

## City of North Vernon Comprehensive Plan Community Leaders Focus Group - Meeting Notes

**Date:** Tuesday, May 20, 2009 @ 12:00 – 2:00 pm

**Location:** North Vernon Education & Training Center

**Facilitator:** Scott Burgins & Erin Shane, SDG & Cory Whitesell, HWC (EGT)

**Participants:**

Name	Organization
Brad Bender	FPHB
Soup Campbell	Mayor, North Vernon
Allane Colbert	North Vernon City Council
Tony Eder	North Vernon City Council
Chris Ertel	Redevelopment Committee
Kathy Ertel	Jennings County EDC
Larry Fagersten	MUTC
Rick McGill	North Vernon Fire Chief
Michael McGowen	MUTC
Lynda Pettigrew	BZA President
Roger Short	North Vernon Clerk / Treasurer
Cheryl Trisler	Jennings County Area Plan
Dan Wright	Vernon Mayor

**Question:** *What are the biggest shared concerns between Jennings County and the City of North Vernon?*

- Water and sewer – wastewater is infrastructure issue; Water is small reservoir not a lot of pressure; issue w/ water is that it is territorial; there was plan to serve 3 counties; looking at the quarry for water space; Vernon and north Vernon have also talked w/ other utilities to purchase groundwater but it is financially difficult
- Age of water lines in the city – need newer and larger lines in the city; water from our co is good – but time go thru lines it can get murky if there is a break, etc’ there has been a study done to it in 11 sections
- Highway 50 west – issue across from EDC has water issues; the school in the area here does have water issues now; we have 3 schools in a 100 acre tract
- Quarry – environment issues; mayor called IDEM but they said not a big issue b/c IDEM has been monitoring for 20 years – no violation
- Annexation is an issue – what are the annexation areas?

**Question: *Is there a formal annexation plan?***

- Yes- there are 10 spots – studied 3 – only adopted one; the other two we took no action on; we will be remonstrated against the other two for sure but we will proceed after the census in 2011

**Question: *How do you manage the proposed bypass? Land uses? What roads should connect to it?***

- INDOT still needs to define interchanges –but you can decide land use around there
- Don't want to see a Greensburg here
- Bypass – hotel opportunity and commercial development, fast food, strip commercial;
- Honda is w/in 30 minutes – we could still get satellite uses
- Hwy 3 should be commercial and hwy 7 will be commercial
- If we are separated from airport that will hurt
- If we have a lot of stoplights on bypass – it will just move our commercial area out there – we want to have it be limited access
- The governor recently visited and was impressed with MUTC and equated it to 2 Honda plants

**Question: *There is not a good network of connecting streets to avoid the congestion around the high school. How important is it for this plan to suggest alternates to deal w/ this?***

- What can you do on local level to create better connections
- We only have one way in to the schools – if that goes we are in big trouble
- We've talked about a road south of the schools – it's in the old comp plan of 1969;
- The other issue is the school corporation not wanting a lot of access into the schools – cut throughs bad

**Question: *We have heard a lot of proposed uses on Hwy 3 – some want residential, commercial and industrial. What does this group want?***

- The residents that are there will stay and the commercial won't go as far north as them
- Most of the residential in this area is on 4<sup>th</sup>
- If industrial does not go here – then where? We need clear objective about where it goes – we need to be very specific about where land uses go
- We need to have the industrial clustered together
- Area should be industrial on Hwy 3
- If we get limited access 350 bypass – it only makes good sense to go industrial in this area
- TIF is already in this area

**Question:      *Where is the demand for housing in North Vernon?***

- Apartments on the east side but not too far out is MUTC preference – needs easy access
- Most MUTC people are now relocating to Seymour and Columbus
- There has been interest in Butlerville because of new sewer
- Deer Creek Rd. is the farthest we will see residential – we will be going across river now and will extend limits beyond Deer Creek Rd.
- The eastern boundary for town – the river – is the best stopping point for the city limits
- We need to have a buffer around base – best for city and base
- The ideal buffer is one to three miles around the base – no residential in there; we want mixed use in there – parks are good too

**Question:      *Are there areas of redevelopment in the existing limits of North Vernon?***

- old Arvin building – it's an abandoned building; was industrial – should not be any longer
- All of walnut street – what types of upgrades do we need to update downtown?
- Old Joes grill – has broken windows
- All of the downtown area still have heavy industrial zoning – will need to rezone to not allow future industrial
- Old Irish Hill – second oldest part of town – was mid income back in the day – now it's younger population; lots of rentals
- CSX – bad neighbor
- Lincoln street needs to addressed – 3 blocks of hwy 50
- In areas that are slightly blighted – we just need to step it up on code enforcement.
- We need a state release to do anything downtown; so you need to get these releases and update the permits
- The main street organization said we don't have any missing teeth – and we need to preserve what we have
- Residential areas – we have some homes that need to be condemned but we don't have money to deal w/ it

**Question:      *How is the Area Plan – what is working and what is not working?***

- Cheryl is self supporting – so if no one is building she gets less to work with
- The city did 25k to help w/ staffing for 2009 – first time
- It seems like the state is very slow for getting anything back to us

**Question:      *How is the local code enforcement?***

- We need more enforcement and more strict
- Cheryl and two inspectors do code enforcement; it's all complaint driven
- Area Plan has no money to take down unsafe buildings
- Area Plan needs a tax or special funding to clean up tax
- We need teeth behind our comp plans

**Question:      *How will the new comprehensive plan be used at the area plan?***

- Area Plan will make decisions based on what is in the plan

**Question:      *Are there other issues that we need to discuss?***

- Parks and recreation – park has good location in city – how do we protect and grow, etc
- There is a parks board here – updated their 5 year plan recently – located b/t Vernon and north Vernon – will be doing a 20 year plan for trails and parks
- Asset of airport – important for industrial growth, MUTC, etc – talk of upgrades; we want to land military aircraft in more areas – so the airports needs to extend width, depth and length of their runways – so need to protect –add buffer to save for expansion
- Need sidewalk to the training center – people walking along street now – center is a treasure