

Morgan County Comprehensive Plan Steering Committee Meeting Notes

Date / Time: Thursday, August 21, 2008 @ 6:00 PM

Location: County Administration Building

Attendees: Eleza Durnal, Carole Snyder, Richard Lambert, Barry Stafford, Melanie Depoy, Adam Brewer, Charlene Pugh, Mark Hensley, Tom Bruce, Kenny VanSlyke, Brian Love
EGT: Erin Shane, Scott Burgins, Cory Whitesell

Scott started the meeting and asked everyone to introduce themselves to the group. Scott handed out updates for the committee workbooks.

Cory updated everyone on three options that HNTB has for I-69. There is a 4th option. He has officially asked for a copy of it, but they may not be able to release it. His team will focus more on interchanges in the corridor plan for Morgan County, but the comp plan will reference this work.

Scott went over the agenda. He noted that this committee wanted to move on to Phase II, using the goals and objectives from Phase I. The committee agreed.

The group reviewed each goal and Scott provided suggestions for actions to implement each goal. The committee noted the following points for each goal:

Goal 1: Maintain the community's rural way of life.

- buy it, zone it or provide conservation districts
- Right to farm and right to settle are two separate things
- Right to farm
 - Neighbors can't complain about existing farmers
- Zoning is contentious – groups have been dismantled b/c of this issue
- Common sense zoning
- Rural areas should not have junky businesses
- Brooklyn redid comp plan – our farmers if subdivide can only go as small as 5 acres – this hopefully will keep our town rural
- What constitutes limit on animals if have 5 acres

- Should we confine where those 5 acre lots should go? Or should we mandate large lots
- Don't want to see here what CP Morgan has done near Monrovia
- Zoning w/ a set of guidelines that defines flexibility
- Give plan commission wiggle room to use their common sense on application
- Ordinances have to have flexibility
- Do want to have rules for conservation?
- Need land to animal ratio
- Income producing v/s hobby farmer – distinction
- we are poised for many levels of development
- Where is appropriate to put things as opposed to get into the detail level – purpose of comp plan

Goal 2: Promote growth and redevelopment in areas with existing infrastructure.

- Cities control infrastructure for development – have to work w/ them
- Shared development agreements

Goal 3: Capitalize on economic development opportunities.

- Community foundation can help for info on lifelong learning centers
- Too much focus on the big fish – the ED people need to find smaller businesses
- We need to be well rounded
- We need to provide opportunities to work in Morgan County
- If we bring in high tech industry we will also bring in higher educated people
- We need to provide jobs for the people who are here – at their education level
- Kids who go to college do not come back
- costs more to get big business

Goal 4: Promote the development of attractive, affordable and livable neighborhoods.

- In county – we have dealt w/ rezones like a heartland crossing- where we have many empty houses
- many houses are empty – under \$200K there are plenty

Goal 5: Provide improved access to housing, employment and commerce in Morgan County.

- We are looking at roads via a corridor study

Goal 6: Provide safe and efficient transportation facilities for Morgan County.

- Centerton road and blue bluff road have been flooded – has been overlooked recently – but these are ties b/t 37 and 67
- We need to know it would be acceptable to elevate blue bluff out of the floodplain

Goal 7: Provide for county-wide park and recreation opportunities, including both facilities and services/programs.

- No discussion

Goal 8: Improve and enhance intergovernmental cooperation throughout the County.

Scott discussed the greenways component in the transportation plan. The committee noted that there is a county park board and a parks plan on record. The county needs info for sources of funding for greenways – bring in ideas. It was noted that in a park plan – DNR requires a funding mechanism. Maintaining these greenways this is an issue

Scott then moved to a discussion on critical sub areas (CSA) – he showed them a couple of examples from previous Bloomington plans. Erin reviewed each of the proposed critical sub area maps that are suggested by EGT with input and direction from Kenny Hale. The preliminary critical sub areas and associated comments from the meeting are as follows:

Waverly CSA

- Suggested due to long terms plans of making area a county park by buying and removing most of the homes in the area; pedestrian covered bridge
- Why should we focus here when we cannot build any buildings?
- Kenny wants to preserve the 3 buildings
- Source of grant –this could be a wildlife refuge
- Could do burns around the historic structures
- Corp engineers and levee – would save Waverly
 - Could go w/ park
 - Have sandbagged 3' high to stop water there before
 - May need levee

Stonebridge CSA

- Suggested b/c it is an approved high end, large scale project; will have impact on Big Bend Road and its associated land uses derived from the new residents
- Site plan exists for the development
- Plot has been approved
- When subdivision comes in - need to help burden them to account for abuse of roads
- Need to drop in site plan in our CSA

Harris / Starlight CSA

- Need Kenny to describe plans for this area
- This area floods all the time

Henderson Ford CSA

- Suggested as possibility since street may be an interchange for I-69
- Road will may be realigned as an interchange to align to the south with Centennial
- New church is proposed at Egger and Centennial – 42 acres

Liberty Church CSA

- Suggested b/c the area lays outside of the Martinsville 2 mile planning fringe
- Could be industrial or commercial in the future

Scott asked the group for other critical sub area that could be evaluated. He noted that the CSA's are clustered along 37 at this time. The Committee recommended Monrovia because it is starting to boom. They noted that Hendricks County decisions are spilling into Monrovia such as traffic.

The committee listed other possible CSA locations could be Little Point, Belleville and Monrovia exit at SR 39 and I-70 and the area west of Monrovia

The committee also noted that anything along I-70 should be prime real estate for commercial and industrial. The committee noted that Martinsville floods all the time – needs pumping system to get water out of town – county and city needs to work together. The committee also noted a lack of economic development areas – business or industrial park areas .