

# Town of Spencer / Owen County Comprehensive Strategic Plans Steering Committee Meeting Notes

**Date / Time:** Thursday, April 9, 2009

**Location:** Lions Club in Spencer

**Attendees:** Shelley Edwards, Don Meek, Anton Neff, Denise Shaw, Jack Simmerman, Patty Steward (left early),  
EGT: Scott Burgins, Erin Shane, Cory Whitesell

Jack noted the recent release of the multi hazard mitigation plan and provided his copy to EGT. He questioned how strong of a planning and zoning situation do we want to take on.

Scott read through the proposed table of contents and development principles for all of the plans. Comments from the development principles included:

- Environment and green space have been id'd as our quality of life – so maybe we need to include this; also add lingo about protect
- Housing dev principle – trailer parks can be an asset for starter families if they are developed and maintained; # of rentals most are owned by people who do not keep them up; town needs to be able to stop this exploitation; some of these houses are unfit (mold, etc) and they let people move back in
- Value of property is important here too – protecting my property for what comes around me
- Farmers need to be enforcing this and we need to protect farmers being farmers and doing what they need to do
- Add ag protection as a development principle – for Owen County
- As for a good level of affordable housing – we don't know what that is; but we know that we don't have enough

The committee then discussed the goals and objectives for the plans. Comments and suggestions for this section included:

- Governance – include education for officials; also officials here are taking a hands off approach b/c they don't want to step on toes – we should not avoid P&Z we should be proactive w/ P&Z; officials need an orientation for all candidates

- How to run a proper mtg should also be addressed as part of this orientation
- Compare aerial photos to discover change – how and when houses pop up
- Lack of consistent enforcement is a huge issue; but lack of resources and trained personnel is the real issue
- the town needs to go together for bldg enforcement – we need one dept for both

The committee discussed the Making the Case section and the Housing section. Scott noted that EGT will sharpen numbers with Jack based on additional information.

The committee then went through some mapping exercise with Cory: The first map discussion was about where business parks should go? Comments from this discussion included:

- Quarry has infrastructure
- 231 site would be somewhat reasonable
- Rattlesnake creek would be very expensive
- Issue w/ 43 is lack of sewer – would be a multi-million dollar project to get sewers out there
- Additional sites around Gosport area will be good for industrial area
- Gosport has to be careful b/c they are on a lagoon system and they can't handle a lot
- There are areas north - south of Cloverdale – close to county line and I-70 – its along 231
- Bean blossom extending water up 231 as part of stimulus package

The committee then discussed the critical sub area maps. Comments from this discussion included:

#### Flatwoods CS

- Resid area north of 46 has just been sold for mining rights – good limestone up there
- Should we allow mining in this area or should we disallow?

#### West Spencer CSA

- No comments

Cory showed then showed the committee an existing land use area map, a utility service map, an agricultural intensity map and a septic soil conditions map. All of these maps culminated into a draft land use map for Owen County. Comments derived from these maps included:

- We could triple forestry w/ good management but we cannot expand rural crop very much b/c it does not make sense (flooding)
- The most rural areas should be limited infrastructure - build at your own risk!!!
- Rural communities where there are a mix of uses - those are throughout the county so we will pull those out and identify (towns)

- The ag dev principle should state that we have so little that we should preserve it

The committee noted that when people come through with new developments the concerns are always the same: can you put common wells in, are you going to dry us up, is the road going to get congested, what about the septic?

The committee agreed that getting information about a staff technical review would be beneficial.

At the end of the meeting, the committee agreed to ask George Jennings to join the committee. The farmers bureau reps should also be come to a meeting.

The next meeting will be held May 12<sup>th</sup> at 6:00 pm.