



Envision Ellettsville Business Task Force  
January 24, 2023  
Meeting Summary

### **Attendees (20)**

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- Christa Curtis
- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Hailey Roark
- Ron Taylor
- Chris Clouse
- George Robinson
- Mike Burns
- Denise Line
- Darrell Lorenzen
- Alice Lorenzen
- Pat East
- Jimmie Dunnill
- Jeff Farmer
- Donald Brown
- Clark Greiner
- Liz Irwin
- Sandra Hash
- Kevin Patton

### **Meeting Agenda**

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- Welcome and Introductions
- Vision Plan Overview
- Task Force Orientation
- Priorities for the Future

### **Action Items**

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- Explore ways to connect between monthly meetings
- Next meeting Tuesday, February 28, 10 am, Town Hall

### **Summary**

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#### **Welcome and Introduction**

Christa Curtis, Chair of the Envision Ellettsville Advisory Board, welcomed the attendees to the meeting. Reviewed the activities that brought us to this point. Excited about how the Business Task Force will help the community. Then each attendee introduced themselves.

## **Vision Plan Overview and Task Force Orientation**

Hailey Roark from Taylor Siefker Williams Design Group shared overview slides about the vision plan and implementation steps. She reviewed the Business Task Force handbook, including roles and responsibilities and the Task Force's purpose.

## **Priorities for the Future**

Hailey explained that the first vital task is an update of the Comprehensive Plan. This plan does NOT change zoning, push anybody off their property, or force anybody to change activities. Rather, it sets the stage for future development and growth to match what the community said it wants.

## **Key Takeaways from the Discussion**

### *General comments*

- Participants acknowledge larger companies and retail operations at the south and west ends of town, but what about small businesses?
- The group talked about Main Street types of businesses compared with start-ups. Main Street requires foot traffic and access while start-ups need attractive locations while requiring less parking.
- Does the map allow businesses next to housing? Requiring retail on the main floor of residential isn't always what is needed, but prohibiting it doesn't work either. Would a co-working space be successful in Ellettsville? The location of "cool" restaurants is important so downtown workers and knowledge workers have a place to gather.

### *How should we define success?*

- Economic development = population growth

### *What are the top priorities?*

- Connectivity and Safety
- Development Standards – We want to encourage front porches and sidewalks in all neighborhoods.
- The desire for local services within neighborhoods.
- In terms of market demand, we want to be a regional draw but let's start locally.
- Lack of daycare is a huge challenge for workers.
- Opportunity for a co-working space in Central Ellettsville.
- Importance in understanding the different needs of main street businesses versus start up businesses.

### *Is there someone missing from this group?*

- We need more of the younger generation to be part of this discussion.

### *What are the challenges?*

- Broadband Access – especially for the westside business district
- Public Safety – they've been reactive to growth instead of proactive. How can we get them involved in the development review process?
- Parking – Ellettsville has a perceived parking problem. How do we get people to walk?
- Existing mixed-use developments (apartments with commercial on ground level) have created major traffic problems.
- Attracting small businesses



Envision Ellettsville Connectivity Task Force  
January 24, 2023  
Meeting Summary

### **Attendees (21)**

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- Christa Curtis
- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Hailey Roark
- Ron Taylor
- Jimmie Dunnill
- Chris Clouse
- Rachel Knight
- Kip Headdy
- Denise Line
- Mike Burns
- Vicki Basman
- Kelli Witmer
- Geoff McKim
- Shawna Girgis
- Ron Vandeventer
- Donna Niese
- Sandra Hash
- Noelle Conyer
- Kevin Patton

### **Meeting Agenda**

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- Welcome and Introductions
- Vision Plan Overview and Task Force Orientation
- Heritage Trail Overview
- Priorities for the Future

### **Action Items**

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- Look at neighborhood development to ensure connections
- Create feedback connection with INDOT
- Next meeting Tuesday, February 28, 1 pm, Town Hall

## Summary

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### Welcome and Introduction

Christa Curtis, Chair of the Envision Ellettsville Advisory Board, welcomed the attendees to the meeting. Reviewed the activities that brought us to this point. Excited about how the Connectivity Task Force will help the community. Then each attendee introduced themselves.

### Vision Plan Overview and Task Force Orientation

Hailey Roark from Taylor Siefker Williams Design Group shared overview slides about the vision plan and implementation steps. She reviewed the Connectivity Task Force handbook, including roles and responsibilities and the Task Force's purpose.

### Heritage Trail Overview

Mike Farmer, Denise Line, and Ron Taylor discussed the Next Level Trails project and other planned trails in the community. The Heritage trail will connect through the next development and the Steward property, and serve as a major connection to the Karst Farm Greenway. Attendees discussed how to connect with the trails and also how to connect to downtown and the schools.

Safety was identified as a primary concern. People need to feel safe using the trail while vehicle traffic is nearby or even crossing. It was suggested there be some signage along the trail as if someone needs to call 9-11, they can say where they are.

### Key Takeaways from the Discussion

*How should we define success?*

- We want to build a culture around trails – walkability and bikability

*What are the top priorities?*

- Safety – for people and pedestrians
- Need to consider trail connections in future residential areas
- Sidewalks as a minimum for future neighborhoods
- Interconnect neighborhoods – we need more than one way in and out.
- Reeves / Sales Street as a boulevard – need to enhance pedestrian safety for people walking to and from school
- Reeves / Sycamore as a key project
- Increase awareness of how trails/sidewalks increase property values

*Is there someone missing from this group?*

- We need to think about getting an INDOT representative to attend.

*What are the challenges?*

- Parking – People don't know where to park to access the Karst Greenway
- Reeves / Sales Street is an issue, but the town doesn't have the ROW to fix it.
- Signage is important – people don't know where they are or how to communicate their location in case of an emergency.
- Access points for emergency responders on trails and greenways
- Different interests between INDOT and the town – INDOT is focused on mobility.



Envision Ellettsville Connectivity Task Force  
January 24, 2023  
Meeting Summary

### **Attendees (21)**

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- Christa Curtis
- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Hailey Roark
- Ron Taylor
- Jill Thurman
- Amber Wright
- Kevin Patton
- Ron Vandeventer
- Jimmie Dunnill
- Jay Humphrey
- Chris Clouse
- Kid Headdy
- Jeff Baldwin
- Lisa Colvin
- Mike Burns
- Sandy Hash
- Noelle Conyer

### **Meeting Agenda**

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- Welcome and Introductions
- Vision Plan Overview
- Task Force Orientation
- Stewart Property Update

### **Action Items**

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- Advocate for Stewart Property development
- Next meeting Tuesday, February 28, 3 pm, Town Hall

### **Summary**

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#### **Welcome and Introduction**

Christa Curtis, Chair of the Envision Ellettsville Advisory Board, welcomed the attendees to the meeting. Reviewed the activities that brought us to this point. Excited about how the Gathering Task Force will help the community. Then each attendee introduced themselves.

### **Vision Plan Overview and Task Force Orientation**

Hailey Roark from Taylor Siefker Williams Design Group shared overview slides about the vision plan and implementation steps. She reviewed the Gathering Task Force handbook, including roles and responsibilities and the Task Force purpose. Gathering includes Parks and Recreation. It could also include small neighborhood parks, breweries, and wineries. Places where people gather.

### **Stewart Property Update**

- Mike Farmer and Ron Taylor shared graphics from the proposed development of the Stewart property. The park will have amenities so people can gather. It also includes the connection of the Heritage Trail to the Karst Farm Trail. There is no major park planned for the flood control area. The Stewart Property will serve that role instead, though there could be smaller gathering places along the flood control area and downtown.

### **Key Takeaways from the Discussion**

#### *General comments*

- Attendees discussed using the Stewart Property for food trucks. Parking was identified as important for all activities at the park. Does the plan have enough? There is parking at many nearby locations.
- Attendees also discussed the possibility of future youth sports facilities. This could be the topic of future meetings.

#### *What are the top priorities?*

- Youth Sport Facilities
- Various scales of gathering
- Dedicated Area for Food Trucks but need to consider the impact this has on smaller businesses

#### *What are the challenges?*

- Parking for events