

MORGAN COUNTY, CITY OF MARTINSVILLE & TOWN OF MOORESVILLE

Comprehensive Plan Focus Group Summaries:

Public Safety

Schools

Large Employers

Community Leaders

Developers

September 9, 2008

Morgan County, Martinsville & Mooresville Comprehensive Plans

Public Safety Focus Group - Meeting Notes

Date: Thursday, August 14, 2008 @ 10:00 a.m.

Location: Sherriff's office in Martinsville

Facilitator: Erin Shane, SDG & Cory Whitesell, HWC

Participants:

Name	Organization
Kenny Hale	Morgan County
Greg Williams	Madison Twp Fire
J. Neal	Morgan County EMA
Dave Davis	Brown Twp Fire
John Davis	Martinsville Police Chief
Bob Garner	Morgan County Sherriff
Charlene Pugh	Brooklyn
Bob O'Neal	Morgan County Commissioner

The meeting was a regularly scheduled 911 committee meeting. Kenny Hale invited EGT to attend the meeting to talk with police/fire at the end of their agenda.

The mapping consultant from 39 degrees talked about fixing some of the mapping data that the county will be using soon for their GIS system. He also discussed their foray into the emergency communication sector and that he would be providing a quote to the county. As part of his quote, he would offer up cost for mapping all sites in the county – including mobile home parks and apartments.

The group discussed getting new radios for all departments. They noted that by the year 2014, they will be required by law to be down to one central dispatch. They discussed they need for connectivity between all agencies. Consolidating communication and data systems are a huge issue! One of the VPI consultants recommended creating a county wide policy for how to gather, handle and share data.

They discussed that the merging of communications centers – down to 2 by 2010 – and 1 central location by 2014 – will have to be led by this 911 committee. The central location should be underground – like maybe the basement of the County administration building (later discounted b/c of recent flooding).

At the end of the meeting, Cory and Erin asked a few questions regarding the comprehensive plan and their thoughts about growth and impacts of I-69. Their comments are as follows:

- Manpower and equipment are the two biggest issues for Martinsville chief of police. All of the other departments agreed that they shared these same issues
- Communications is an issue for fire and police
- Response times will double due to I-69
- Fire teams in townships work well together now, but realize that consolidation is the future
- Funding is an issue for some township fire departments – ½ are government owned and ½ are corporations; some are volunteer
- Townships can get very political – if trustees are “mad” at fire, they could get reduced funding or have difficult time getting approvals
- The township model may be eliminated if the governor gets his way, so consolidation may come sooner than it otherwise would. Governor is pushing consolidation – blue ribbon commission?
- Ambulance times are very long to remote areas – most people just get in their own cars to get to hospital b/c they cannot wait
- There is no law that requires ambulances be provided
- New growth – more strain on existing jail facilities
- If have more growth – Sherriff says jail will have to be expanded.
- Jail now has 211 beds – but routinely have 260 inmates.
- Sherriff cannot put people in isolation – with medical needs they must meet in addition to all the other minimum requirements – they are out of room
- Sherriff says they are just beginning to investigate expanding the jail on the current site – they have the land available
- Larger issue for jail – judges / law needs to be changed to prevent throwing so many people in the clink

Morgan County, Martinsville & Mooresville Comprehensive Plans

Schools Focus Group - Meeting Notes

Date: Wednesday, August 20, 2008 @ 11:00 a.m. - Noon

Location: Mooresville Town Hall

Facilitator: Scott Burgins & Erin Shane, SDG

Participants:

Name	Company / Organization
Randy Taylor	Martinsville
Susan Haynes	Mooresville
Charlene Pugh	Brooklyn & Morgan County Steering Comt
David Davis	Mooresville School Board
Kenny Hale	Morgan County
John Taylor	Morgan County EDC
Curt Freeman	Mooresville Schools
Jack Elliot	Monrovia

Question: *What is the number one issue that your school district must deal with?*

Martinsville

- Decline in enrollment due to flood situation;
- families have left/relocated;
- areas that were flooded are low income;
- approximately 138 students affected – now gone
- What can we do to bring kids back into community?
- When local kids get college degree they are gone forever – Martinsville does not have many skilled positions available for them to come home to
- our concern is brain drain – if they are not a teacher, lawyer or doctor , they are gone

Mooresville

- been growing every year for last 10 years – 60 students per year;
- Always growing; don't have current numbers;
- All indications show that growth will continue;
- lower grades are higher numbers; highest grades are at lowest levels;

- dealing w/ manageable growth every year
- Manageable growth for 10 years can become unmanageable;
- have space problems; have no empty classrooms; have portable classrooms at some;
- high school population is also large – we have issues that we have not had in the past;
- full day kindergarten is an issue – we don't have space for it
- the program is pushed by the governor and our neighboring communities have full time kindergarten
- Soon our community will be asking why not us?
- we proposed new middle school last year and a remodel of our 1950's high school
- referendum for the new school is where we are now
- people don't dispute that we have needs – they just do not want to pay for it
- Mooresville proximity to Indianapolis presents issues
- have empty houses especially at Heartland Crossing
- after this housing issue – Mooresville may boom again – makes me worried
- the downturn of the economy is now stopping the growth but it will turn around and come at us again
- we will have continued growth
- Demographic studies – last 10-12 years – all show growth
- Schools have to plan 2-3 years ahead
- With bonding and referendums we have to be in front of the group
- schools are a source of pride in the community - want to keep quality of schools; want to keep quality of life
- schools are a big part of the ED picture too; if schools decline we will become less attractive community
- types of housing – increase of starter homes – has increased our young kid population
- some vacant housing may be bought by investors and will go to rentals - we may get more young people w/ more kids
- the last 4 years at the high school have had very large enrollments
- main issue in Mooresville is that new housing is based on first time homebuyers – who generally have more kids than higher end housing, and pay less in taxes than higher end housing

Monrovia

- 2 recent subdivision have been approved - CP Morgan and Eagle Point
- Both are on hiatus b/c could not get water
- 900 units in CP Morgan total
- Eagle Pointe just received extension to go ahead – there are apts there
- there is no way to adequately prepare for 900 new lots
- built elementary school recently (4 years ago)
- had substantial jump in taxes b/c of it
- if we need to build new school again and soon, 1/3 of community will not like it

Misc.

- Starter homes do not pay enough taxes to pay for the schools
- Starter homes w/ 3 kids are only paying 1800 a year in taxes, but executive homes pay 10K annually and have no kids

- Studies have indicated that a new \$320,000 home, minimum, is the value needed to build and operate a new school – in terms of housing prices in new subdivisions
- every 6 years or so we have a demographics study done
- Centerton / Brooklyn area was scheduled to grow per these demo studies – they have not

Question: Are you planning for the impacts of I-69? When would you look at that?

- we have tried to look into the future
- we can plan all we want but until it happens we can't do anything;
- can't build anything until we have the population
- b/x of the new cap = we are all going after the same money; of go after ;
- If new jail gets expanded what does that do to our money available to us?
- Petition contest v/s referendum?

Question: How does House Bill 1001 affect your group?

- For County Council – all nonelected boards (library, fire, conservancy, redev , etc) have to submit budgets to council - can't go over 4% growth quotient
- No one knows what the strategies will be
- County residents should have seen 50-60% decline in property taxes in Morgan County
- highest in state
- will have increases on 3 rates for sales/income tax to try and help out shortfall
- harder line now w/ small revenues and providing good service
- we are hoping income is there to draw taxes off of
- hoping state has their tax money to put money back
- property taxes are the most reliable source of revenue for schools b/c people won't lose their property; but w/ downturn, income and sales tax is not as reliable;

Question: Do you have anything in your capital plan that we can use in the comprehensive plan?

- Monrovia is dealing with relocatables (trailers/ temp classrooms)
- higher end homes tend to have less children; higher end homes are occupied quicker
- Monrovia uses 3 kids per household to figure growth
- The county is bringing communities together when we have new developments proposed to be built in county
- Farmers get upset when have additional taxes;
- if we want to build a new school, we can't build for projections
- districts have to show the DGOF that a new school is needed now
- can't build until prove that need it
- so we get behind before we can do anything about it

- if all the districts are after the same revenue dollar – have to make sure not to run into one another
- capital plans run 3 years out and the last two years are very flexible
- the county is negotiating improvements up front when faced with a subdivision, such as negotiating broadband, road work, etc.
- the county can require set asides when developers come in
- the county is pushing to change legislation to allow impact fees – need to have updated capital improvements plan, comp plan and thoroughfare plan

Question: *Are the schools interested in linking trails, schools and parks?*

- this is a good idea; this makes an attraction to come to town
- when planned it's great; but site negotiation is tough
- as long as it is visible and well lit – it's good

Morgan County, Martinsville & Mooresville Comprehensive Plans

Large Employer Focus Group - Meeting Notes

Date: Wednesday, August 20, 2008 @ 1 -2 p.m.

Location: Mooresville Town Hall

Facilitator: Scott Burgins & Erin Shane, SDG

Participants:

Name	Company / Organization
Dan Young	St. Francis Hospital
Meghan Judd	Twigg Aerospace Components
Monaresa D. Ward	Twigg Aerospace Components
John Taylor	Morgan County EDC
Kenny Hale	Morgan County
Charlene Pugh	Brooklyn

Question: *What needs to be done for your firm to benefit from I-69 or the interchanges such as SR 144?*

Twigg

- I-69 will not pull in customers since we are not retail
- Will make shipping / receiving easier with an exit for I69
- access to interstate is good

St. Francis

- hospital was on planning with INDOT for I-69 and impacts
- we are part of Bloomington and Marion County
- our input is recorded in minutes already in the Tier 1 and Tier 2 studies
- 144 needs to be upgraded – it is dangerous

Question: What about intersections off of I-69? Frontage roads?

Morgan County

- frontage roads are a necessity for business

St. Francis

- ambulance traffic south of hospital
- we have 5 year plan and are implementing that plan now – stimulated by tier studies

Question: What happens to SR-67 if I-69 comes through?

St. Francis

- all of our strategic planning incorporates 67 as the major thoroughfare - we do not include I-69
- Our plan is to serve the homes in northern and western county and heartland crossing
- I-69 is not an issue for us
- 144 is more of a concern for safety passage to hospital

Morgan County

- There may be reduction of traffic on 67 if 69 happens
- If 69 is toll, 67 traffic will increase.
- Don't think 69 will cut down traffic on 67
- Martinsville does not like change – if it is a toll road, they will fight it

Question: What impacts will I-69 have on your workforce development?

Twigg

- Twigg is predicted to grow
- 50% of our workforce does not live in Morgan County
- get higher end employees from Carmel – b/c most of them live in nicer / big homes;
- if there were more high end homes in Martinsville we could keep more engineers

St. Francis

- have 450-500 employees - 80% are local employees
- most surgeons live north of Indy (Carmel, Fishers)
- our patient population is already diverse so highway will not affect that
- we are growing into community medicine and have been since 1990s
- we are focused on economic stimulus in western Morgan County and Heartland Crossing

Question: Can you get the workforce you need?

Twigg

- our location is not great now – would like to move it
- Twigg has been here for 35 years; company originally started in Brazil
- we moved to Martinsville in 1955
- they moved to Martinsville because they needed land for new larger facility
- we employ about 101 persons
- it's tight getting variety of employees
- we watch our salaries to make sure we keep employees

St. Francis

- accessing workforce for us depends on what type of staff we're looking for
- we are able to meet our needs
- we are close to the current stimulated economic development in Plainfield;
- adding warehouse jobs all the time so we watch our pay scales closely to make sure we don't lose them to new facilities in area
- we add incentives to keep employees;
- to get techs we have to go head to head with larger corporations

Question: What is your selling point for your company?

Twigg

- salary
- hometown family oriented
- we are more isolated – most of the Indy things are farthest away
- Morgan needs more business; Harmon is closing
- our area looks destitute
- Martinsville is stagnant

Morgan County

- Low cost of living
- dark skies at night
- proximity to Indy with entertainment and pro sports
- Morgan County is the only area that does not have an interstate (with exception of small part of 70)
- 55 in 5 – distributors want to be going 55 MPH in 5 minutes after they leave facility
- State roads have too many lights – too slow. Interstates are better
- I-69 will enhance ability to bring in businesses to Morgan County
- If and when Stonebridge comes in, that will spur additional higher end commercial development
- If 69 comes in it will take 20 minutes to get to Indy

St. Francis

- park systems
- recreational opportunities
- all of aforementioned items

Question: Any expansion plans?

Twigg

- don't see Twigg expanding in next 5 years
- but we do have additional land if need it
- business will expand

St. Francis

- we own land and are developing that land for baby boomer advanced health care
- we keep building because we see the need coming
- we have a strategic plan that goes out 30 years
- we have built 2 phases to date; our phase 3 is in the future but is on paper

Question: What is biggest threat to expansion plan?

St. Francis

- ½ of funding is Medicare / Medicaid - those 2 are both in trouble - serious healthcare problem
- Medicare / Medicaid not a unique local issue though
- Clarion is a big threat if they build a new hospital
- Insurance is also an issue if companies don't allow services at our facility

Twigg

- our threat is being competitive with workforce
- we need higher skill level and they are not in Martinsville - we get them from Fishers
- there is no higher end housing for these employees
- we have to go to Indy to have business lunch – no restaurants to entertain in Martinsville
- Harmon used to show prospective employees housing in Bloomington and Indy – not Martinsville

Question: Can you reach out to the city / county for assistance? Do you feel that you have a good relationship with them?

Twigg

- hard for us to get our street fixed
- it is shamefully bad
- we pay the most taxes in the area and don't receive anything back from city
- at a recent community meeting about a tax abatement for a machine; a council member didn't even know who we were as a company

St. Francis

- relationship at a local level and state level is excellent
- we work with the parks dept and others
- we hire local off duty cops for security – our legacy is that we help others when they help us if we need it
- county government took us to court – we won suit – hopefully this relationship will improve

Question: *Plans / ideas / anything else?*

Morgan County

- lack of business parks is an issue, particularly in Martinsville
- all of our old plans say set aside land for business parks but no one has done it;
- Water is an issue in this area
- rebuild of 39 bypass; INDOT says no to a levee – but if it could we would have an additional 1400 acres to build on

Misc

- in other counties they put in infrastructure to bring in business – and they came
- Martinsville needs to do this and with I-69 they will come

Morgan County, Martinsville & Mooresville Comprehensive Plans

Community Leader Focus Group - Meeting Notes

Date: Wednesday, August 27, 2008 @ 12:00 – 1:30 p.m.

Location: Morgan County Administration Building

Facilitator: Scott Burgins, SDG

Participants:

Janine Benjamin	Ross Holloway	Chris Parker	David Rieady
Darrell Brown	Matt Hopper	Brian Patrick	David Ross
Gordon Burgin	Angela Kath	Sandy Perry	Bill Rumbaugh
John Chappellow	Perry King	Jeff Pipkin	Joanne Stuttgen
Melanie Depoy	Gary Lester	Paul Prather	Norman Voyles
Scott Folley	Tom McGlauchlen	Tanger Pratt	Richard Walters
James Hensley	James Newman	Charlene Pugh	Thomas Williams
Harold Hinton	Bob O'Neal	Jim Rice	Dan Zuerner

Five communities took part in this Community Leader Focus Group: Morgan County, Martinsville, Mooresville, Brooklyn and Morgantown. Scott Burgins started the meeting by requesting that if any community had a quorum of its plan commission or community council present, for at least one officer to excuse themselves.

Participants then separated into smaller groups by their community. They completed a survey on about comprehensive land use plans. Results of each survey and associated discussion for each breakout session can be found at the end of this document.

The groups reconvened as one, then discussed local issues. Summaries of their comments are as follows:

Question: Are there any shared I-69 concerns for all of the communities?

- Need adequate interchanges – not spaced so far apart and not too close together
- Need to be located in good areas
- Interchanges are going to open arteries
 - Commercial
 - Housing
 - Industrial
- Where should housing be located?
- Business development should be as close to the interchanges as possible
 - Walmart – 55 mph in 5 minutes – industry standards
 - To get new industry, have to be able to get their trucks on a highway ASAP
 - I-69 can do this
- The market has its own ideas for land use
- Morgan County communities need to define land use to figure out what they want in specific areas – or the market will take care of it for them

Question: How will the proposed interchanges affect access to each of the individual communities?

- need overpasses and underpasses so I-69 does not divide Morgan County
- for growth: need at least one or two overpasses or side to side access
- if we do not have access through or around I-69, community will be cut in half

Question: How is Mooresville and their ties to SR-144 impacted by I-69?

- need more flow east to west
- w/ 144 shut down now, it is a mess
- only 3 bridges cross White River –need more
- river already cuts town into 2 – do not need I69 to further divide community
- growth west is being cut off by river now

Question: Does each community have special infrastructure issues?

- Morgantown is an old community - will have intersection at 252
- we need to understand how this interchange will increase our traffic, speeds, etc

Question: *What do you want to tell your neighbor? Is there something you have always wondered about? What are your issues?*

- we have many entities with buffers – why do we not have an area plan commission where all of the groups work together
- historically, area planning has not been attempted because of turf battles
- area planning perception is that you lose control into a larger body –
- larger body (area plan commission) may not realize future direction or individual preferences of towns
- our planning tends to create little ducks in a big pond
- only so many dollars to spend - so the county / area planning should look to see where are the issues, not who is screaming loudly

Question: *How tough are you willing to get to protect your rural areas?*

- Quality of life is Morgan county's secret weapon
- County has issue with protecting agricultural ground and forested ground
- Martinsville's issues are growth and attracting industry
- Lifeblood of municipalities is jobs
- Cities don't have to protect the farmer who lives next to city where utilities can be extended

Question: *How do you maintain your unique identity?*

- Unique identity – what is it?
- What is our identity today as opposed to what we want it to be?
- Don't like to see bypass communities because it kills the coffee shop and small biz owners
- Serious flooding and erosion issues on White Lick Creek, water quality issues with the creek and from wellhead

Question: *What is the county's biggest shared concern?*

- Image
- Jobs
- Personal property taxes
 - Need more growth to take pressure of issues off residents
 - We don't have industry – so our residents pay more
 - Hendricks Co. TIF'd and did warehouse - took away inventory tax
- We have not taken the right plan to get these new businesses

Question: Growth – how do you want it? Not here, bring it on, etc.

- Growth should pay for its own way
- Growth that pays for itself - political will is needed to do this
- Impact fees in Martinsville – for roads, police, fire, etc - there is a growing sector opposing impact fees and they are being challenged for growth
- We should sit back and wait to see what other communities do w/ impact fees before we get involved
- Council has had more info for impact fees - not plan commission
- We need to educate ourselves now to make a decision as to what we want to have happen
- Consultants should make explanations of tools that we are recommending (such as impact fees)
- Impact fees – Martinsville has availability fees for water and sewer; lacks impact fee for schools, open space, etc
- Will impact fees hinder growth?
- If you have growth and are overwhelmed – having new impact fees does not make sense
- Caught in the middle – book says to be competitive = have to be regional! Have to market regionally.

Question: Is there communication between all of your communities now? Should it be improved?

- Should we have quarterly meetings of elected officials, planning people?
- Make recommendation to have people gather in the comp plan?
- Have you discussed council government model for this community? A collection of elected officials meet on a regular agenda basis to address common goals such as finding grants for water, sewer, bridge funding, etc - by joining together you qualify for more grants and work
- Have to have elected officials agree to do this – but once in place, can resolve ED and infrastructure issues
- Regional planning commissions are elsewhere
- The county does have scheduled regular meetings to discuss emergency situations, ED, planning, etc
- Donut counties meet now to discuss things - quarterly– now talking about impact fees; have been meeting for a couple years
- County Parks – working w/ Marion and Johnson County for 2 years
- County groups have been working together on storm water issues, transportation
- On ED front – we are part of Indy partnership

Question: Anything else anyone would like to discuss today?

- Would like to see governments being more proactive
- No reason why Martinsville does not have redevelopment commission

- Martinsville should have TIF districts for where they want industrial development
- Should government pay cash for all capital projects? Or should they bond?
- Seems that there is a lack of knowledge about current planning trends among appointed and elected officials
- We need education
- Need to know nuts and bolts of available tools; this is key for these communities
- Mooresville – if have plan in place – the plan commission needs to stick to it
- Developers want reasonable regulations – they want predictability – enforce it fairly for everybody

Scott Burgins ended the meeting and noted that the first draft of the comprehensive plans will be issued by the end of the year, and to call or email SDG with any questions.

The meeting ended at 1:45 p.m.

Mooresville Community Leader Survey Results:

I am representing

Morgan County	Martinsville	Mooresville	Other (please list)
		X	

Stronger regulations are needed to:

	Agree	Don't Know	Disagree
Preserve rural areas	3	1	1
Create affordable housing	1		4
Create green space	4	1	

The comp plan should identify possible future growth areas.

Agree	Don't Know	Disagree
5		

The comp plan should discuss the infrastructure needed to accommodate growth.

Agree	Don't Know	Disagree
5		

Proactive annexation should be part of the community's future growth.

Agree	Don't Know	Disagree
5		

The comp plan should include a wide range of housing types.

Agree	Don't Know	Disagree
4	1	

The community should actively plan now for the two-mile fringe.

Agree	Don't Know	Disagree
4	1	

Please provide one main theme or idea you would like to see come in the comprehensive plan.

None provided

Mooresville Community Leader Breakout Group Discussion Summary:

- The comp plan should identify future growth areas
- The comp plan should discuss the future infrastructure needed to accommodate growth
- Need to annex for better services
- Annexation will eliminate hodgepodge development, like we have now
- Proactive annexation may be a welcome idea now
- Mooresville needs higher end housing and quality condos
- Zonings codes need to be updated to accommodate future growth
- BAGI – Builders Association of Greater Indianapolis
- Morgan County has different building codes than all of the other counties in BAGI. Why?
- Are we losing business or development because of these different regulations than other communities in BAGI?
- Results in lack of representation in BAGI – our difference in codes than everyone else in the region
- Plan review in the town should be broadened to include all town departments
- May need more town staff to implement existing and future regulations (plan review, inspections, etc)

Martinsville Community Leader Survey Results:

I am representing

Morgan County	Martinsville	Mooreville	Other (please list)
	X		

Stronger regulations are needed to:

	Agree	Don't Know	Disagree
Preserve rural areas	3	3	
Create affordable housing	2	3	1
Create green space	4	2	

The comp plan should identify possible future growth areas.

Agree	Don't Know	Disagree
6		

The comp plan should discuss the infrastructure needed to accommodate growth.

Agree	Don't Know	Disagree
5	1	

Proactive annexation should be part of the community's future growth.

Agree	Don't Know	Disagree
3	3	

The comp plan should include a wide range of housing types.

Agree	Don't Know	Disagree
3	3	

The community should actively plan now for the two-mile fringe.

Agree	Don't Know	Disagree
5		1

Please provide one main theme or idea you would like to see come in the comprehensive plan.

- Downtown Revitalization, green space, parks, recreational trails
- Industrial area, business

Martinsville Community Leader Breakout Group Discussion Summary:

- The city ought to be doing more annexation, “but it is tough.”
- “We ought to extend our boundaries to the east, and square up things within the existing boundaries.”
- “We had opportunities to grow 15 years and didn’t take advantage of them.”
- “We should annex within the 2-mile fringe to secure areas for business parks.”
- Most of the city is zoned R-2 for housing.
- The existing PUD areas have worked out well.
- The city is affordable for seniors.

Morgan County Community Leader Survey Results:

I am representing

Morgan County	Martinsville	Mooreville	Other (please list)
X			

Stronger regulations are needed to:

	Agree	Don't Know	Disagree
Preserve rural areas	10	1	
Create affordable housing	4	3	4
Create green space	5	4	2

The comp plan should identify possible future growth areas.

Agree	Don't Know	Disagree
11		

The comp plan should discuss the infrastructure needed to accommodate growth.

Agree	Don't Know	Disagree
9	2	

Proactive annexation should be part of the community's future growth.

Agree	Don't Know	Disagree
3	6	2

The comp plan should include a wide range of housing types.

Agree	Don't Know	Disagree
8	3	

The community should actively plan now for the two-mile fringe.

Agree	Don't Know	Disagree
6	2	3

Please provide one main theme or idea you would like to see come in the comprehensive plan.

- Planned growth areas for business development
- Should assess types of housing needed
- Area plan commission
- Common vision for the community

Morgan County Community Leader Breakout Group Discussion Summary:

Priorities are:

- Industrial development
 - ✓ They are looking at a “Waverly Business Park”
 - ✓ They still need more Greenfield sites
- Farmland Preservation/Development Balance
 - ✓ Purdue extension agent (on plan commission) noted that he attended a farmland preservation workshop in Pennsylvania and they noted that small sections of farmland preservation do not work.
 - ✓ Their recommendation is that you must protect 10,000’s of acres so that you can preserve the entire agricultural sector (i.e. grain elevators, co-ops, implement/parts dealers, etc.)
 - ✓ It is not enough just to protect the land.
- Set a Collective Vision for the County (all cities and county together)
 - ✓ What do they really want to be?
 - ✓ “This is a great place to live, but not a great place to work.”
 - ✓ “I don’t like what I see on SR 37”
 - i. Clarified that the issue is more BAD development than it is not wanting development at all.
 - ii. Pick the right areas for growth (i.e. non-prime farmland, etc.)
 - iii. We don’t want to end up with I-69 truck stops in Martinsville
- Several wanted to set up an Area Plan Commission to work toward collective goals of community.
 - ✓ “Planning/development should not stop at Mooresville”

Brooklyn Community Leader Survey Results:

I am representing

Morgan County	Martinsville	Mooreville	Other (please list)
			Brooklyn

Stronger regulations are needed to:

	Agree	Don't Know	Disagree
Preserve rural areas	2	1	
Create affordable housing	1	2	
Create green space	2	1	

The comp plan should identify possible future growth areas.

Agree	Don't Know	Disagree
3		

The comp plan should discuss the infrastructure needed to accommodate growth.

Agree	Don't Know	Disagree
3		

Proactive annexation should be part of the community's future growth.

Agree	Don't Know	Disagree
2	1	

The comp plan should include a wide range of housing types.

Agree	Don't Know	Disagree
3		

The community should actively plan now for the two-mile fringe.

Agree	Don't Know	Disagree
2	1	

Please provide one main theme or idea you would like to see come in the comprehensive plan.

None provided

Brooklyn Community Leader Breakout Group Discussion Summary:

- Preservation of agricultural land and a rural lifestyle is important for their community
- Environmentally, keeping White Lick Creek clean is an inter-jurisdictional issue which needs to be addressed.
- The growth of Plainfield and the expansion of the airport have had clear impacts on the White Lick Creek watershed
- Flooding and erosion problems have increased; the town had sewer lines exposed along the creek banks which required the installation of riprap to cover and protect the pipes.
- Roads on school bus routes are now subject to more serious flooding posing safety problems.
- In addition, a study has documented water quality issues.
- Participants emphasized that Brooklyn has always been a rural community and a good place to raise a family.
- They do not want to lose the flavor and character the town as a result of growth.

Morgantown Community Leader Survey Results:

I am representing

Morgan County	Martinsville	Mooreville	Other (please list)
			Morgantown

Stronger regulations are needed to:

	Agree	Don't Know	Disagree
Preserve rural areas	1		
Create affordable housing	1		
Create green space	1		

The comp plan should identify possible future growth areas.

Agree	Don't Know	Disagree
1		

The comp plan should discuss the infrastructure needed to accommodate growth.

Agree	Don't Know	Disagree
1		

Proactive annexation should be part of the community's future growth.

Agree	Don't Know	Disagree
	1	

The comp plan should include a wide range of housing types.

Agree	Don't Know	Disagree
	1	

The community should actively plan now for the two-mile fringe.

Agree	Don't Know	Disagree
	1	

Please provide one main theme or idea you would like to see come in the comprehensive plan:

- Environmental preservation, economic development education

Morgantown Community Leader Breakout Group Discussion Summary:

- Community attitudes are somewhat fragmented.
- They are just beginning to rewrite their comprehensive plan.
- The first step is to recreate a vision of how to enhance benefits of living in the community and to create some stability.
- They have been identifying historic attributes which they no longer have.
- Cooperation among jurisdictions as a high priority.
- Neighboring communities should coordinate land use and thorough plans to insure that they complement one another.
- Plan commissions should be working with school systems as well to address mutual areas of concern in comprehensive plans.
- Plans should also promote best management practices in agriculture and development to reduce impacts on flooding and water quality.

Morgan County, Martinsville & Mooresville Comprehensive Plans

Developers Focus Group - Meeting Notes

Date: Thursday, August 28, 2008 @ 6:30 p.m.

Location: Martinsville Chamber of Commerce

Facilitator: Scott Burgins, SDG

Participants: Mike Kirsch, Mark McDaniel, Charlene Pugh, Barry Stafford

Question: *How do you know when 'the time is right,' and where to build?*

- "Sometimes the developer is filling a niche. Other times they are following a hunch."
- Johnson County has the infrastructure in place and is ready to go, but the market is too slow.

Question: *What local gaps exist for Housing, Commercial and Industrial development?*

- There are plenty of starter homes around Monrovia because of the CP Morgan development. But activity has slowed down.
- "There are plenty of starter homes in most places in the county."
- There's not much residential activity in the south part of the county.
- Along SR 252, there are mid-range homes in Sand Creek Knoll
- Mooresville has a decent selection of homes. Options are slimmer in Martinsville.
- The county needs jobs other than service related.
- A light industrial firm wanted to locate here but went near Seymour because officials rejected it.
- Martinsville doesn't supply sewer and water to encourage development.
- There are houses in Martinsville city limits, the Grassy Fork area, not served by sewer.
- Heartland has provided more than enough homes.
- The number of pre-foreclosure notices has slowed.

Question: *What areas are attractive for Housing, Commercial or Industrial development?*

- Some people from outside the area are building second homes.

Question: *What local roadblocks are there to building?*

- "Topography, floodplains and small town mentality."
- Need to increase sewer service.

- Martinsville's industrial park is half abandoned. "It's a complete failure. It's nasty."
- Martinsville should set fees and extend service out, in order to avoid private utilities coming in.
- "Mooresville is doing what Martinsville should be doing."
- Mooresville has been too generous in abatement, giving up too much.

Question: *What is the future potential growth for Housing, Commercial and Industrial development?*

- Monrovia is primed to explode. They wanted to build, but feel burned by the promises that CP Morgan made that the town believes weren't kept.
- Martinsville east on SR 252 for two miles is a growth area. 2 lift stations would do it.
- SR 44 could be prime development land.
- Everywhere along 37 they rezoned Morgan Street to make it all business
- "Put in sewer and drop density, no 5-acre tracks."
- Extend sewer. "You can't say to people, 'You can't develop your farm because it's pretty and we want to look at it.'"

Question: *How would I-69 impact Housing, Commercial and Industrial development?*

- Create a new business district in Martinsville by building a blister, like SR 31 in South Bend.
- SR144 is already fairly developed. There's a lot of heavy industry with the gravel pits.
- There are some nice houses east of Waverly.
- Martinsville development can only go east and south, not west.
- Mooresville can grow east and north.

Question: *Anything else we need to talk about?*

- "I don't think anyone should be strong-armed about where to build."
- Mixed development allows great uses
- "I think property rights ought to be respected and recognized."
- Farmer pays for extension, or oversize
- If a developer needs 6-inch water lines, the city shouldn't make him do 12-inch. Or, make him do it but recoup with tap fees for future development.
- "Throw a main line where you want development."
- Improve connector roads.
- Cluster development can help protect the rural feel of an area.
- Landerdale Road has 1,600 acres.
- Everyone wants walking paths, but who pays to police them? No trail should be allowed without funding.
- The county needs an Inter-municipality commission.