

Washington County Comprehensive Plan Steering Committee #2 Meeting Notes

Date / Time: Monday, April 5, 2010 @ 7:00 p.m.

Location: Salem City Hall

Attendees: Leslie Batt, Laura Bishop, Shenan Campbell, Todd Campbell, Jim Day, Ervin Day, Lane Freiburger, Donnie Hacker, Pam Hardwick-Monroe, David Hoar, Greg Hopkins, Kerry Lewis, Terry McNeely, John Mishler, Kelly Mollet, Eric Rusby, Brad Shelton, Jeff Souder

Planning Consultants: Scott Burgins, Michael Krosschell, Andrew Young

Scott began the meeting with a review of what has happened since the last meeting.

Projects Completed since Steering Committee #1

- Posted meeting notes the demographic profile at http://sdg.us/washington_county.
- Interviewed Bob McCormick, Local Decision Maker (www.ldm.agriculture.purdue.edu).
- Toured county including meeting with New Pekin town manager.
- Began research on utilities, economic development and housing chapters.

Next the committee reviewed the first draft of development principles for the comp plan. Development principles guide decisions makers as they interpret the comprehensive plan. They are more specific than goals, but not as detailed as objectives.

These broad statements can be used as justifications for decisions made by plan commissioners and other local leaders. The development policies that primarily affect Washington County's land use decisions areas are:

Land Use Planning

We believe that without some regulation, the future will bring changes that could damage our community's rural character. Recognizing that this will be Washington County's first land use plan, we are advocating a process that is incremental and flexible.

Environment Protection

Preserving the beauty of Washington County means protecting Lake John Hay, its rivers, floodplains, forests, karst topography and other environmental features.

Agricultural Protection

Because we value the county's prime agricultural, we believe that most residential and commercial growth should be steered only to where there is the existing infrastructure to support it.

Economic Development

We are committed to creating opportunities for job growth in appropriate areas of the county. In general, higher density commercial growth should be limited to existing commercial areas or to places that have the infrastructure to support it. Industrial development should be directed away from residential areas and toward areas with compatible nearby uses.

Transportation

Our community wants to keep its railroads open as well as promote other forms of alternative transportation.

Housing

More work is needed to develop Washington County's options across the full spectrum of housing types, including well designed manufactured homes.

Mapping Exercise using Local Decision Maker Website

The steering committee used a website (<http://ldm.agriculture.purdue.edu/>) to review the natural and manmade barriers to growth in Washington County.

Some of the map layers reviewed included:

- Farmland converted to urban land
- Average residential lot size
- Land suitable for septic systems

During the mapping exercise, steering committee members made observations including:

- Development should be directed towards areas with established infrastructure.
- Water lines should “fill the gaps” and reduce any overlap of rival lines.
- Mobile homes and their placement need to be addressed.
- There needs to be more appealing mobile home residential neighborhood development.
- Housing should be related to the income needs of the residents of the county.
- There is a lack of public transportation in Washington County.
- The lack of rural transportation often leaves certain residents with the feeling of being stranded or isolated.
- We need to take special care of the Highway 135 corridor with possible limited access. A critical sub area should be in place for Highway 135.
- Lack of an interstate in Washington County means a lack of high volume transportation in the county. An operating and up-to-date railway would help improve this problem.
- Washington County has become a warehouse for railcars.
- Noting the way scattered, small development has happened throughout the county, allowing the “splatter” will get expensive and just because development is happening rapidly in very rural areas does not mean that it is feasible to bring utilities and other development to that area.

Where would you hold public meetings in Washington County?

- Pekin (Shelter House)
- Campbellsburg (Community Center)
- Little York
- Salem High School gymnasium or auditorium
- Schools would be a good option for informing the residents
 - Teachers/parents could help spread the word about an information session

Focus Groups

We are holding small discussion groups with people involved in agriculture, people from unincorporated areas and general 'community leaders.'

Our plan is to hold all three meetings on April 29th at Salem City Hall:

- Noon (with lunch): Community leaders
- 5 p.m. (with snack): Unincorporated residents
- 6 p.m. (with snack): Agricultural community.

What's Next

Steering Committee Meeting #3 is scheduled for **Monday, May 3, 2010 at 7 p.m.** in Salem City Hall.