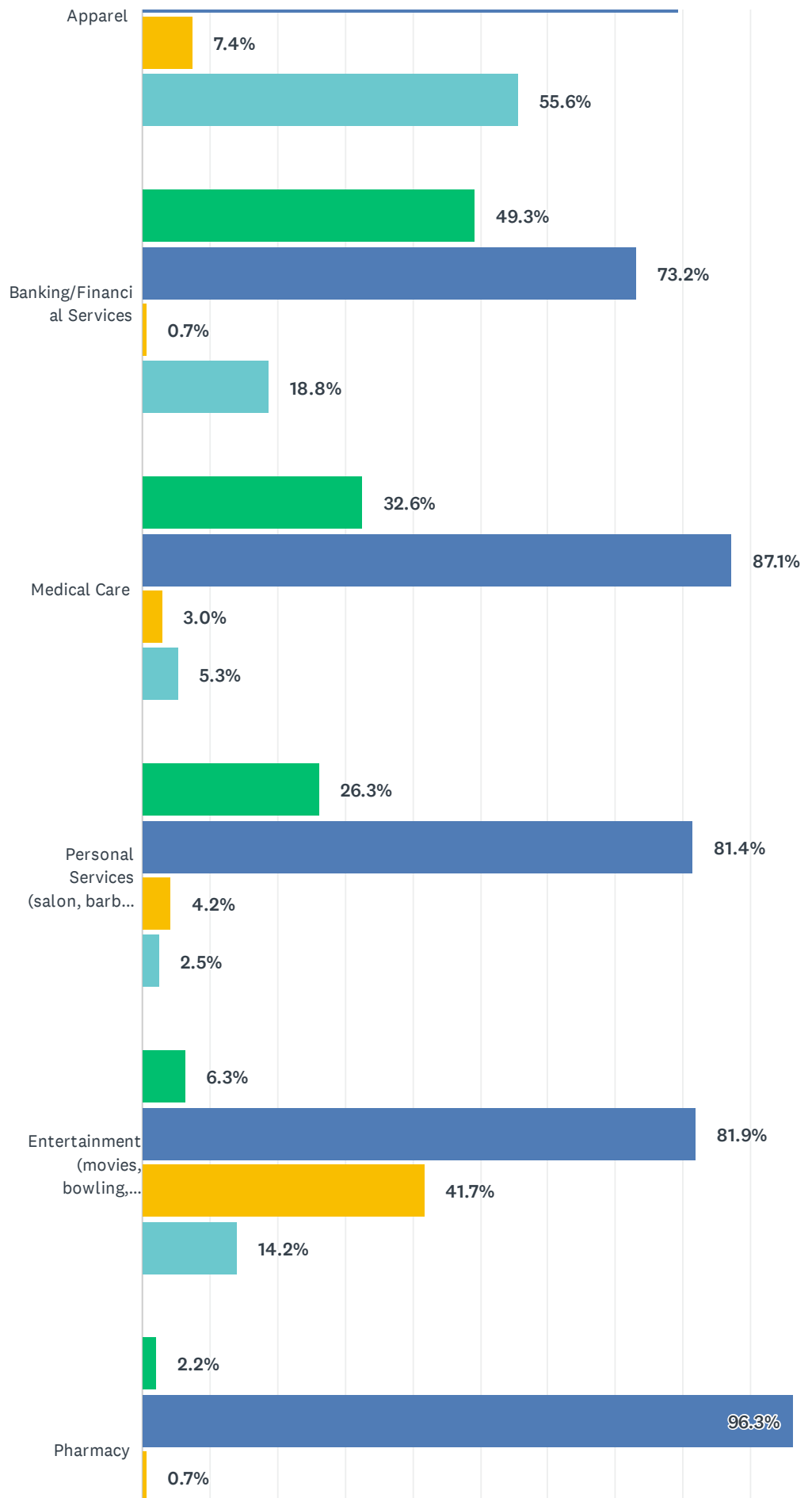
10	Not an option	2/26/2025 12:53 PM
11	We seem to have adequate services	2/26/2025 12:40 PM
12	Just bought this home in September and the internet is poor. AT&T only gives 1 bar.	2/26/2025 12:32 PM

Q19 Where do you shop or conduct your personal business? (Select all that apply)

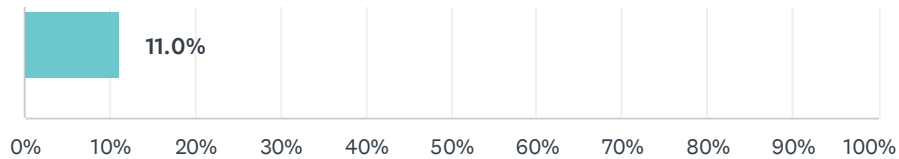
Answered: 138 Skipped: 17



Fremont Community Survey



Fremont Community Survey



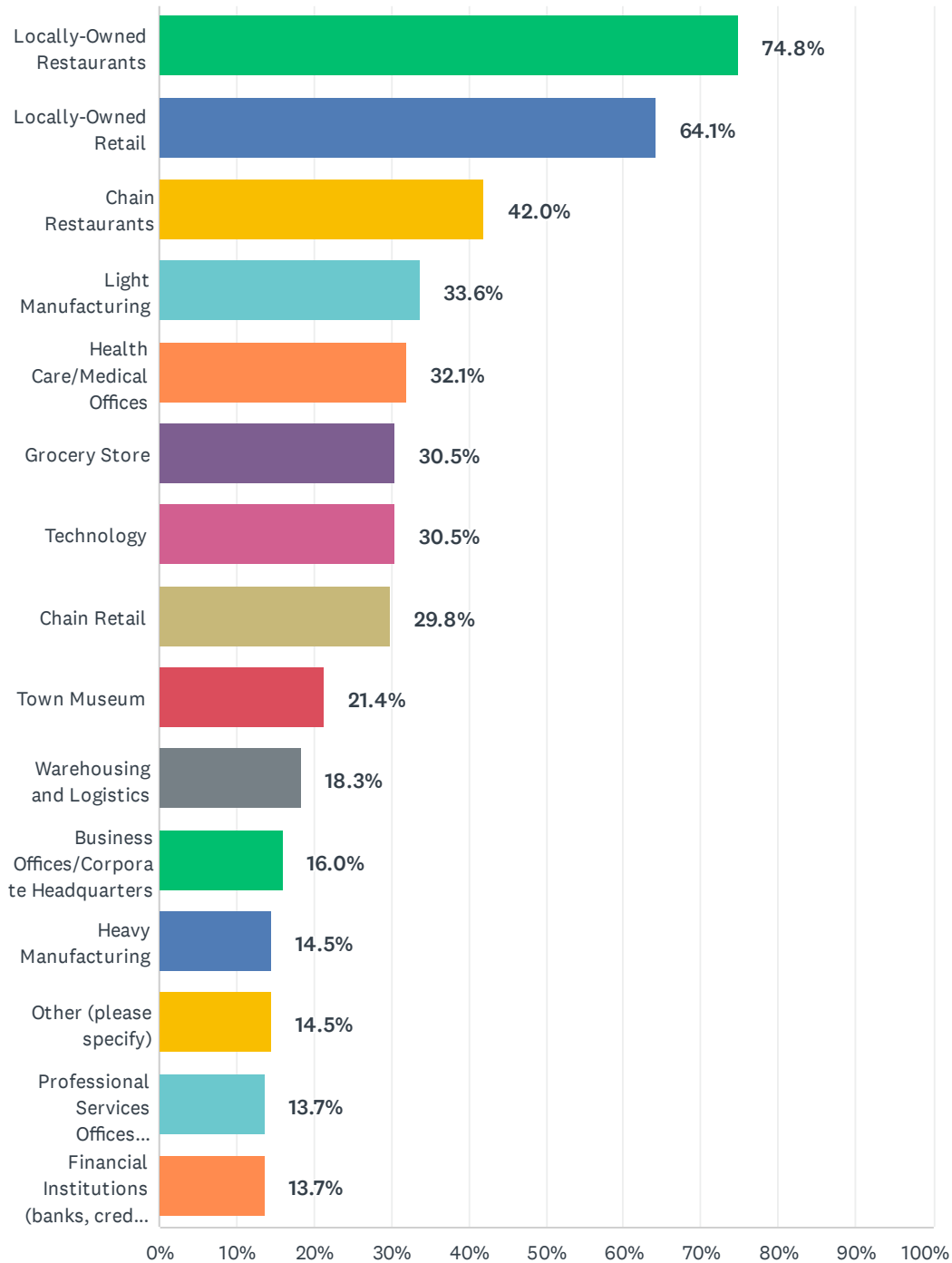
■ Fremont
 ■ Angola
 ■ Coldwater
 ■ Online

	FREMONT	ANGOLA	COLDWATER	ONLINE	TOTAL RESPONDENTS
Groceries	68.6% 94	94.9% 130	16.1% 22	38.7% 53	137
Restaurants (casual dining)	62.2% 84	94.1% 127	26.7% 36	6.7% 9	135
Restaurants (fine dining)	23.2% 23	93.9% 93	22.2% 22	4.0% 4	99
Home Goods	22.6% 31	93.4% 128	16.8% 23	38.0% 52	137
Apparel	18.5% 25	79.3% 107	7.4% 10	55.6% 75	135
Banking/Financial Services	49.3% 68	73.2% 101	0.7% 1	18.8% 26	138
Medical Care	32.6% 43	87.1% 115	3.0% 4	5.3% 7	132
Personal Services (salon, barber, etc.)	26.3% 31	81.4% 96	4.2% 5	2.5% 3	118
Entertainment (movies, bowling, sports, etc.)	6.3% 8	81.9% 104	41.7% 53	14.2% 18	127
Pharmacy	2.2% 3	96.3% 131	0.7% 1	11.0% 15	136

#	OTHER (PLEASE SPECIFY)	DATE
1	There is no fine dining in Steuben Co.	3/20/2025 10:42 AM
2	I go to Auburn frequently for a few of these questions but the option wasn't provided	3/18/2025 1:47 PM
3	Also Auburn/Ft Wayne/Kendallville/Lagrange	3/14/2025 10:56 AM
4	It would be wonderful to have a walk-up or drive thru coffee bobba place.	3/13/2025 9:29 AM
5	Many also in Fort Wayne	3/10/2025 7:26 PM
6	I would love to see a brewpub in town.	2/26/2025 1:27 PM
7	I onto Fort Wayne for almost all of the above categories.	2/26/2025 1:12 PM

Q20 I feel that the following types of businesses would be a positive addition to Fremont. (Select all that apply)

Answered: 131 Skipped: 24



Fremont Community Survey

ANSWER CHOICES	RESPONSES	
Locally-Owned Restaurants	74.8%	98
Locally-Owned Retail	64.1%	84
Chain Restaurants	42.0%	55
Light Manufacturing	33.6%	44
Health Care/Medical Offices	32.1%	42
Grocery Store	30.5%	40
Technology	30.5%	40
Chain Retail	29.8%	39
Town Museum	21.4%	28
Warehousing and Logistics	18.3%	24
Business Offices/Corporate Headquarters	16.0%	21
Heavy Manufacturing	14.5%	19
Other (please specify)	14.5%	19
Professional Services Offices (accountant, insurance, legal, etc.)	13.7%	18
Financial Institutions (banks, credit union, etc.)	13.7%	18
Total Respondents: 131		

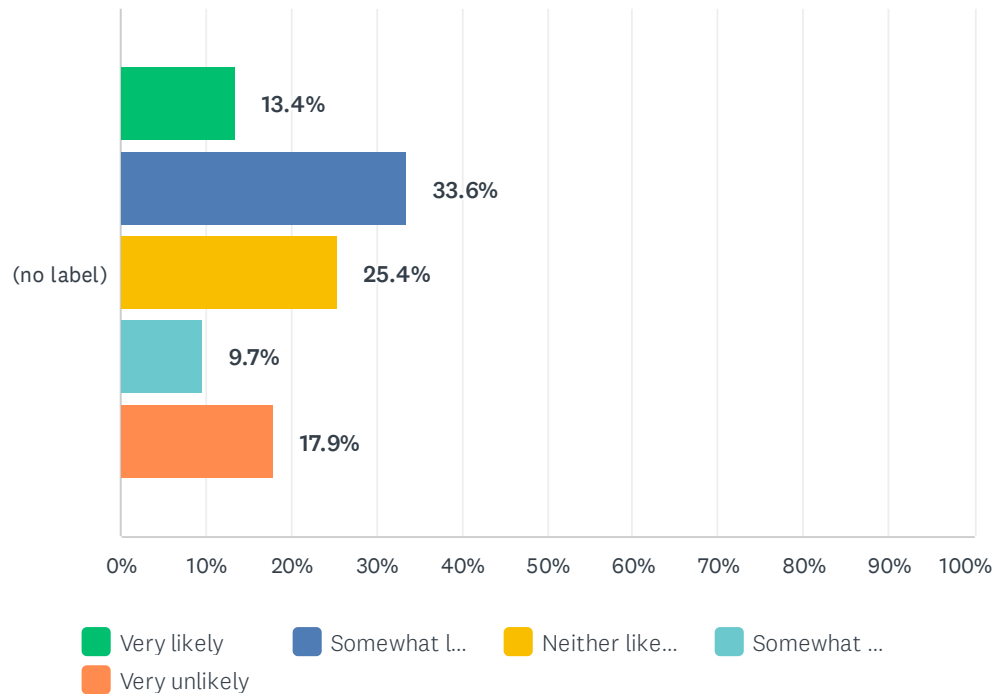
#	OTHER (PLEASE SPECIFY)	DATE
1	Chipotle, Panda Express, something that isn't in Coldwater or Angola.	3/29/2025 3:37 PM
2	Bakery	3/21/2025 3:03 PM
3	Business center (computers, fax, notary public, amazon boxes, etc)	3/20/2025 10:42 AM
4	Retail shops	3/20/2025 10:18 AM
5	A place for kids to hang out and socialize safely	3/16/2025 6:12 AM
6	many people in town have mentioned the desire for a bakery	3/14/2025 4:05 PM
7	Restaurant-breakfast 7 days a week, business center (computer/copy/power of attorney/fax), Dollar Tree, Ice-Cream Parlor w/ lunches	3/11/2025 2:35 PM
8	Small locally owned businesses are open infrequently, are poorly staffed, and go out of business quickly. The addition of chains adds stability.	3/11/2025 2:28 PM
9	Coffee and bakery place	3/8/2025 7:26 PM
10	I'd like a Red Robin and a Panera Bread close by.	2/26/2025 3:37 PM
11	Buckees at outlet by toll rd	2/26/2025 2:16 PM
12	The local grocery needs to be updated. The parking lot always has trash, indoor the floors always dirty. Restaurants that are open Sunday evenings	2/26/2025 2:00 PM
13	A New and Improved fire station for the men and women that keep the town of fremont safe.	2/26/2025 1:58 PM
14	Boutiques	2/26/2025 1:45 PM
15	Something for the children to enjoy or family oriented	2/26/2025 1:28 PM
16	Attractions for families with children	2/26/2025 1:12 PM

Fremont Community Survey

17	Pharmacy	2/26/2025 12:55 PM
18	Coffeeshop/bakery	2/26/2025 12:49 PM
19	Hobby shops, coffee shops	2/26/2025 12:42 PM

Q21 How likely would you be to support efforts to increase taxes to support new amenities and municipal services?

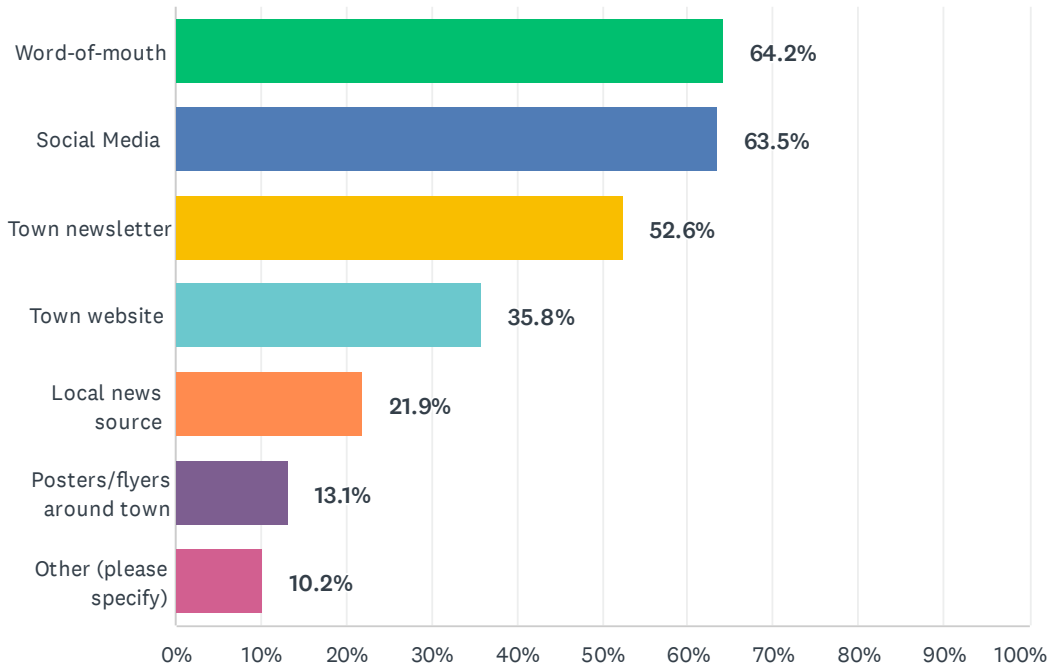
Answered: 134 Skipped: 21



	VERY LIKELY	SOMEWHAT LIKELY	NEITHER LIKELY NOR UNLIKELY	SOMEWHAT UNLIKELY	VERY UNLIKELY	TOTAL	WEIGHTED AVERAGE
(no label)	13.4% 18	33.6% 45	25.4% 34	9.7% 13	17.9% 24	134	3.15

Q22 List the ways you find out about what is going on in Fremont. (Select all that apply)

Answered: 137 Skipped: 18



ANSWER CHOICES	RESPONSES	
Word-of-mouth	64.2%	88
Social Media	63.5%	87
Town newsletter	52.6%	72
Town website	35.8%	49
Local news source	21.9%	30
Posters/flyers around town	13.1%	18
Other (please specify)	10.2%	14
Total Respondents: 137		

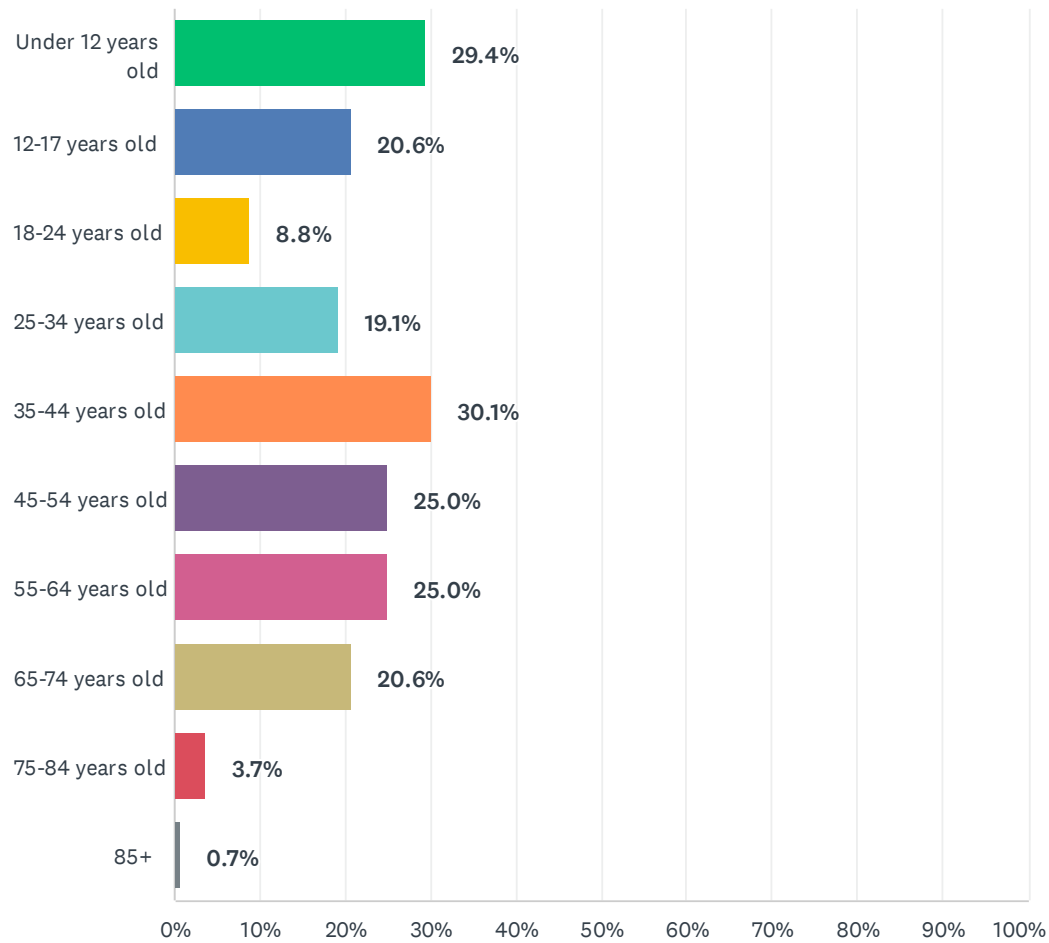
#	OTHER (PLEASE SPECIFY)	DATE
1	Library	3/29/2025 5:06 PM
2	Radio	3/20/2025 10:42 AM
3	Newspaper	3/11/2025 2:35 PM
4	Fremont text services.	2/27/2025 1:48 PM
5	Text message and the Fremont eagles app	2/26/2025 3:37 PM
6	Facebook	2/26/2025 1:45 PM

Fremont Community Survey

7	Text	2/26/2025 1:40 PM
8	Fremont Alerts	2/26/2025 12:55 PM
9	Text service	2/26/2025 12:53 PM
10	E mails	2/26/2025 12:53 PM
11	Text alerts	2/26/2025 12:49 PM
12	I appreciate the text messages	2/26/2025 12:40 PM
13	Text	2/26/2025 12:38 PM
14	All the Facebook experts	2/26/2025 12:36 PM

Q23 What ages make up your household? (Select all that apply)

Answered: 136 Skipped: 19



Fremont Community Survey

ANSWER CHOICES	RESPONSES	
Under 12 years old	29.4%	40
12-17 years old	20.6%	28
18-24 years old	8.8%	12
25-34 years old	19.1%	26
35-44 years old	30.1%	41
45-54 years old	25.0%	34
55-64 years old	25.0%	34
65-74 years old	20.6%	28
75-84 years old	3.7%	5
85+	0.7%	1
Total Respondents: 136		

APPENDIX B

2025 FREMONT PARKS USE SURVEY RESULTS

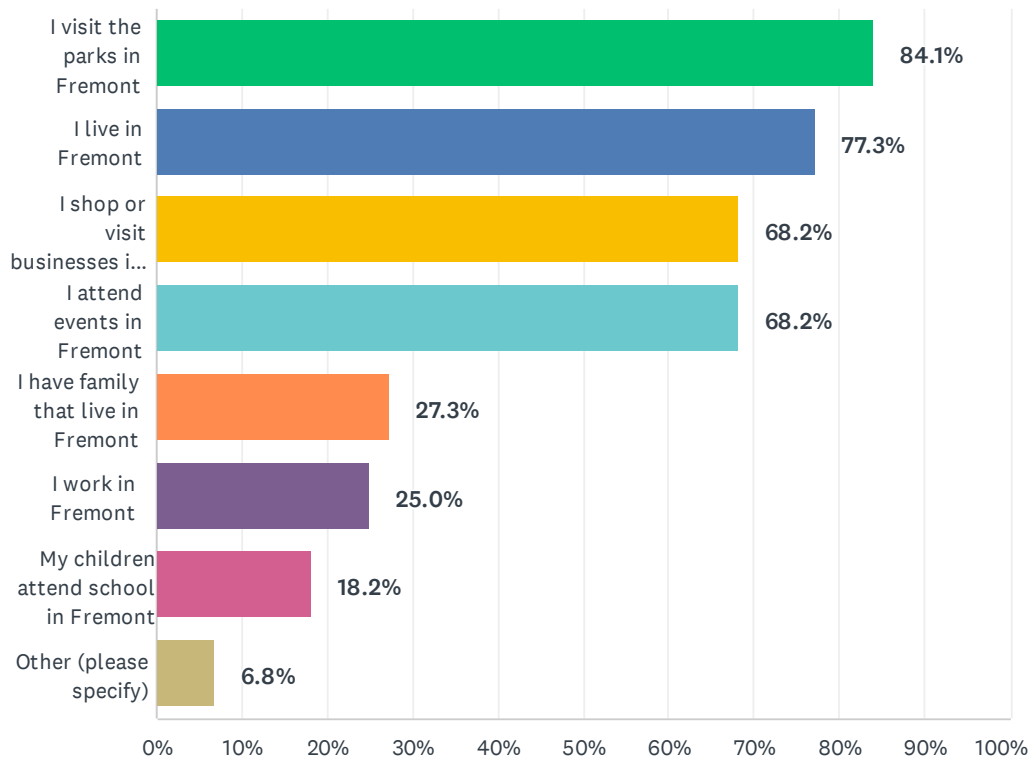
Q1 If you would like to receive updates regarding the Fremont Parks and Recreation Plan, please enter your email address. (Optional)

Answered: 16 Skipped: 32

#	RESPONSES	DATE
1	[omitted] @hotmail.com	5/2/2025 3:09 PM
2	[omitted] @yahoo.com	4/10/2025 9:46 AM
3	[omitted] @gmail.com	4/8/2025 1:49 PM
4	[omitted] @yahoo.com	4/8/2025 10:17 AM
5	[omitted] @aol.com	4/8/2025 9:10 AM
6	[omitted] @hotmail.com	4/6/2025 4:01 PM
7	[omitted] @gmail.com	4/2/2025 5:37 PM
8	[omitted] @gmail.com	3/31/2025 2:18 PM
9	[omitted] @msn.com	3/31/2025 1:11 PM
10	[omitted] @hotmail.com	3/31/2025 1:00 PM
11	[omitted] @yahoo.com	3/29/2025 12:31 PM
12	[omitted] @comcast.net	3/29/2025 10:09 AM
13	[omitted] @gmail.com	3/29/2025 9:59 AM
14	[omitted] @yahoo.com	3/29/2025 9:56 AM
15	[omitted] @gmail.com	3/21/2025 8:16 AM
16	[omitted] mpliance-cs.com	3/19/2025 12:49 PM

Q2 Please tell us what your interest is in Fremont. (Check all that apply)

Answered: 44 Skipped: 4

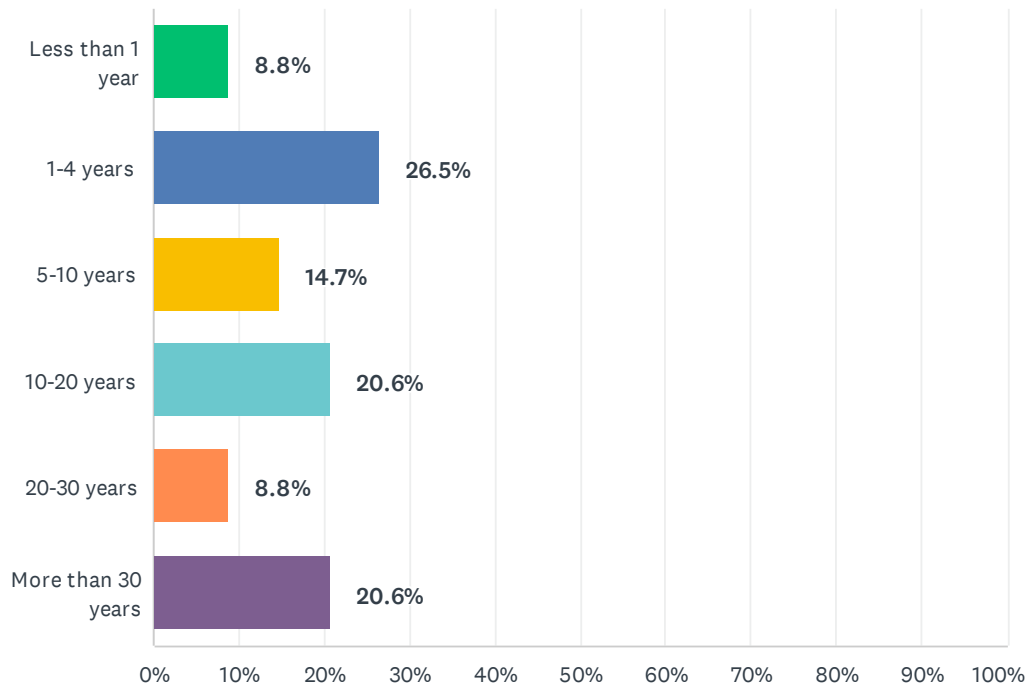


ANSWER CHOICES	RESPONSES	
I visit the parks in Fremont	84.1%	37
I live in Fremont	77.3%	34
I shop or visit businesses in Fremont	68.2%	30
I attend events in Fremont	68.2%	30
I have family that live in Fremont	27.3%	12
I work in Fremont	25.0%	11
My children attend school in Fremont	18.2%	8
Other (please specify)	6.8%	3
Total Respondents: 44		

#	OTHER (PLEASE SPECIFY)	DATE
1	retired from FCS	5/2/2025 3:23 PM
2	Grandkids in Fremont school and I have them in summer.	3/31/2025 3:10 PM
3	I would like to offer yoga in fremont	3/27/2025 10:35 AM

Q3 If you are a Fremont resident, how long have you lived here?

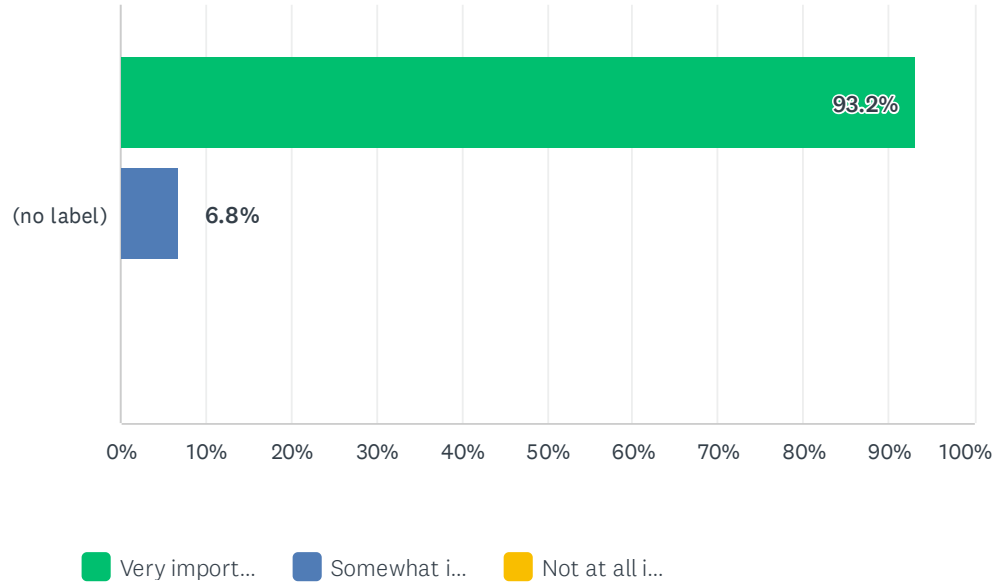
Answered: 34 Skipped: 14



ANSWER CHOICES	RESPONSES	
Less than 1 year	8.8%	3
1-4 years	26.5%	9
5-10 years	14.7%	5
10-20 years	20.6%	7
20-30 years	8.8%	3
More than 30 years	20.6%	7
TOTAL		34

Q4 How would you rate the importance of providing town-managed parks in Fremont?

Answered: 44 Skipped: 4



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT AT ALL IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	93.2%	6.8%	0.0%		
	41	3	0	44	2.93

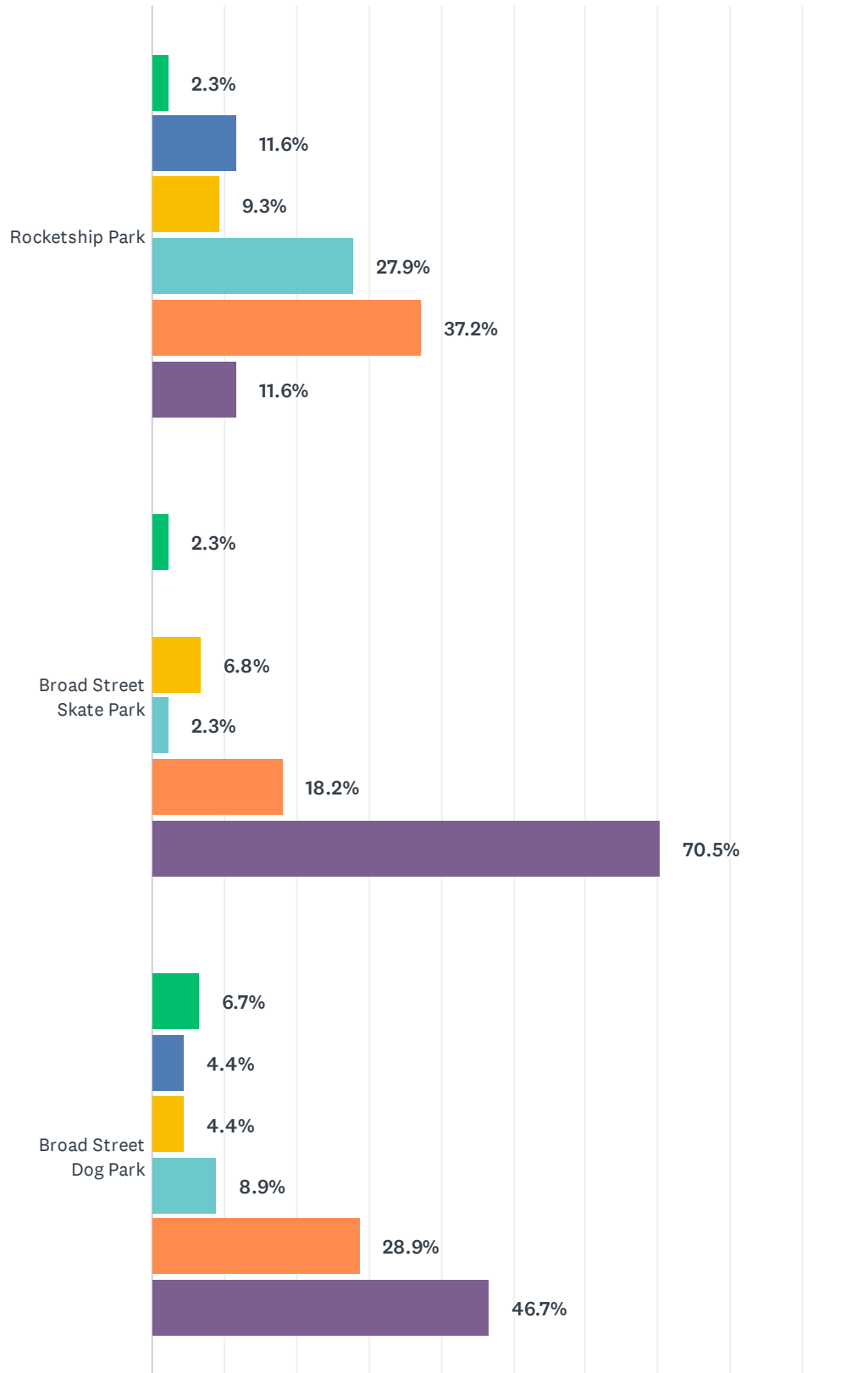
#	PLEASE EXPLAIN YOUR RATING	DATE
1	Kids need a safe place to play and it's nice to walk at vistula	5/5/2025 11:37 AM
2	THe quality of our community is based on education and recreation for our families.	5/2/2025 3:23 PM
3	Green spaces and park facilities not only improve quality of life, they improve property values	4/17/2025 7:23 PM
4	It is a way to build community and improve a feeling of care and respect for our parks.	4/11/2025 11:38 AM
5	I think we need to take more interest in redoing the downtown buildings of Fremont and renovating homes	4/10/2025 9:56 AM
6	having safe places to take kids is important	4/8/2025 1:55 PM
7	We need safe and FREE things to do. Like hang out, play basketball, or get exercise.	4/8/2025 10:31 AM
8	Communities need spaces where they aren't expected to spend money, and where they can enjoy nature safely.	4/8/2025 8:39 AM
9	We don't want people to go elsewhere for recreation.	4/2/2025 4:44 PM
10	Need a place to enjoy nature,socialize, exercise.	3/31/2025 3:10 PM
11	having raised children, and a dog we used all the Parks	3/31/2025 3:05 PM
12	Green spaces are very important in an urban setting and I have a dog and enjoy using the parks.	3/31/2025 1:08 PM
13	Places for children and adults to relax and play are vital to any community. I feel with the apartments coming into town, it's going to be even more important.	3/29/2025 9:31 PM

Fremont Parks Survey

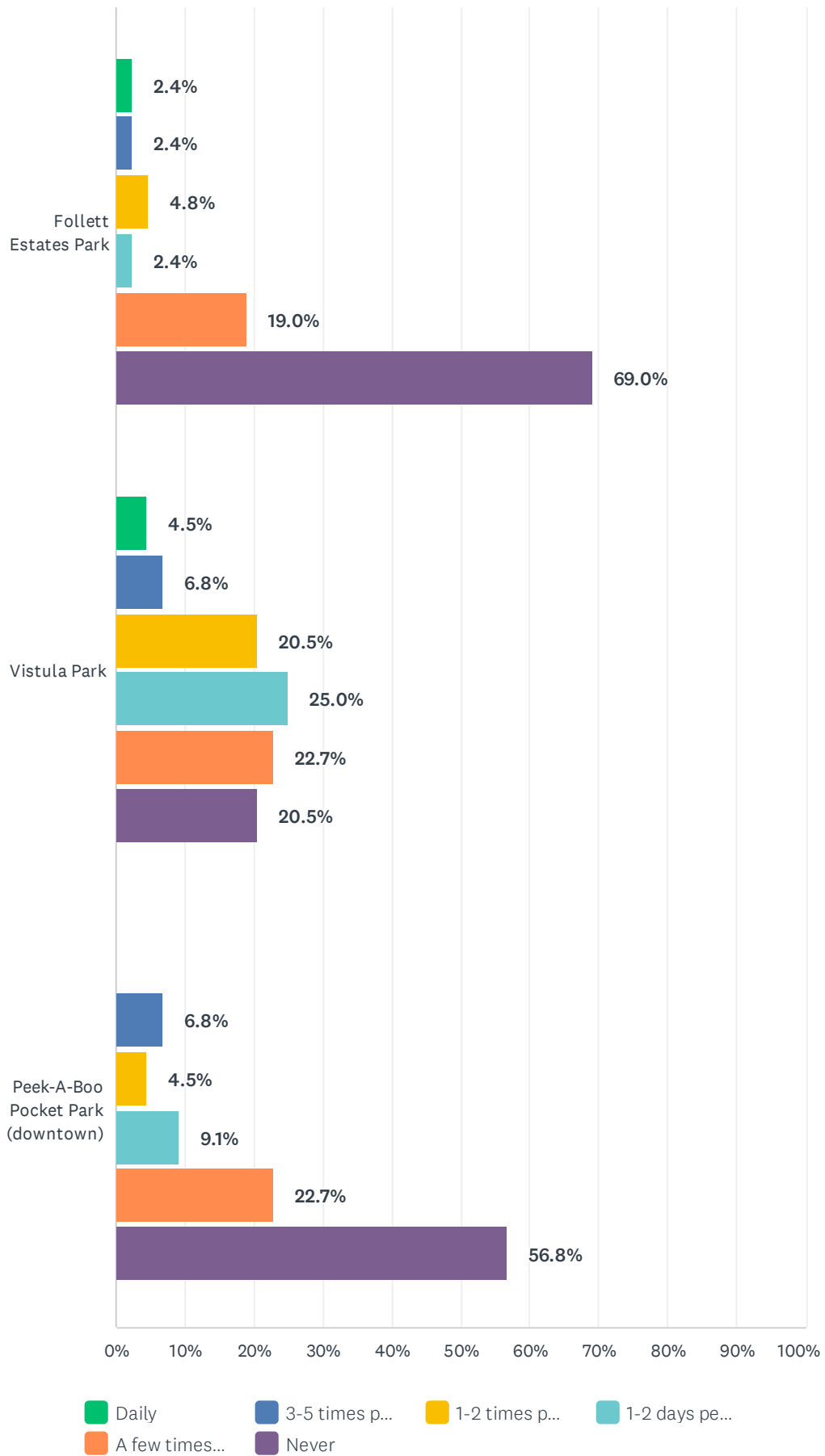
14	keeping our town clean and safe	3/29/2025 5:19 PM
15	My kids play at the parks and say some of the equipment is broken.	3/29/2025 1:56 PM
16	This is a safe opportunity to provide something to the community to potentially help it grow and be more appealing	3/27/2025 10:35 AM

Q5 How often have you visited the following Fremont parks in the last 12 months?

Answered: 45 Skipped: 3



Fremont Parks Survey

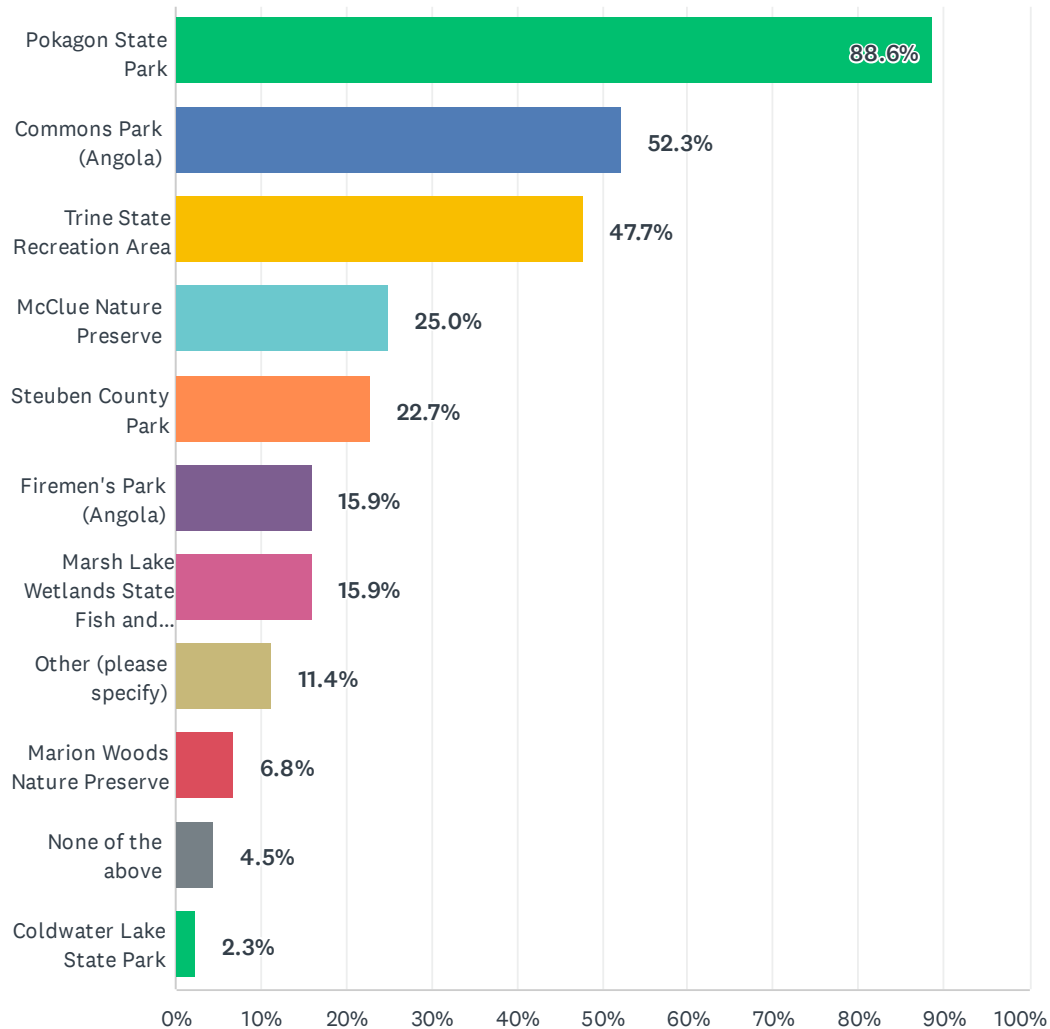


Fremont Parks Survey

	DAILY	3-5 TIMES PER WEEK	1-2 TIMES PER WEEK	1-2 DAYS PER MONTH	A FEW TIMES A YEAR	NEVER	TOTAL
Rocketship Park	2.3% 1	11.6% 5	9.3% 4	27.9% 12	37.2% 16	11.6% 5	43
Broad Street Skate Park	2.3% 1	0.0% 0	6.8% 3	2.3% 1	18.2% 8	70.5% 31	44
Broad Street Dog Park	6.7% 3	4.4% 2	4.4% 2	8.9% 4	28.9% 13	46.7% 21	45
Follett Estates Park	2.4% 1	2.4% 1	4.8% 2	2.4% 1	19.0% 8	69.0% 29	42
Vistula Park	4.5% 2	6.8% 3	20.5% 9	25.0% 11	22.7% 10	20.5% 9	44
Peek-A-Boo Pocket Park (downtown)	0.0% 0	6.8% 3	4.5% 2	9.1% 4	22.7% 10	56.8% 25	44

Q6 What other parks and recreation areas do you visit? (Select all that apply)

Answered: 44 Skipped: 4



Fremont Parks Survey

ANSWER CHOICES	RESPONSES	
Pokagon State Park	88.6%	39
Commons Park (Angola)	52.3%	23
Trine State Recreation Area	47.7%	21
McClue Nature Preserve	25.0%	11
Steuben County Park	22.7%	10
Firemen's Park (Angola)	15.9%	7
Marsh Lake Wetlands State Fish and Wildlife Area	15.9%	7
Other (please specify)	11.4%	5
Marion Woods Nature Preserve	6.8%	3
None of the above	4.5%	2
Coldwater Lake State Park	2.3%	1
Total Respondents: 44		

#	OTHER (PLEASE SPECIFY)	DATE
1	youth games in various towns	5/2/2025 3:23 PM
2	Heritage Park- Coldwater, MI	4/8/2025 1:55 PM
3	Wing Haven, Fish Lake trl., Rob hidden caynon, Douglas nature preserve all 3 in Hamilton.	4/8/2025 10:31 AM
4	Clear Lake Island	4/8/2025 9:15 AM
5	Winghaven	3/31/2025 2:32 PM

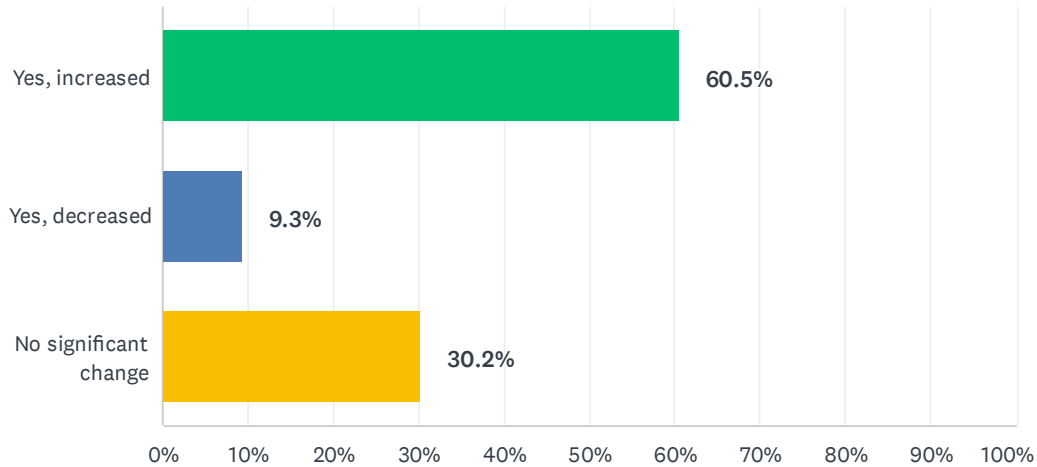
Q7 If you do not visit Fremont parks, or don't visit often, why not?

Answered: 9 Skipped: 39

#	RESPONSES	DATE
1	Na	5/5/2025 6:24 AM
2	I'd like to see a a walkway made for walking that connects to trine recreation area	4/10/2025 9:56 AM
3	N/A	4/8/2025 11:01 AM
4	Lack of access to public bathrooms. Nothing to do there for adults who don't have children.	4/8/2025 8:39 AM
5	I have no children	4/2/2025 4:44 PM
6	Weather, limited facilities and equipment.	3/31/2025 3:10 PM
7	Mainly visit when grandsons are in town.	3/30/2025 12:45 PM
8	I put never on the Fremont parks because I've visited some but have no idea what they are called	3/29/2025 10:07 AM
9	I live in Angola on lake James and coach track at Fremont high school. I am just now becoming familiar with this area.	3/27/2025 10:35 AM

Q8 Has your frequency of visits to Fremont parks changed in the last 5 years?

Answered: 43 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes, increased	60.5%	26
Yes, decreased	9.3%	4
No significant change	30.2%	13
TOTAL		43

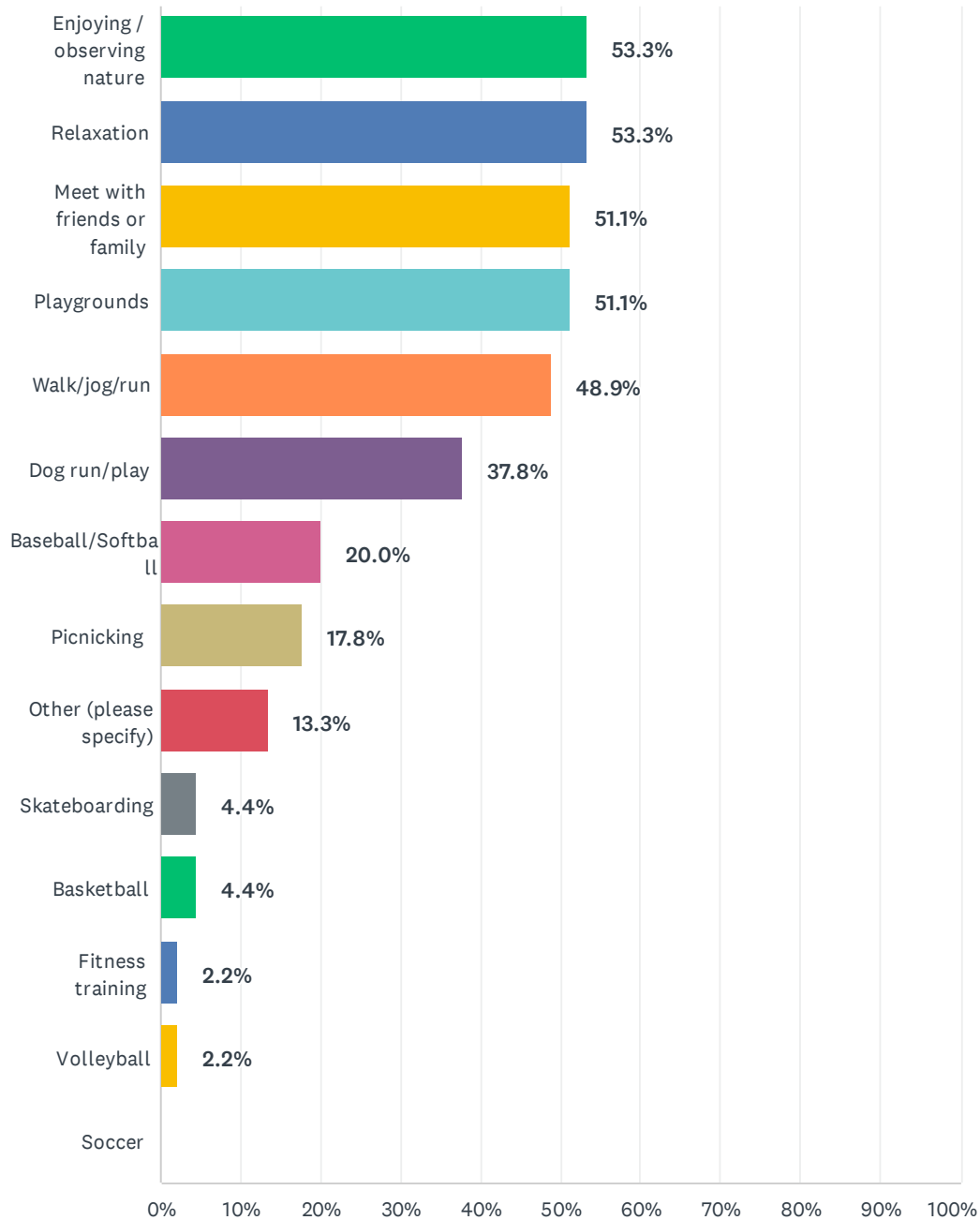
#	IF YES, WHY DO YOU THINK YOUR USE OF THE PARKS HAS CHANGED?	DATE
1	I didn't live here for a while but I did use the parks a lot as a kid	5/5/2025 11:37 AM
2	I have kids now and parks are free way to entertain kids.	5/5/2025 6:24 AM
3	have always watched the activities	5/2/2025 3:23 PM
4	I retired and have more time	4/17/2025 7:23 PM
5	I have a dog now and walk more.	4/11/2025 11:38 AM
6	My kids are grown and moved away	4/10/2025 9:56 AM
7	had kids in the last 5 years	4/8/2025 1:55 PM
8	Kids	4/8/2025 11:01 AM
9	It doesn't cost anything, it's relaxing and the new splash park	4/8/2025 10:31 AM
10	age- retirement	4/6/2025 4:11 PM
11	no children	4/2/2025 4:44 PM
12	I didn't know the parks were here until last year	3/31/2025 2:32 PM
13	Have two dogs now	3/31/2025 1:20 PM
14	I have grandchildren now.	3/29/2025 9:31 PM

Fremont Parks Survey

15	My kids have gotten older, so now they can use more of the equipment.	3/29/2025 1:56 PM
16	I just moved here as a grandparent	3/29/2025 10:07 AM
17	We go to the school parks a lot as they are newer and more updated	3/29/2025 10:01 AM
18	Addition of splash pad	3/29/2025 9:37 AM
19	Moving to Angola and coaching at Fremont has made this change	3/27/2025 10:35 AM
20	improvements to the parks and take grandsons to parks	3/20/2025 8:26 PM
21	Having kids	3/20/2025 11:09 AM

Q9 What do you typically do when you visit the parks in Fremont? (Check all that apply)

Answered: 45 Skipped: 3



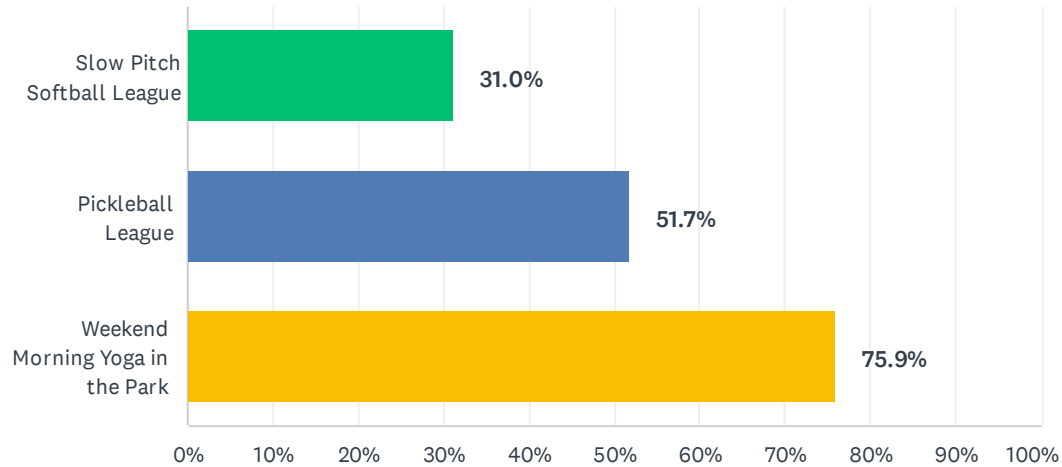
Fremont Parks Survey

ANSWER CHOICES	RESPONSES	
Enjoying / observing nature	53.3%	24
Relaxation	53.3%	24
Meet with friends or family	51.1%	23
Playgrounds	51.1%	23
Walk/jog/run	48.9%	22
Dog run/play	37.8%	17
Baseball/Softball	20.0%	9
Picnicking	17.8%	8
Other (please specify)	13.3%	6
Skateboarding	4.4%	2
Basketball	4.4%	2
Fitness training	2.2%	1
Volleyball	2.2%	1
Soccer	0.0%	0
Total Respondents: 45		

#	OTHER (PLEASE SPECIFY)	DATE
1	watch	5/2/2025 3:23 PM
2	Pickleball	4/2/2025 4:44 PM
3	Pickle ball	3/31/2025 1:20 PM
4	Take athletes to the parks	3/27/2025 10:35 AM
5	pickel ball courts	3/20/2025 8:26 PM
6	Pickleball	3/20/2025 11:46 AM

Q10 Would you be interested in any of the following activities if they were provided in Fremont? (Select all that apply)

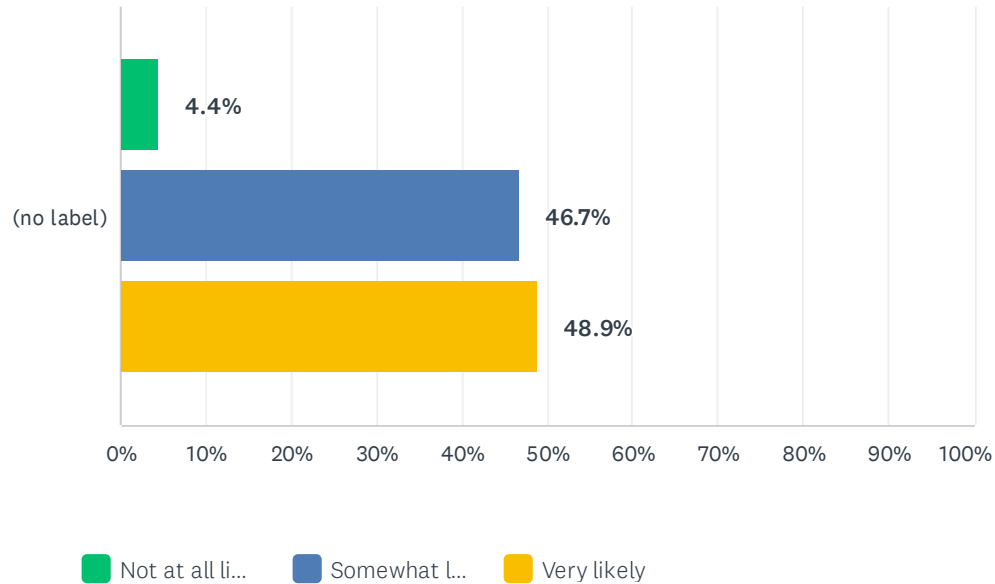
Answered: 29 Skipped: 19



ANSWER CHOICES	RESPONSES	
Slow Pitch Softball League	31.0%	9
Pickleball League	51.7%	15
Weekend Morning Yoga in the Park	75.9%	22
Total Respondents: 29		

Q11 How likely are you to attend a weekly Farmers Market if it were hosted at Rocketship Park?

Answered: 45 Skipped: 3



	NOT AT ALL LIKELY	SOMEWHAT LIKELY	VERY LIKELY	TOTAL	WEIGHTED AVERAGE
(no label)	4.4%	46.7%	48.9%	45	2.44
	2	21	22		

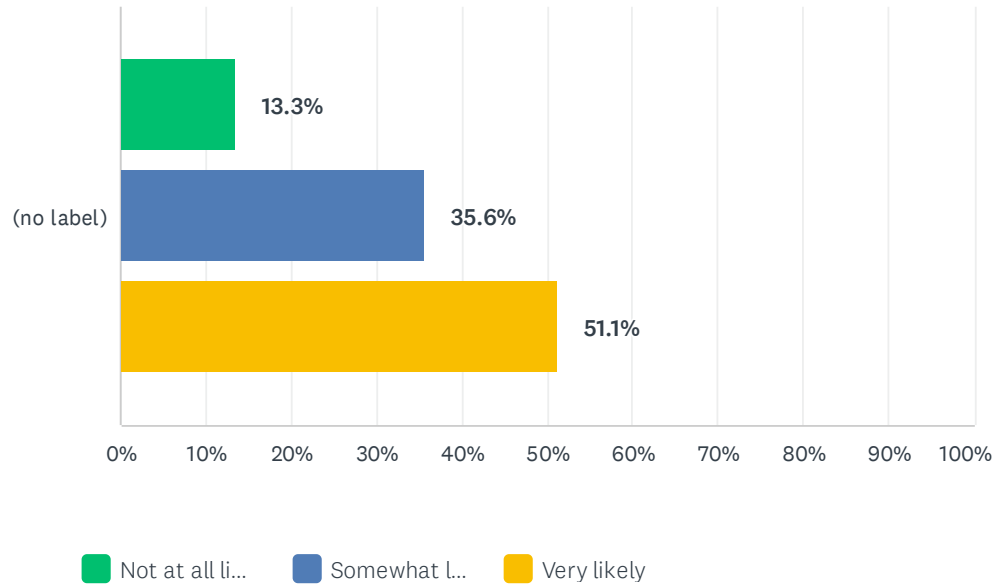
#	PLEASE EXPLAIN YOUR RESPONSE.	DATE
1	I would go but not necessarily every week	5/5/2025 11:37 AM
2	It would need to be a good farmer's market	5/5/2025 6:24 AM
3	If it were produce and dairy and meats. I would visit every time.	4/11/2025 11:38 AM
4	It would be much more convenient than having to go to Angola or Hillsdale	4/8/2025 11:01 AM
5	They need other products besides amish made bread and rotten vegetables.	4/8/2025 10:31 AM
6	Always attend the markets	4/8/2025 9:15 AM
7	With the crash of the economy we will need to turn to the community to buy produce from directly.	4/8/2025 8:39 AM
8	It depends on my needs	4/2/2025 4:44 PM
9	I loved the farmers market, I can never make it to angola	3/31/2025 3:05 PM
10	Would depend on the vendors and variety	3/31/2025 2:32 PM
11	I think a weekly farmers market would be beneficial to Fremont and bring in more visitors.	3/31/2025 1:08 PM
12	I probably wouldn't be a regular but would go if looking for something that's not in my garden.	3/29/2025 9:31 PM
13	I love farmer's markets. Fresh produce and eggs are better than the store.	3/29/2025 1:56 PM
14	If I get up early enough, it sounds like something I'd go to	3/29/2025 10:07 AM
15	Depends on vendor offerings	3/29/2025 9:37 AM

Fremont Parks Survey

16	Beautiful idea	3/27/2025 10:35 AM
17	Would love to not have to go into Angola for a market	3/20/2025 5:25 PM
18	I wouldn't have to drive to Angola for it!	3/20/2025 11:46 AM

Q12 How likely are you to attend a weekly Food Truck event if it were hosted at Rocketship Park?

Answered: 45 Skipped: 3



	NOT AT ALL LIKELY	SOMEWHAT LIKELY	VERY LIKELY	TOTAL	WEIGHTED AVERAGE
(no label)	13.3%	35.6%	51.1%		
	6	16	23	45	2.38

#	PLEASE EXPLAIN YOUR RESPONSE.	DATE
1	I would go but not necessarily every week	5/5/2025 11:37 AM
2	I especially love the Thai food truck	5/5/2025 6:24 AM
3	Food trucks are a great way to build community and I am a foodie.	4/11/2025 11:38 AM
4	depends on the week and other activities planned	4/8/2025 1:55 PM
5	I like food.	4/8/2025 10:31 AM
6	always attend the food trucks	4/8/2025 9:15 AM
7	I don't know that a weekly one would hold up in our small community, but a monthly one would be reasonable. I also don't eat out often due to finance, but a monthly once vs. weekly would be manageable.	4/8/2025 8:39 AM
8	Sounds fun	4/2/2025 4:44 PM
9	I am interested in trying different food trucks.	3/31/2025 1:08 PM
10	Depends on the food truck - Chick-Fil-A, yes. Mexican food - probably not (which probably makes me odd).	3/29/2025 9:31 PM
11	Especially if it was koana ice!! That would be amazing in the summer.	3/29/2025 1:56 PM
12	Sounds fun	3/29/2025 10:07 AM
13	There is a need for this	3/29/2025 9:37 AM
14	This brings community together	3/27/2025 10:35 AM

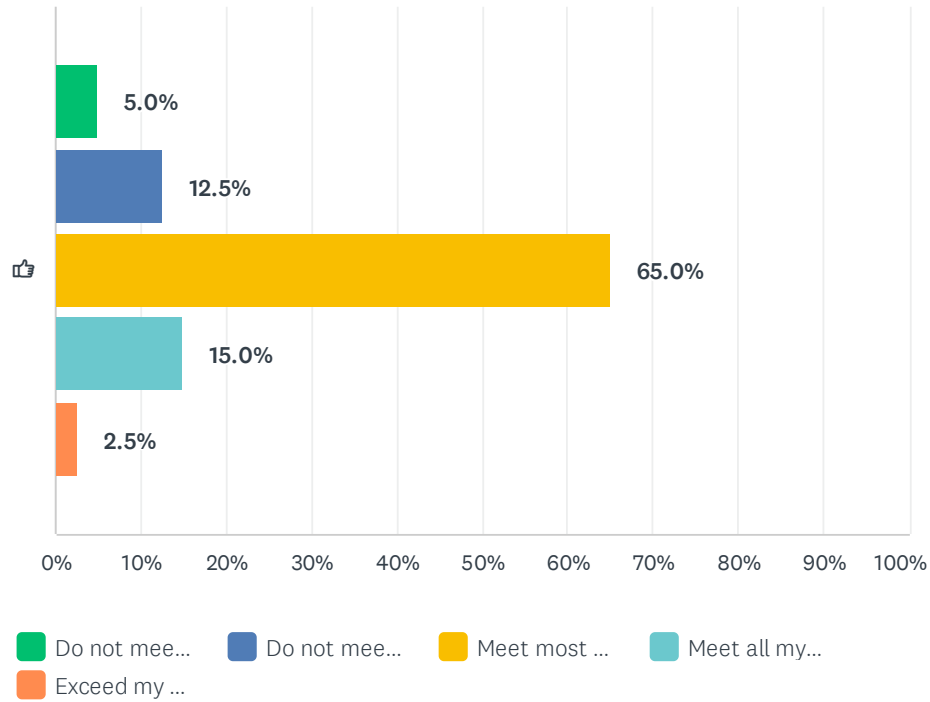
Q13 Are there other activities, events, or programs you would like to have available at Fremont parks?

Answered: 18 Skipped: 30

#	RESPONSES	DATE
1	Not that I can think of	5/5/2025 11:37 AM
2	I would love to see parks geared towards preteens and teens.	5/5/2025 6:24 AM
3	rebuild the volleyball court at Vistula more pickleball courts at Vistula Basketball courts at Vistula Upgrade(grass and dirt) at city park irrigation	5/2/2025 3:23 PM
4	Art fairs, yoga, outdoor movies, gardens	4/17/2025 7:23 PM
5	I would like more fitness machines at rocket park. I can show you pictures of equipment if you want suggestions.	4/11/2025 11:38 AM
6	It would be nice to have a public pool!	4/10/2025 9:56 AM
7	An upgraded skate park!	4/8/2025 11:01 AM
8	Please keep taking care of the trails behind the library. They are my favorite and when my dog was young and healthy we walked several times a week. Love the book trails! Thanks fremont library for doing that.	4/8/2025 10:31 AM
9	Trails	4/8/2025 10:24 AM
10	flea markets, live music, movie showings	4/8/2025 8:39 AM
11	summer program through the town	4/6/2025 4:11 PM
12	outdoor movies or music	4/2/2025 4:44 PM
13	More walking trail options	3/30/2025 12:45 PM
14	Music in the park (other than MusicFest) - maybe art	3/29/2025 9:31 PM
15	Turning one of the parks into a winter wonderland would be very fun. Or maybe the humane society brings adoptable pets to the park!	3/29/2025 1:56 PM
16	Not sure what you already have	3/29/2025 10:07 AM
17	Children's programs, movies in the park	3/29/2025 9:37 AM
18	would like to see the water pad expanded. more kids activities	3/20/2025 8:26 PM

Q14 How well do the types of recreational facilities offered in the Fremont parks system meet your expectations?

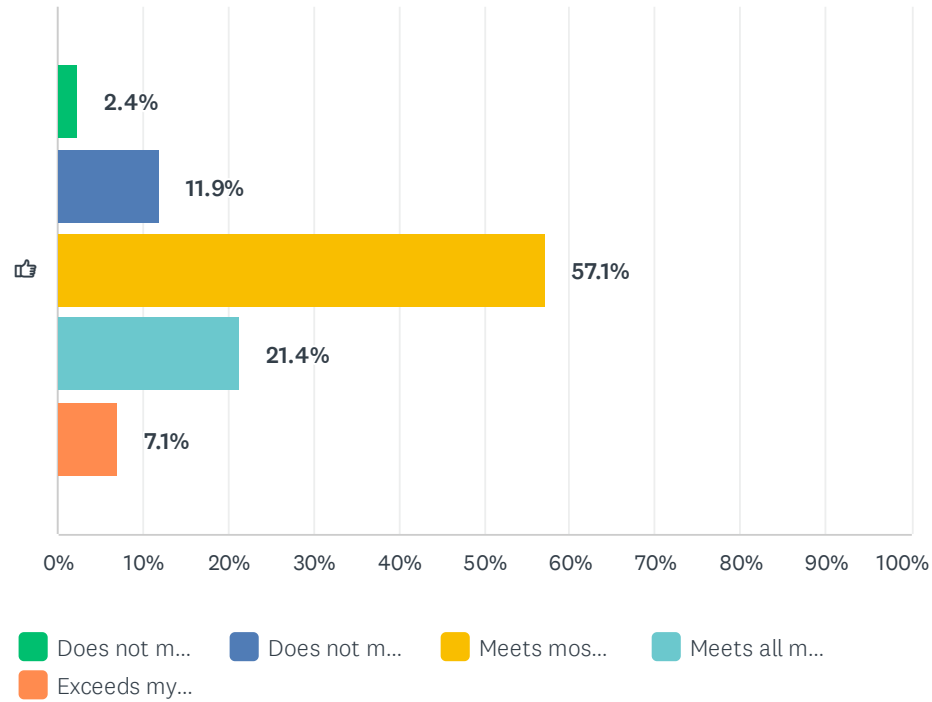
Answered: 40 Skipped: 8



	DO NOT MEET MY EXPECTATIONS AT ALL	DO NOT MEET MOST OF MY EXPECTATIONS	MEET MOST OF MY EXPECTATIONS	MEET ALL MY EXPECTATIONS	EXCEED MY EXPECTATIONS	TOTAL	WEIGHTED AVERAGE
👍	5.0% 2	12.5% 5	65.0% 26	15.0% 6	2.5% 1	40	2.98

Q15 How well does the maintenance of the Fremont parks system meet your expectations?

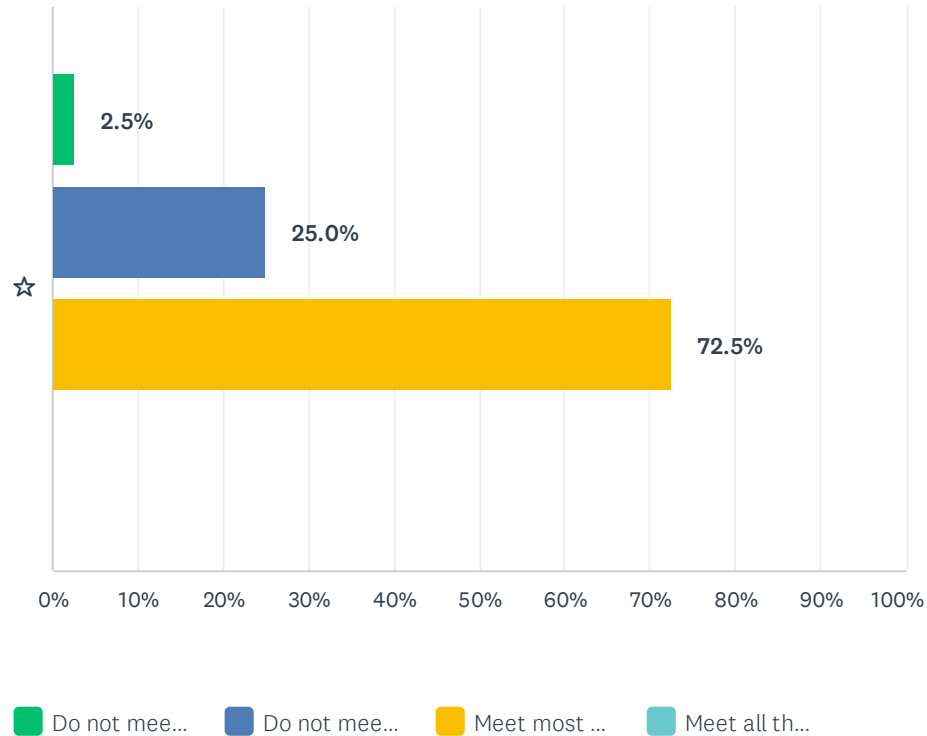
Answered: 42 Skipped: 6



	DOES NOT MEET MY EXPECTATIONS AT ALL	DOES NOT MEET MOST OF MY EXPECTATIONS	MEETS MOST OF MY EXPECTATIONS	MEETS ALL MY EXPECTATIONS	EXCEEDS MY EXPECTATIONS	TOTAL	WEIGHTED AVERAGE
👍	2.4% 1	11.9% 5	57.1% 24	21.4% 9	7.1% 3	42	3.19

Q16 How well do Fremont's park facilities meet the needs of the community overall?

Answered: 40 Skipped: 8



	DO NOT MEET THE COMMUNITY'S NEEDS AT ALL	DO NOT MEET MOST OF THE COMMUNITY'S NEEDS	MEET MOST OF THE COMMUNITY'S NEEDS	MEET ALL THE COMMUNITY'S NEEDS	TOTAL	WEIGHTED AVERAGE
☆	2.5%	25.0%	72.5%	0.0%	40	2.70
	1	10	29	0		

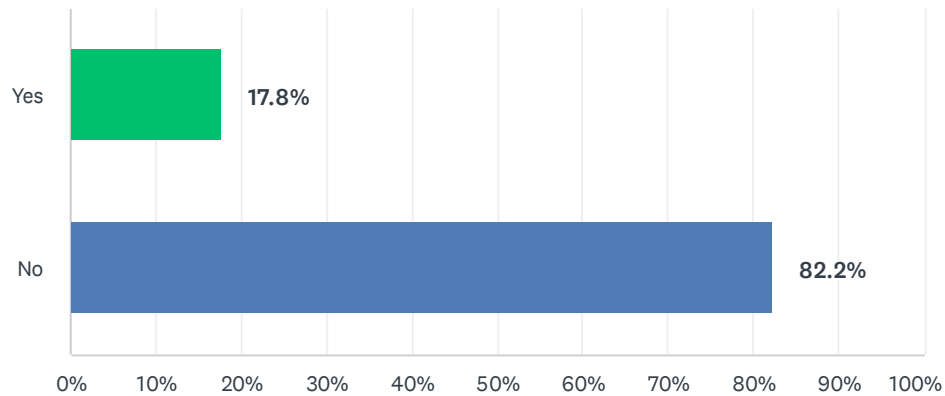
#	PLEASE EXPLAIN YOUR RATING	DATE
1	FCS and the town should continue to work/plan together	5/2/2025 3:23 PM
2	We could use a shelter and water source at the dog park. Plus, some gravel or something at the entrance would be great because it gets so muddy we can't use it.	4/11/2025 11:38 AM
3	It means needs but Does not exceed any of them	4/10/2025 9:56 AM
4	Most of the community is comprised of families, which the parks address well with playground equipment and sporting facilities.	4/8/2025 8:39 AM
5	red summer programs	4/6/2025 4:11 PM
6	I think people need to be more aware of what is available	4/2/2025 4:44 PM
7	I feel that most would enjoy walking trails if some were available. The one behind the library is dangerous.	4/2/2025 1:26 PM
8	Need year around facilities: walking for seniors, basketball, volleyball, pickleball. With all the lakes and parks there are things to do in the summer, but come colder weather there is nothing.	3/31/2025 3:10 PM

Fremont Parks Survey

9	There's always room for improvement, but our town has some terrific parks.	3/29/2025 9:31 PM
10	My kids tell me that the equipment at the follet estates park are broken. It would be nice if there was other equipment and some shade as well. My kids would like to have climbing equipment.	3/29/2025 1:56 PM
11	There is room for improvement however the splash pad is a great addition more programs for kids in summer	3/29/2025 9:37 AM
12	The playground equipment really needs updating	3/20/2025 5:25 PM

Q17 Does anyone in your household have a disability or mobility needs?

Answered: 45 Skipped: 3

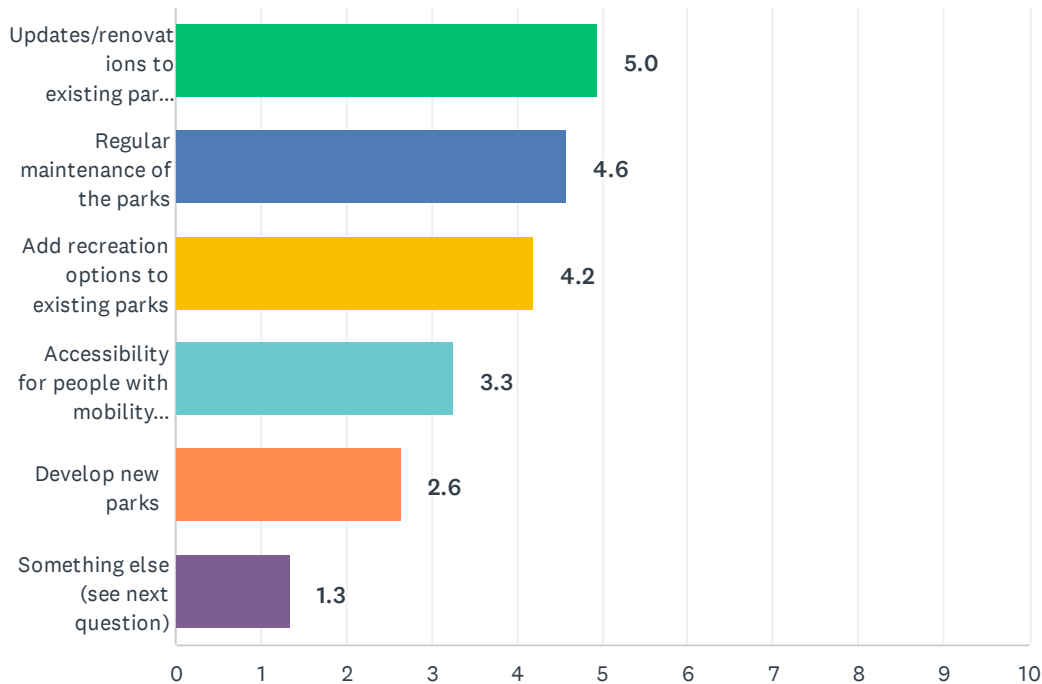


ANSWER CHOICES	RESPONSES	
Yes	17.8%	8
No	82.2%	37
TOTAL		45

#	IF YES, HOW WELL DO YOU FEEL THE PARKS FACILITIES MEET THESE NEEDS IN PARTICULAR?	DATE
1	ADA compliant are needed in some areas	5/2/2025 3:23 PM
2	handicapped access	4/6/2025 4:11 PM
3	Well.	4/4/2025 6:44 AM
4	It's hard to get up into the park.	3/29/2025 1:56 PM
5	Some areas are harder for them to access	3/29/2025 1:39 PM

Q18 What do you think should be the priority for Fremont parks in the next 5 years? Please rearrange the list below so the top of the list is your highest priority, second is your next highest priority, etc.

Answered: 44 Skipped: 4



	1	2	3	4	5	6	TOTAL	SCORE
Updates/renovations to existing park facilities	38.6% 17	34.1% 15	15.9% 7	6.8% 3	4.5% 2	0.0% 0	44	4.95
Regular maintenance of the parks	29.5% 13	22.7% 10	27.3% 12	18.2% 8	2.3% 1	0.0% 0	44	4.59
Add recreation options to existing parks	22.7% 10	20.5% 9	20.5% 9	29.5% 13	4.5% 2	2.3% 1	44	4.20
Accessibility for people with mobility challenges	4.5% 2	13.6% 6	22.7% 10	27.3% 12	27.3% 12	4.5% 2	44	3.27
Develop new parks	2.3% 1	9.1% 4	13.6% 6	11.4% 5	52.3% 23	11.4% 5	44	2.64
Something else (see next question)	2.3% 1	0.0% 0	0.0% 0	6.8% 3	9.1% 4	81.8% 36	44	1.34

Q19 Are there other priorities you think should be in the above list?

Answered: 17 Skipped: 31

#	RESPONSES	DATE
1	The rocket ship park needs a new play ground. The yellow structure is concerning.	5/5/2025 6:24 AM
2	Expand the budget Establish a summer director to oversee the parks and run the softball/baseball league	5/2/2025 3:23 PM
3	I would love some butterfly/pollinator/native plant gardens	4/17/2025 7:23 PM
4	It would be great if Vistula could be sprayed for mosquitoes	4/11/2025 11:38 AM
5	Developing our parks would be great however trying to update our downtown area and renovate. The homes in Fremont would be great too.	4/10/2025 9:56 AM
6	N/A	4/8/2025 11:01 AM
7	Trails c	4/8/2025 10:24 AM
8	summed program through the town - baseball and softball programs	4/6/2025 4:11 PM
9	My main problem with the dog park is the entrance. I would like to see gravel or something down because all it is now is mud.	4/2/2025 4:44 PM
10	See #16 : need a year around facility with walking track,basketball, volleyball, pickleball, community room (parties, card playing, etc.)	3/31/2025 3:10 PM
11	upgrading the Vistula Trail and adding to it	3/31/2025 3:05 PM
12	Regular removal of the walnuts on the ground in the dog park (potentially toxic/choking hazard for the dogs that use the park.)	3/31/2025 2:32 PM
13	Peat gravel or concrete when come into the dog park between the two entrance gates. It's very muddy. And a water source for drinking would be wonderful and consider lights ! Maintenance/Overhaul/new equipment for Follett estates park we have lots of kids	3/31/2025 1:20 PM
14	Planting trees and adding flowers would be nice.	3/29/2025 1:56 PM
15	A workout park. They have park equipment that are exercise machines. Would be a great way for people in the community to have access to equipment.	3/29/2025 1:39 PM
16	maybe some more patrolling of our park areas	3/20/2025 8:26 PM
17	Making sure people keep their dogs leashed.	3/20/2025 11:46 AM

Q20 What is your favorite thing about the parks in Fremont?

Answered: 30 Skipped: 18

#	RESPONSES	DATE
1	I love the trails at vistula	5/5/2025 11:37 AM
2	I love how much my kids look forward to going to the park to play. They meet new friends and have a ball.	5/5/2025 6:24 AM
3	Safe keep them clean	5/2/2025 3:23 PM
4	They are close to home	4/17/2025 7:23 PM
5	I have met new friends and gotten healthier	4/11/2025 11:38 AM
6	There's still a park is a great area with lots of room. There's lots of room for growth, public pool, and other amenities at that area.	4/10/2025 9:56 AM
7	my son loves the splash pad, currently looks like it needs some maintenance. lots of soft areas around the concrete last year	4/8/2025 1:55 PM
8	We mostly utilize the new park at the school after school hours and during the summer. Easy access and convenient.	4/8/2025 11:01 AM
9	Walk/close	4/8/2025 10:24 AM
10	That there are a variety of locations.	4/8/2025 8:39 AM
11	vistula park	4/6/2025 4:11 PM
12	Accessibility.	4/4/2025 6:44 AM
13	Free	4/2/2025 4:44 PM
14	Dog park	3/31/2025 5:02 PM
15	The variety	3/31/2025 3:10 PM
16	They are generally clean and there is usually parking available	3/31/2025 2:32 PM
17	It's pretty and nice to see people out and about	3/31/2025 1:20 PM
18	I like that we have a dog park, it's a great way for me to exercise my dog without going all the way to Angola.	3/31/2025 1:08 PM
19	They have a pretty wide variety of choices. Dog park playground, splash pad, pickle ball etc.	3/30/2025 12:45 PM
20	The best recent addition is definitely the splash pad. It is wonderful to watch the kids having a good time.	3/29/2025 9:31 PM
21	The proximity to my house.	3/29/2025 1:56 PM
22	The cleanliness and upkeep	3/29/2025 1:39 PM
23	Most are fun for both little and big kids	3/29/2025 10:57 AM
24	Close to home, meet other people	3/29/2025 10:07 AM
25	Splash pad and trails	3/29/2025 9:37 AM
26	Quiet	3/27/2025 10:35 AM
27	close to home	3/20/2025 8:26 PM
28	Easy access	3/20/2025 5:25 PM
29	They are walkable from town.	3/20/2025 11:46 AM

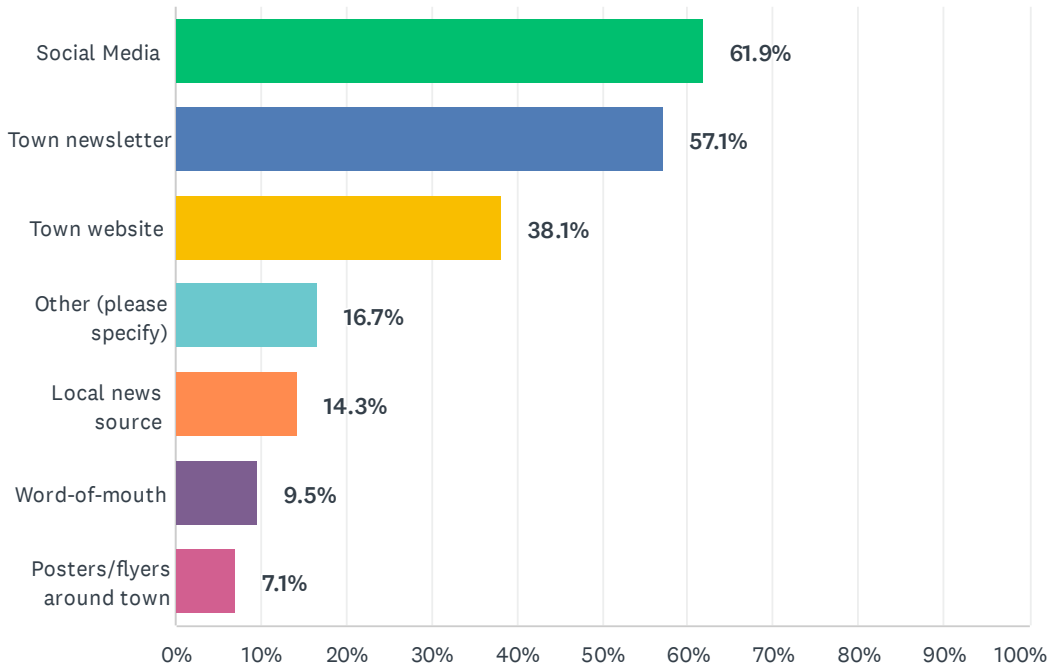
Q21 Is there anything else we should know about planning for the parks in Fremont?

Answered: 15 Skipped: 33

#	RESPONSES	DATE
1	I mentioned it in another question but we need gravel or something at the entrance if the dog park, a water source, and a shelter.	4/11/2025 11:38 AM
2	Just that the people at Fremont would like to see our town, not necessarily grow bigger, but be well cared for and maintenance, including all the buildings	4/10/2025 9:56 AM
3	We would love to see a better skate park for skateboarding, rollerblading, and biking. The ramps could be upgraded to include safer options (not rusty and breaking). There could also be better ramp options for beginner skateboarders to learn on. Also, the trail behind the Library could use some TLC as the path is overgrown in some areas.	4/8/2025 11:01 AM
4	Keep bathroom facilities in mind as well as accessibility.	4/8/2025 8:39 AM
5	Update restrooms.	4/4/2025 6:44 AM
6	I would like to see better parking situtaion at the dog park. Half the time there is no where to park due to DEXTER, and there may be only 1 spot. Now there may be as many as 4 of us meeting. Would like to see the entrance to the dog park graveled in- it is a mud hole a lot of the time. Lastly I would like to request a 3 sided shelter in there for shade and to block winds. I am out there all year round as are several others.	3/31/2025 3:05 PM
7	Thank you for having them!	3/31/2025 1:20 PM
8	I feel that some updates need to be made to the dog park. The entrance gets extremely muddy in the spring and when there is a lot of rain. The gate needs to be fixed, it can be difficult to open and close as it seems to be uneven. I think more amenities would be beneficial at the dog park, such as more benches, a water fountain for the dogs and humans, and possibly a shelter for the winter when the wind is cold.	3/31/2025 1:08 PM
9	Routine maintenance needs a higher priority. For example softball field has been improved over the years, dugouts and batting cage but the infield and especially the outfield needs some attention.	3/30/2025 12:45 PM
10	It would be nice to see the original spring rides restored in Rocketship Park. I remember when they were brand new. My dad helped get that park started and helped build the equipment.	3/29/2025 9:31 PM
11	Maybe having a community garden?	3/29/2025 1:56 PM
12	A fenced dog park in the grass area would be nice at Vistula. More people use this park because it is more open, bigger, more parking and more to do. It feels more like a true park than any other park in town	3/29/2025 10:36 AM
13	Upkeep and bug management are important tome as a grandparent	3/29/2025 10:07 AM
14	Continue with trail expansion and programs	3/29/2025 9:37 AM
15	Lack of bathroom at Vistula is a problem. They are often locked and not nice.	3/20/2025 5:25 PM

Q22 How do you prefer to receive information about events or activities happening at the parks? (Check all that apply)

Answered: 42 Skipped: 6

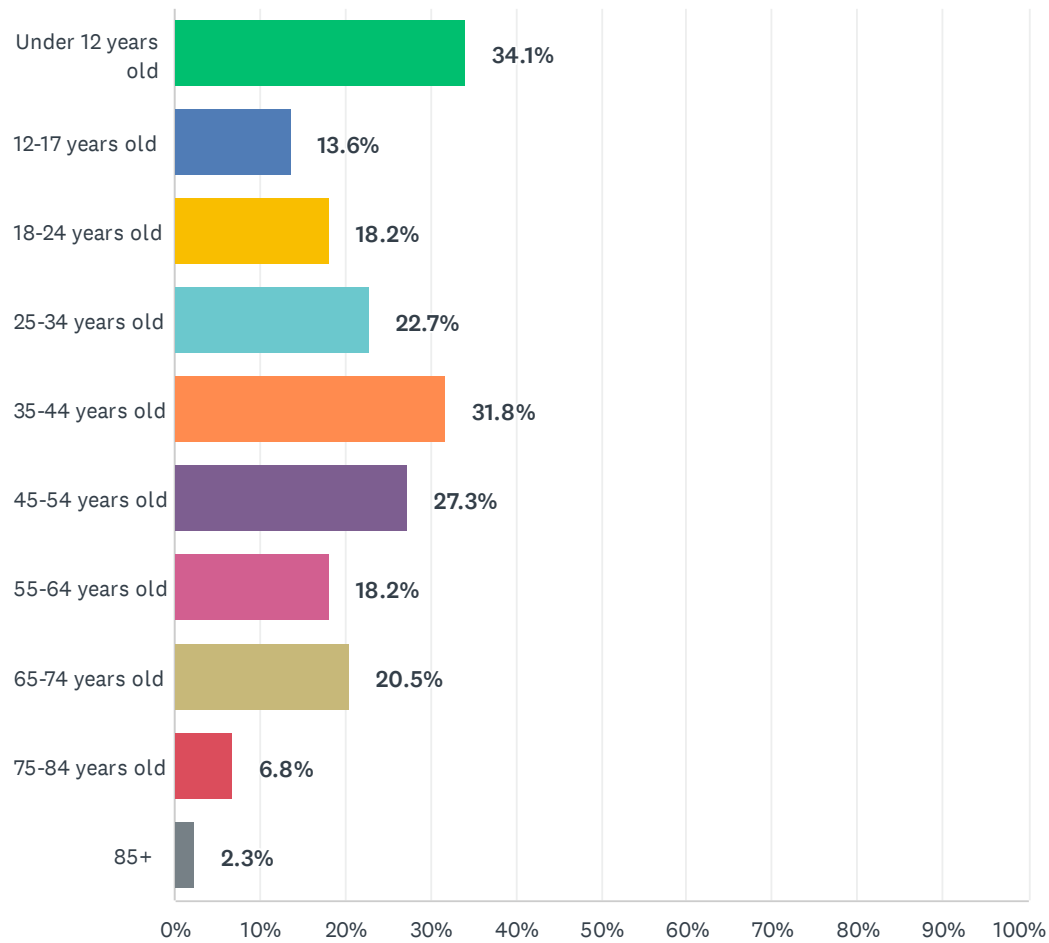


ANSWER CHOICES	RESPONSES	
Social Media	61.9%	26
Town newsletter	57.1%	24
Town website	38.1%	16
Other (please specify)	16.7%	7
Local news source	14.3%	6
Word-of-mouth	9.5%	4
Posters/flyers around town	7.1%	3
Total Respondents: 42		

#	OTHER (PLEASE SPECIFY)	DATE
1	direct message	5/2/2025 3:23 PM
2	The text message is pretty good.	4/8/2025 10:31 AM
3	Text alert	4/8/2025 10:24 AM
4	e mail	4/6/2025 4:11 PM
5	Our text message system	3/31/2025 1:20 PM
6	Text message	3/31/2025 1:08 PM

Q23 What ages make up your household? (Select all that apply)

Answered: 44 Skipped: 4



Fremont Parks Survey

ANSWER CHOICES	RESPONSES	
Under 12 years old	34.1%	15
12-17 years old	13.6%	6
18-24 years old	18.2%	8
25-34 years old	22.7%	10
35-44 years old	31.8%	14
45-54 years old	27.3%	12
55-64 years old	18.2%	8
65-74 years old	20.5%	9
75-84 years old	6.8%	3
85+	2.3%	1
Total Respondents: 44		

APPENDIX C

TOWN PLANNING WORKSHOP SIGN-IN SHEET

please sign in - if you wish to receive updates please provide your email address

[illegible]

APPENDIX D

TOWN PLANNING WORKSHOP - PROPOSED PROGRAMS

Programs for Agricultural Land Use

Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!

The community has indicated that conserving agricultural areas outside of the Town of Fremont but within the ETJ is important to them. To effectively support this effort, the completion of following programs will support this community priority.

	AGREE	DISAGREE
Use the zoning ordinance and development approval process to influence land use decisions that preserve <u>high quality</u> agricultural uses outside of corporate limits but within the Fremont ETJ.		
Use current land use data from Steuben County to identify properties used for agricultural purposes within town limits and the ETJ.		
Utilize USDA Web Soil Survey, Farmland Classification field in the GIS layer to inform land use decisions for land taxed or zoned for agriculture with in the town and ETJ.		
Review the zoning ordinance and subdivision control ordinance to determine if they can be used to incentivize conservation and preservation of prime agricultural land in the Fremont ETJ.		

Programs for Commercial Land Use



Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!

A strong and diverse economic base is a priority for the Town of Fremont. The following programs will help to support commercial development and reinvestment in established commercial areas to avoid sprawl and build a more attractive and prosperous community.

	AGREE	DISAGREE
Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new commercial development within town limits and in commercial corridors including Downtown.	<i>Need A Strong iconic Business/Attraction(s) (See Shipshewana)</i> <i> </i> <i>esp. downtown! ✓</i> <i>fix and fill the downtown businesses too many vacancies and dilapidation</i>	
Establish and <u>improve</u> local festivals or community events in Downtown to help bring the town's people together and welcome visitors.	 	
Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.	 	
Work with local partners to identify locations and promote Fremont's commercial areas for local service businesses, such as a grocery and household goods stores.	 ✓	
Review the zoning ordinance to see if allowing for a mix of residential and commercial uses can help to strengthen neighborhoods, improve accessibility of commercial uses for residents, and strengthen local businesses by providing customers within close proximity.		
Develop a coordinated strategy to strengthen and diversify the local economy.	)	
Offer incentives to existing and potential small businesses to operate within Fremont town limits...	<i> </i> <i>Must have a viable Business Plan</i> <i>to fix dilapidated downtown spaces and fill them! ✓</i> <i>parking is an issue along the street</i>	

Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are commercial structures or could be converted for commercial use.	1 1 1 1 1 1	
Partner with the high school to provide workforce development after identifying gaps in skills needed by local businesses and industries. <i>Drive local kids to local businesses</i>	1 1 1 1 1 And with EDC	
Work with property owners that are adjacent to the town to promote annexation of commercial properties into the town for access to utilities and services.	1 1	

DT - Historic - ED - Lake residents
visitors

Astruc museum - not want accessible damage ✓
✓ w R+ re: facade program -

Fremont Comprehensive Plan Land Use Policies		
Please read the following policies & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
The Town of Fremont, through its staff, elected official, boards, and commission will:		
	AGREE	DISAGREE
Support land use decisions that focus development within the Town Limits to protect the Town property values, promote reuse of vacant or underutilized property, provide additional housing opportunities, and <u>reduce</u> conversion of agricultural land and conservation areas in the ETJ - (Extra Territorial Jurisdiction)	///	
Require annexation (when possible) or use of annexation waivers (for area that do not meet contiguity requirements) for all developments that wish to connect to Town of Fremont public utilities when it is beneficial to the Town or is necessary to prevent or resolve environmental concerns.	///	
Protect the Town's character, assets, and property values while promoting new development through the effective and efficient use of regulations and resources.	/// Save existing structures	
Ensure the Comprehensive Land Use Plan and its Future Land Use Map remain the basis for all land use decisions made within the Town and its ETJ.	///	
Regularly review the Comprehensive Land Use Plan and the Ordinances under Title XV: Land Usage (Subdivisions, Buildings, and Zoning) of the Fremont Code of Ordinance to ensure local priorities and values can be efficiently protected and when necessary, regulated.	///	
Develop, maintain, and promote local assets such a parks, natural areas, and small town charm into a quality of place strategy to attract and retain businesses and residents to Fremont.	X ///	
Strengthen the local economy by creating a business friendly environment with quality public services, infrastructure, and utilities.	MPSGA. CONTROL ///	

Programs for Conservation Land Use

Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!

The natural beauty of the area is an asset to the community and positively contribute to the quality of life. The following operational programs, undertaken with partners, experts, property owners, and advocates, can help to protect and conserve this important resource.

	AGREE	DISAGREE
Review the zoning ordinance to determine if additional setbacks on land adjacent to conservation districts are needed to further protect these areas.	///	
Work with IDNR and local advocates and experts to identify any additional critical resources that should be protected through conservation and/or preservation activities.	///	
Work with IDNR, local advocates, and educators to increase public awareness and support for protecting natural resources through informational and educational activities.	///)	
Investigate use of the Town's zoning and subdivision control ordinances to incentivize conservation and preservation of environmentally sensitive areas in the Town and ETJ.	/// +)	
Utilize the zoning ordinance and development processes to direct development to areas outside of conservation land use or zoning districts, both within Fremont and its ETJ.	/// <i>Preserve the land we have so that the town doesn't turn into concrete.</i>	
Work with IDNR to proactively rezone land identified as conservation in the Future Land Use Map.	/// /	

Programs for Industrial Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
A strong and diverse economic base is a priority for the Town of Fremont. The following programs will help to support industrial development and expansion in the town to provide jobs and a steady tax base for the community.		
	AGREE	DISAGREE
Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for industrial purposes.	 	
Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in improving the safety and appearance of dilapidated buildings throughout the town, especially along primary corridors.	More Encouragement For Residents to Clean up Properties. yes 	
Investigate incentives such as tax abatements, tax increment financing, and public-private partnerships to attract new and expansions of industrial businesses within town limits.		Abatements are a waste, & rip off
Work with local partners to identify and support the needs of existing businesses in Fremont so they can remain and grow in the community.	 	
Actively work with Steuben County Economic Development and Northeast Indiana's economic development organizations to promote Fremont's rail access, interstate access, and available industrial buildings and sites.	 	
Develop a coordinated strategy to strengthen and diversify the local?		

Partner with the high school to provide workforce development after identifying gaps in skills needed by local businesses	III	
Contribute information to local partners to develop and maintain an inventory to promote development and redevelopment opportunities for industrial property in Fremont.	II	
Offer incentives to existing and potential small industrial businesses to operate within Fremont town limits.	III	
Work with property owners that are adjacent to the town to promote annexation of industrial properties into the town for access to utilities and services and reduce environmental impacts on groundwater.	N	

Programs for Public & Institutional Land Use		
Please read the following program & mark if you agree or disagree with each. If you have comments or suggested rewording of any please indicate which and what you would change on the comment sheet. Thank you for your feedback!		
The Town of Fremont provides many services and amenities to its residents, businesses, and visitors. The following programs will continue progress already made towards enhancing quality of life for all stakeholders.		
	AGREE	DISAGREE
Utilize the development approval process to ensure local public services, utilities, and services can meet the demand and expectations of current residents and businesses while facilitating new development.		
Enhance the East, West and South “entrances” into the town with a unique physical feature, thus establishing brand recognition at the primary gateways. <i>nice ideas</i>		
Implement a wayfinding system to provide direction to various town assets. The wayfinding system signs and materials should utilize the town’s brand strategy in its design.	<i>Focus on Pedestrians. Cars use internet resources.</i>	
Market and promote local assets such as parks and public spaces to attract new businesses and residents to the community.		
Establish and improve local festivals or community events to help bring the town’s people together and welcome visitors.	<i>(not western music fest, new ideas)</i>	
Develop, maintain, and promote local assets such as parks, natural areas, and small town charm into a quality of place strategy to attract and retain businesses and residents to Fremont. <i>yes!</i>		
Establish a town-wide stormwater management and erosion control		
Establish a stormwater utility in anticipation of future drainage needs.	<i>Maybe, Consider Carefully</i>	

Periodically review the safety of street corridors and intersections, then systematically make prioritized improvements to the town’s roadways.	1)	
Develop a policy or MOU with Steuben County Health Department to prevent development utilizing well and septic on properties that the town would like to see annexed.	)	
Provide financial and technical support for the efforts of the Parks Committee to establish and maintain quality parks and recreational opportunities.	1 1 This committee is asked to do too much with little funding or support. Becoming more with little added to what is to the community.	
Establish a capital budget to support incremental improvements to the pedestrian network, starting with the highest benefiting projects, recognizing the desire and need for a contiguous pedestrian network.	1 1	
Evaluate the benefits of expanding the ETJ to the west into the areas already served by Fremont public utilities.	1	
Maintain and expand the sidewalk and trail network to provide safe bike and pedestrian options throughout Fremont to connect popular destinations and services.	YES 1 1 1 1 1	

The community has identified the need for a wide-range of housing types that will meet the demands and preferences of current and future residents as a priority for Fremont. The following operational programs can help to accomplish these efforts.

<i>Affordability</i> <i>(More starter homes)</i> <i>young families need afford.</i>	AGREE	DISAGREE
Develop and maintain an inventory utilizing tax records, complaints, utility service records, etc. to track and promote the reuse of under-utilized, vacant, or abandoned structures and lots for residential purposes.	/// //	
Investigate incentives such as residential tax abatements, residential tax increment financing, and public-private partnerships to attract new housing options within town limits.	///	/
Work with property owners and experts to utilize or develop incentives to maintain historical structures in the community that are residential structures or could be converted for residential use.	///	
Utilize existing ordinances to enforce compliance while also working with partners and experts to identify resources to assist property owners in <u>improving the safety and appearance of dilapidated buildings throughout the town</u> , especially along primary corridors. <i>YES!!!</i>	///	
Work with local partners to identify incentives to attract commuters and telecommuters to become Fremont residents.		
Work with property owners to identify and pro-actively zone land that is attractive for residential development.	//	

Save the town character through old buildings and architectural details/history.

Promote Fremont as a great place to live to help strengthen property values and provide a ready workforce for a vibrant economy.	/// \	
Review the zoning ordinance to see if allowing for a mix of residential and commercial uses can help to strengthen neighborhoods, improve accessibility of commercial uses for residents, and strengthen local businesses by providing customers within close proximity.	//	
Work with property owners that are adjacent to the town to promote annexation of residential property and subdivisions into the town for access to utilities and services.	//	
Investigate incentives and programs to assist with affordability of housing units within town limits.	//	

Need houses - NONE Avail * |

APPENDIX E

HISTORIC STRUCTURES LIST

HISTORIC STRUCTURES IN FREMONT, INDIANA

	Downtown	Northeast	Northwest	Southeast	Southwest	TOTAL
 Outstanding	4	1		1	2	8
 Notable	6	1	6	2	2	17
 Contributing	7	15	14	12	8	56
 Non-Contributing						
 Demolished	1			1		2

OUTSTANDING COMMERCIAL STRUCTURES

Address	Building	Details
104 East Toledo Street	Caswell Block • 2025 - vacant	• 19th Century Commercial, Italianate c. 1890 • 2-story • 2nd story windows prismatic/single large pane/wood frames • Cast iron cornice & coping with balustrades and “Caswell” inscription • Storefront cast iron with prismatic glass
107 East Toledo Street	Commercial Building • IOOF: Independent Order of Odd Fellows Hall (2nd floor) • 2024 – vacant?	• 19th Century Commercial, Italianate c. 1870 • 3-story • 2nd & 3rd arched windows with original arched muntins • Raised corbeled brick cornice w/ dentils • Odd Fellow’s “3Ring” stone • Raised brick columns • Carved wood storefront

HISTORIC STRUCTURES IN FREMONT, INDIANA

Address	Building	• Details
109 East Toledo Street	Commercial Building • 2025 – Edward Jones	• 19th Century Commercial, Italianate c. 1870 • Flat arch windows (4/4 wood double hung • Raised brick cornice • Original storefront was cast iron front with glass

NOTABLE COMMERCIAL STRUCTURES

Address	Building	Details
100 East Toledo Street	Commercial Building • 2025 – Corner Pocket	• 19th Century Commercial, Italianate c. 1870 • 2-story •
101 East Toledo Street	Commercial Building • 2025 – Rugiono’s	• 19th Century Commercial, Italianate c. 1890 • 2-story •
111-113 East Toledo Street	Commercial Building • Knights of Pythius Building • 2025 – What The Fork Eatery	• 19th Century Commercial, Italianate c. 1870 •
100-102 West Toledo Street	Commercial Building • Hilton Hotel • 2025 – Patchwork & Sparkle Ceramics	• 19th Century Commercial, Italianate c. 1870 • 2-story
104 West Toledo Street	Commercial Building • Masons Hall • 2025 – Krazy Finds	• 19th Century Commercial, Italianate c. 1870 • 2-story
106 West Toledo Street	Commercial Building • Stroh’s Furniture & Floor Covering • King’s Sit ‘n ‘ Sleep • 2024 – Pink Dandelion & Mustard Seed Event Center • 2025 - vacant	• 19th Century Commercial, Italianate c. 1870 • 2-story
105 North Wayne Street	Commercial Building	• 19th Century Commercial, Italianate c. 1870; 2-story

HISTORIC STRUCTURES IN FREMONT, INDIANA

CONTRIBUTING COMMERCIAL STRUCTURES

Address	Building	Details
102 East Toledo Street	Commercial Building - Fremont Hardware 2025 – Do It Best Hardware	19th Century Commercial, Italianate c. 1870 2-story
105 East Toledo Street	Commercial Building - National Company & ACS Graphics 2025 – North Eastern Lodge No. 210 F&M	19th Century Commercial, Italianate c. 1890 2-story
106 East Toledo Street	Commercial Building - Fremont National Bank - Fremont State Bank	19th Century Commercial, 19th Century Functional, Italianate c. 1890, c. 1960 2-story
108 East Toledo Street	Commercial Building - Fremont Shop Rite Market 2025- vacant	20th Century Commercial, 20th Century Functional c. 1950 1-story
114 East Toledo Street	Commercial Building - The Sweet Retreat 2025 - DJ's Tempting Treats & BBQ	20th Century Commercial, 20th Century Functional c. 1955
115 East Toledo Street	Commercial Building 2025- The Unicorn Hair Salon	20th Century Commercial, 20th Century Functional c. 1950 1-story
101 West Toledo Street DEMOLISHED	Gas Station - CITGO Gas Station 2025 –Eagle One Phillips 66 & Subway in its place	
208 South Wayne Street	Gas Station - Jack's Service Station - Bait Shop 2024 – vacant?	20th Century Commercial c. 1920

HISTORIC STRUCTURES IN FREMONT, INDIANA

Address	Building	Details
306 South Wayne Street North part demolished in 2025	Commercial Building • Fremont Lumber & Coal Company • Old Towne Fremont Lumber • _____ Design Center • 2025 – vacant?	• 20th Century Commercial c. 1930

HISTORIC STRUCTURES IN FREMONT, INDIANA

OUTSTANDING RESIDENCES

Address	Building	Details
200 East Toledo Street	Michael-Sullins House	NATIONAL REGISTER - Greek Revival I-house c. 1848 2-story rectangular; rear 1-story kitchen wing addition; side gable roof - Stone foundation - Brick corbel ridge chimney each end of roof line - Pedimented 1 story front & side entry porches w/ square wood columns - Vinyl 1/1 double hung, (applied muntins), stained leaded fixed wood single pane openings - Interior: decorative window & door trim, wood hand hewn & timber support beams, brick rumsford chimney boxes - Pilasters on corners, cornice returns, wide unadorned cornice, and frieze boards - Porches: pilasters, front simple entablature w/ side & transom lights, rear screened porch
300 East Toledo Street		
201 North Coldwater	Adam & Susannah Failing House	
305 South Broad Street	E. C. Shupp House	
205 CR 550 North	Erastus & Louise Farnham House	NATIONAL REGISTER

NOTABLE RESIDENCES

Address	Building	Details
708 East Spring Street		Ranch c. 1955
204 East Hardy Street	(Glenn Wells' House)	Bungalow/Craftsman c. 1870, 1910
403 South Wayne Street		American Foursquare
300 West Toledo Street	(Jonathon Brown's House)	Italianate c. 1884, 1905

HISTORIC STRUCTURES IN FREMONT, INDIANA

CONTRIBUTING RESIDENCES

Address	Building	Details
202 East Toledo Street	"Old Post Office"	Gable Front Greek Revival c. 1860, c. 1900
205 East Toledo Street		Greek Revival c. 1850
207 East Toledo Street	"Candy Dan" House	- Gable Front Greek Revival c. 1850 - Home & shop of "Candy Dan"
302 East Toledo Street		Bungalow/Craftsman c. 1910
303 East Toledo Street		Gable Front c. 1870
400 East Toledo Street	DEMOLISHED (FIRE)	Queen Anne c. 1890
406 East Toledo Street		Bungalow/Craftsman c. 1915
503 East Toledo Street		Bungalow/Craftsman c. 1910
600 East Toledo Street		Upright & Wing c. 1870
703 East Toledo Street		Ranch c. 1960
704 East Toledo Street		Upright & Wing c. 1840, c. 1870
806 East Toledo Street		Gable Front c. 1880
304 West Toledo Street		Cross Gabled Queen Anne c. 1900
305 West Toledo Street	DEMOLISHED (MOLD)	Colonial Revival, Tudor Revival c. 1920
307 West Toledo Street		Queen Anne c. 1890
500 West Toledo Street		Upright & Wing c. 1870
504 West Toledo Street		American Foursquare c. 1920
104 East Spring Street	DEMOLISHED	c. 1850
105 East Spring Street		Bungalow c. 1910
207 East Spring Street		Bungalow/Craftsman c. 1910
403 East Spring Street		Gabled T c. 1925
306 West Spring Street		Greek Revival, Upright & Wing c. 1860
406 West Spring Street		Gable Front & Wing c. 1840, c. 1950
300 East North Street		I-House & Wing c. 1850
106 West North Street		Greek Revival Hall-and-Parlor c. 1850
200 West North Street		Dutch Colonial, Greek Revival Hall-and-Parlor c. 1865 c. 1905
504 West North Street		Upright & Wing c. 1870
206 North Mill Street		Upright & Wing c. 1870
300 North Bell Street		Upright & Wing c. 1870

APPENDIX F

DRAFT COMPREHENSIVE PLAN OPEN HOUSE SIGN-IN SHEET

10

10

[illegible]

APPENDIX G

PUBLIC HEARING MINUTES

APPENDIX H

RESOLUTION OF ADOPTION