East 38th Street Corridor November 10, 2010

Approximately 30 persons attended the November 10, 2010, meeting at Calvary Baptist Church.

Staff began the meeting by asking participants to introduce themselves. Staff briefly reviewed the results of the October 27 meeting which had concluded with a group planning exercise. Public input gathered earlier was summarized into four major categories by Strengths, Weakness, Opportunities and Threats (SWOT).

Participants were then asked to place dots next to the issues about which they felt most strongly. Used car lots and the lack of a grocery store were added to the group of Weaknesses. (The resulting ranking of SWOT issues may be found in the meeting document [SWOT ranking 11-10-2010.]) Staff explained that an initial analysis of SWOT issues suggested some groupings of related concerns:

- Leadership/community-led action and grass roots organization
- Image/maintenance/code enforcement
- Education/workforce and economic development
- Housing
- Parks/open space/public places

Staff suggested that these groupings could be the basis for further action through working groups. Staff noted that public comments gathered to that point in the planning process had not included many concerns about the land use component of a comprehensive plan.

Staff presented for group discussion a number of issues with a strong relationship to land use planning. Participants discussed planning impacts of the current weak market for single family houses. The remaining agricultural tracts in the planning study were discussed along with the increasing demand for locally produced food and produce. The impacts of existing and planned business parks nearby in Hancock County were talked about. The convenience of using Hancock County Road 300North to access I-70 and other destinations to the east was noted by several participants. Participants also discussed the gateway and image aspects of the intersection of 38th Street and Carroll Road.

Staff noted that a large part of the east section of the overall study area is currently recommended as Village Mixed Use. Several participants noted the lack of support that surrounding neighbors showed for a past rezoning petition that included apartments and some mixed use development. Staff showed the adopted text for Critical Area #35. The consensus was that this adopted land use recommendation needed to be reviewed in greater detail at the next planning meeting. Staff noted that infrastructure and connectivity will also be reviewed at the next meeting. Veterans in the audience were recognized and upcoming events to honor veterans were announced. The next meeting will be December 1, 7 PM, at Calvary Baptist Church.