

Mooreville Comprehensive Plan Steering Committee Meeting Notes

Date / Time: Monday, November 10, 2008 @ 6:30 p.m.

Location: Mooreville Government Center

Attendees: Darrell Brown, Kathleen Brown, John Earhart, Les Farmer, Angela Kath, Perry King, Alan Kramer, David Minardo, Bill Overholser, Beverley Viles, Ann Whaley

EGT: Scott Burgins, Erin Shane, Cory Whitesell

Scott opened the meeting and noted that by tonight the EGT will have shown the committee everything by now so they have seen all the decision points. The EGT will work over the holidays to put together the draft and we will meet again in January.

Scott addressed the goals and objectives and noted that there had been voting exercise that narrowed down the list into 16 goals, with an additional focus of 4 priority goals. The EGT then provided tools for each objective. The recommended tools are creating a downtown plan, annexation plan and providing updates to zoning and subdivision codes.

The committee noted that safety is not represented – police / fire – as goals– community image / safe schools – and that this topic should be addressed. Scott asked the group what safety meant to the committee. They noted that they want to be able to walk around, they want police visible, don't want bullying in school and they want to be able to take kids to the park.

Scott noted that the comprehensive plan could have information regarding neighborhood watch programs. Some committee members noted that neighborhood watch signs can be negative, giving the impression that there are problems. Scott noted that the plan can address community improvement area programs, clean up lots, etc.

The committee stated that when the police station moved from Indiana to Main Street, their building became obsolete. It needs to be more accessible to neighborhoods. The committee noted that they don't see patrols that often in town; yet safety is very important.

The committee noted that government facilities in general get outgrown very quickly and then they have to live with it for decades before they can get around to building another facility. The committee discussed whether to add language about putting in up to date and modern government facilities as an objective.

The committee also noted that schooling future generations is very important and that the schools, the high school in particular, has to be up to date to stay abreast of trends and students.

Scott stated that he planned on including a user's guide for the comp plan – geared towards the Plan Commission end user. The committee noted that more of the technical language of the plan can be in the appendix – first glance gives basic summary info – but more info is available if you want to look for it.

Cory then led the group on a discussion of critical sub areas (CSA). Notes from each CSA are as follows:

Downtown CSA

- Cory went thru the new truck route – showed how it expanded
- Scott read thru intent of downtown plan
- People who are directly affected need to be involved – they also need to be educated that this does not mean eminent domain, rezoning or whatever
- Some of the committee thought it is great – but people need to be involved

North Gateway CSA

- Add church? Get plat and add new church that was approved.
- There is a town sign there now – but it has to compete w/ the LED – you lose!
- Add signage to get into park – people are always asking how to get into park
- Beautification is important – bury utilities
- When you have new subs – you can require buried utilities, but more difficult and expensive with existing runs
- When trees are cut – they are cut poorly – need to have an arborists

South Gateway CSA

- The area here is mostly floodplain
- You can plant grasses / wild flowers around the sign and make it a large open beautiful area
- We need a welcome here – the two gateways – if we don't do anything else – we need to do these

Industrial park CSA

- Scott read thru intent
- Western access from park to 267
- Bethel road west of the park – while not great now – may be in the future
- By adding a loop after expansion – can accommodate trucks

Cory then discussed the overlay plan for SR 37 / 144 in Morgan County and the future land use map for Mooresville. Notes are as follows:

Corridor Plan for SR 144 / SR 37

- Cory wants to merge the ideas of the overlay plan group and this comp plan group regarding SR 144
- We need to look at the land uses as a result of new interchanges, limited access, etc
- We are creating an overlay zone w/ additional regulations to be used by all of the jurisdictions
- We put a list of goals and objectives in for this section of 144
- This is not an area for industrial development –this is already along 37 and 67 – w/ commercial nodes
- We need to pick an area – create another gateway like the south and north gate – we want something on the other side of the I69 – want to attract
- When you have a long access – the aesthetic represents Mooresville – more than just a sign – it's a landscaping area over and over in addition to the way the road is laid out
- The sign should go by the new bridge – west of Pennington?
- Cory went thru his goals for 144
- Debate about how wide corridor is
- We need to push to have the SR 37 / 144 interchange in Morgan County – not Johnson County
- Reference Plainfield's new town signage as an example of a good sign

Future land use map

- Fringe areas – west of town do not have infrastructure – does it make sense to have residential phases of development – the committee agreed that phases are appropriate
- Want to focus on infill development so don't stretch services
- Uses to the west should be large lot – line for phase 1 between phase 2 should be down to Dayhuff Road
- Still have large lots w/ farms south of Dayhuff
- Mooresville is well poised to grow to the east – w/ sewer, fire, etc – go this direction for the phase 1
- The most fiscally responsible growth needs to go to phase 1, phase 2 and phase 3
- How do you determine critical density? Does the plan address it?
- The committee noted that the town needs to annex areas that we are servicing w/ utilities – make goal or objective
- Cory will make exhibit that shows the areas where there are utilities – and need to annex this – will make a graphic
- You use the future land use map to update the land use map / zoning map
- Multi- family should be a buffer b /t commercial and industrial

- We want condos – not apartments
- Developers are saying that we don't want apartments and don't have the demographics for it
- Put higher density downtown / keep everyone else SF
- We can define levels of residential – low, medium and high residential – provide ranges
- Low density for Mooresville – align w/ zoning classifications

The meeting ended at 9:35 p.m. Next steering committee meeting is scheduled for January 12th.