

# Mooreville Comprehensive Plan Steering Committee Meeting Notes

**Date / Time:** Monday, August 25, 2008 @ 6:30 PM

**Location:** Mooreville Government Center

**Attendees:** Sandy Perry, Darrell Brown, Perry King, Angela Kath, Les Farmer, Ann Whaley, Bill Overholser, David Minardo, Alan Kramer, Beverly Viles  
EGT: Cory Whitesell, Abby Richards, Erin Shane

Erin started the meeting and distributed the Public Workshop minutes, map from SC 1 meeting, Public Workshop map exercise, Community Visioning Exercise, critical subareas maps, and agenda for SC2. She noted that the survey responses are being documented online.

Cory provided an update for I-69. INDOT has an I-69 Alternative 4 which involves narrowing right-of-way through Martinsville, changes interchanges, and reducing the amount of frontage roads INDOT will be responsible for. Option 4 not for public information yet. This option probably won't impact Mooreville as much as it will Martinsville.

Erin invited group to the Community Leader Focus Group on Wednesday, August 27 @12:00-2:00 at the County Building. SDG has invited Planning Commissions, elected officials and steering committee members are invited to attend. She also noted the upcoming focus group for developers. Utility and economic development individual meetings are ongoing.

As for work completed, the recent public visioning workshop was a success. Focus groups for public safety, schools and large employers focus group are complete. All gave interesting feedback. Minutes of all focus groups will be presented as a whole at a later date.

Erin reviewed several highlights from the visioning comments received at the workshop. Cory showed large maps marked up at public visioning workshop – where people want to see development, where problems exist.

Erin asked the committee if they wanted a vision statement in their comp plan update –the committee agreed to use one. Erin provided a list of common feedback that is being received at meetings and interviews. It was suggested that Reagan's statement\* on placard at memorial should be incorporated.

*\*One of the strengths of Mooresville is that people still believe in the work ethic here and they emphasize the importance of family.*

As homework for the next meeting, Erin asked the committee to think about vision statement, and come back with suggested verbiage at the next meeting.

Erin provided the goals and polices of the 2003 Mooresville Comp Plan to the committee. She told the group that they could be used as a spring board for revised or new goals. The committee reviewed each goal and had the following comments for each:

*GOAL: That the Town of Mooresville shall provide adequate areas for the future business and industrial expansion, attract new business and industrial enterprises that are compatible with the area and support existing businesses and industries.*

- business and industry that are compatible: “compatible” can mean something different to everyone.
- Reword the goal to emphasize “supporting existing businesses and industries”
- This comp plan needs to focus more on goals and policies to sustain existing business and industry while still encouraging new business and industry.
- Extend utilities where we want business and industry – where do we need high-speed data access, wastewater facilities, etc...
- High-tech industry would bring in better jobs and better quality housing.
- Industrial park in Hendricks County near 39 will also contain 180 acres in Morgan County
- Should we include in this comp plan that we should look at increasing the capacity of our existing wastewater plant? - YES
- Would we get the industrial facilities we want if we did this?
- What capacity is the wastewater treatment plant running at now? Water? HWC will look into this issue and address it at SC3 meeting.
- We need to fill the land/buildings that are sitting vacant in the industrial park. The buildings that are available do not suit the industries Mooresville is seeking.
- The industrial park infrastructure was not planned well, and doesn’t suit industrial development – streets, curbs, turning radii.
- Buildings that are immediately available are an asset to communities for companies that want to occupy right away.

*GOAL: That the town of Mooresville shall provide a system of major thoroughfares and appropriate rights-of-way necessary to accommodate future needs and improve current traffic flows to accomplish easy and safe access to all areas.*

- Downtown traffic – truck traffic downtown is a major problem.
- Don't want to bypass all downtown traffic because the downtown businesses would die.
- How can we keep truck traffic out while still keeping other traffic flowing through downtown.
- Need a truck route, not a bypass.
- Sidewalks – need to improve walkability of the town.
- Want paths (and crosswalks) that connect neighborhoods, schools, parks.
- Possibly walks/paths/greenways along some of the creeks that run through town.
- Can we legislate traffic off of streets in Indiana without weigh stations?
- Need crosswalks!

*GOAL: That the Town of Mooresville shall provide adequate housing, shopping, education, recreation, and protection for citizens of all ages and means.*

- Maybe we can refine this goal – it's very broad.
- "Adequate housing" is not good enough for Mooresville. We should strive for better than adequate.
- Strike Policy 5?
- Empty houses? – we can only capture the snapshot of what houses are on the market – this does not capture vacant houses that are not for sale.
- Do we need a number to define a solution? yes, people will argue there is no problem if we can't validate that there is a problem.
- Maybe we can provide a more detailed recommendation based on our findings because that research is not within the scope of this report.

*GOAL: That the Town of Mooresville shall promote an atmosphere with a high standard of community pride and small town charm.*

- We need to have a policy about family focus
- Need neighborhood associations to help w/ old town – research how to start
- Vacant housing is an issue w/ image

- Outside developments are taxing our systems - We currently have development that is connected to Mooresville sewers that are not annexed. Can this committee be a driving force in pursuing this annexation?

*GOAL: That the Comprehensive Plan shall be a dynamic document that remains abreast of the needs of the Town of Mooresville.*

- No discussion

The committee discussed that several elements were missing from the existing goals and new goals should be created:

- Revitalization of downtown needs to be a goal. There is an existing downtown organization working on this goal.
- Annexation needs to be a goal
- Quality community services and facilities
  - a. Police station, fire station should look nice for community focus.
  - b. There needs to be a community push for a YMCA or youth facilities.
- Modern utility and telecom infrastructure
- Include family values under Atmosphere & Image?
- Preserving Natural Resources? Preserving Farmland? Should these be goals?

Erin's team will rework these goals and polices based on committee suggestions and will come back with them at next meeting. She will try and get them to the committee in advance of the next meeting.

Erin handed out 3 maps showing potential critical subareas based on previous meetings. She said that these are suggestions based on the big tent event and the public visioning workshop:

1. Industrial Park CSA
  - a. The committee noted that the southern boundary can go a little farther south, where truss plant is. South boundary should be Sunset Lane.
  - b. Residential subdivision has already been platted at bend of Keys Road.
2. Downtown CSA
  - a. Downtown needs its own different set of rules.

- b. Boundary needs to go further out – 267 to Maple Lane
  - c. May need to break out the downtown residential from downtown commercial (core)
  - d. Need policies for old town area
3. Old 67 CSA
- a. railroad and water body running through; development has already occurred in some of these areas.
  - b. Strike this CSA.

The committee noted other possibilities for critical subareas:

- a. Gateway at 67 and Indiana. There is nothing that says “you’re in Mooresville”
- b. Gateway at 67 and County Line Road.
- c. Pioneer Park access off of Old 67
- d. Where CVS is, there used to be development, but they all went to Hendricks County. This area needs to be addressed.

The committee noted that the public visioning workshop was a success and was run very well. The next steering committee is scheduled for Monday, September 29<sup>th</sup> at 6:30pm.