

North Vernon Comprehensive Plan Steering Committee Meeting Notes

Date / Time: Tuesday, August 4, 2009 @ 11:30 - 1:30 p.m.

Location: North Vernon Education and Training Center

Attendees: Nathan Burbink, Cheryl Trisler, Mayor Campbell, Mike Bushong, Larry Fagersten, Kathy Ertel, John Howard, Roger Short, Ryan Curry, Bryce Mayer, Pat York
EGT: Scott Burgins, Erin Shane, Lisa Dunaway, Jim Rice

Scott opened the meeting and reviewed the agenda. He reviewed the draft development principles with the committee. The following suggestions were made:

- ED principle – direction of that growth – what part of the county; when talking about ED need to talk about area; need to add directing future growth; all of our activities are for job creation; the end result is jobs and prospering
- Downtown North Vernon – wording should be preserving downtown buildings
- Bypass – the bypass is positive if goes in right place- will open up a lot of growth; eliminate drain vitality; encourage creation of downtown as a destination
- downtown needs to become a destination – and city is prepared to take those steps; needs to be promoted – put in positive light
- MUTC – add associated facilities; have it be a training center, not base; change word could to will; add that we will support mission and we support them being here and by giving them good training they will come home safe
- Housing – note that investment is thru grants and other means; remove the brisk market statement; use another word than investing
- Infrastructure – water supply; city cannot grow outside of city using city water; everything on west side has to school w/ looping etc to make sure they have adequate water supply; our water co has very little growth area – their revenue will not be growing; our downturn was failure not to offer infrastructure years ago; council is active in partnering w/ other water co's to assist w/ expansion

- The area plan – will need to start to do something else b/c can't get grants to clean up; add that need money to do more

Erin then reviewed the draft land use section with the committee. The following commentary and suggestions were made:

- How to strengthen design standards so as to not have a full-blown historic preservation ordinance, but can prevent buildings from being torn down?
- How to balance historic preservation with individual property owners rights
- Too many regulations will drive some operations away – i.e. grain distributors
- People without the means to hire a lawyer typically stick within the guidelines; people with the money to get a lawyer get their way.
- Get some guidelines so when an issue gets to the planning boards it's not too restrictive
- When US 50 is moved to the bypass, the City will get control over 50 through town – can do what they want i.e. putting up no parking signs, paint curbs, etc.
- Interest in having consistent facades, signage, number of curb cuts, etc. Standards to make businesses look appropriate to their use.
- Rezone unoccupied industrial to commercial via zoning map. Rezone as remainder owners move out. Future land use map should show the ultimate goal. May need to discuss with current property owners.
- Increase airport buffer to SW.
- Annexation is vital. Figure out what they are going to annex to reach out to land owners because it's scary.
- City can't grow water to annexed areas – make sure infrastructure is made available within 2 to 3 years.
- Revise airport zone to include more property – as noted by airport director R. Curry. Reference restrictive airport zone.
- Need to check in with schools and parks about what they want for the future

Some committee members voiced concern about the expansion of the industrial area and the impacts it could have on the agricultural land in that area. Concerns were also voiced about the lack of more industrial sites, in other areas of town. Another area suggested for industrial is along US 50 east – towards MUTC zone (maybe just a bit inside the zone). There was discussion of the ability to expand the treatment plant to accommodate such uses. EGT noted that they could develop a scenario planning scheme – around the industrial park and agricultural concerns. Jim Rice noted that a corridor study along US 50 could also further explore new industrial development in the area.

EGT assigned draft sections of the plan for committee members to review. The assignment list is as follows:

Land Use: Mayor Campbell, Pat York, Cheryl Trisler, and Nathan Burbink

Critical Sub Areas: Mayor Campbell, Cheryl Trisler, and Kathy Ertel

Econ Dev:	Kathy Ertel
Environment:	Pat York
Utilities & Transportation:	Pat York
Housing:	Roger Short

The next steering committee meeting is scheduled for Tuesday, August 25th; 11:30 to 1:30 pm at the North Vernon Education Training Center.