



Envision Ellettsville Business Task Force
February 28, 2023
Meeting Summary

Attendees

- Christa Curtis
- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Alice Lorenzen
- Darrell Lorenzen
- Julia Harman
- Kenny Parrish
- Mick Harman
- Matt Murphy
- Ron Brown
- Mike Burns
- Kip Haddy
- Denise Line
- Cullen McCarty
- Paul Quick
- Sandra Hash
- Hailey Roark - TSWDG
- Ron Taylor – TSWDG

Meeting Agenda

- Welcome and Introductions
- Recap of last meeting: Priorities and Challenges
- Discussion Topic: West-side Business Park

Action Items

- Find research on types of businesses that are looking for Ellettsville's attributes.

Summary

Welcome and Meeting Recap

Hailey convened the meeting. After introductions, she led a recap of the previous Business Task Force meeting. Priorities identified by participants included connectivity and safety, setting development standards, ensuring local services, reaching regionally by starting locally. Challenges included adequate broadband to the Westside Business Park, vertical mixed-use where appropriate, attracting small businesses, public safety.

Key Takeaways from the Discussion

General Comments

- Participants brought up that some businesses close to the downtown would be a better fit in the business park.
- The group discussed the desire for two stoplights along SR 46 in the business park area, creating “8 corners” for development.
 - What development would fit at the corners? Kroger? Light industrial? Hailey noted that those are different scales of use.
 - Intersections would need approval of INDOT. Mike said they are currently studying the corridor. It was noted that the intersections, if approved, could be roundabouts, not lights.
- Ellettsville has three key magnets to draw businesses in – IU, Interstate 69, and Smithville
- Infrastructure is the biggest challenge for attracting new development – the town needs roads in place. Does this responsibility fall on the town or developer?

Types of Businesses:

- Industrial companies, like KeHe, draw workers from a tight labor pool and lead to trucks driving through town. Though it was noted trucks travel away from town too. Housing for workers is a concern. Ellettsville has room for housing.
- Land-use plan has identified West-Side Business Park for industrial. Perhaps service-related commercial would be a better fit.
- Participants discussed that large employers with 400+ employees and businesses that would generate a lot of truck traffic aren’t desirable.
- Representatives from Smithville discussed the plans for their property, which is in the Westside Business Park. They are looking at a campus of “estate” housing. They are creating a “vibe” on their side of the road. Distribution and heavy trucks don’t really fit. He said there is not adequate energy supply for industrial users. He said we should focus on amenities to attract tech and high-income workers.
- The group talked about the need to transition the intensity of development. Lower intensity near the town limits that gets more intense the further you move away.
- The need for an economic development study was discussed. It could be used as a “shelf item” to attract companies. Perhaps BEDC has done one. Perhaps IU-SPEA could do a study.

Next Steps:

- One good intersection along SR 46
- Research – Understanding Industry clusters and market analysis.



Envision Ellettsville Connectivity Task Force
February 28, 2023
Meeting Summary

Attendees (14)

- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Kelli Witmer
- Noelle Conyer
- Kip Headdy
- J Humphrey
- Kim Pitcher
- Denise Line
- Vicki Basman
- Jerry Sanders
- Hailey Roark - TSWDG
- Ron Taylor – TSWDG

Meeting Agenda

- Welcome and Introductions
- Review of priorities and challenges identified at last meeting
- Discussion topic: Connectivity around schools

Action Items

- Michael Farmer and Jerry Sanders meeting with Sen. Yoder about sidewalks.
- Possible “safety audit” or “walking audit” around schools

Summary

Welcome and Meeting Recap

Hailey started the meeting and reviewed work from the last meeting. Priorities included safety and sidewalks in neighborhoods; Sale Street streetscape beautification; trails; interconnectivity between neighborhoods. Challenges included parking; signage and wayfinding; different interests from what INDOT would approve.

Key Takeaways from Discussion

- Residents and leaders are surprised about the lack of sidewalks near the schools. Sidewalks impact bus stops too, not just walkers.

- Dr. Sanders reached out to state Sen. Shelli Yoder about possible funding. She wants to meet Dr. Sanders and Michael Farmer, maybe after her upcoming town hall meeting. Not sure of date or time.
- Sidewalks are required in new subdivisions. But older neighborhoods are difficult to retrofit sidewalks.
- The group discussed a boulevard concept for future road improvements along Reeves/Sales Street. There are major ROW issues, and the project will cost a lot of money. Likely better suited as an MPO project.
- A secondary access is needed to the schools. Sycamore should be extended to SR 46 and updated all the way to Reeves Road. Reeves Road needs a sidewalk because it is not safe. Top priority is a sidewalk on Reeves Road and Thomas to Main Street. Next would be Thomas to Loudon.
- The group reviewed crossing of Karst Farm Trail and crossing at SR 46. There is a light by the Bobcat dealer to help with the crossing. The Stewart Property includes a trail and crossing improvements as part of the Next Level Trails project.
- Participants would like to see walking path going through all new neighborhoods, then connect them to each other. Sidewalks are required in all new subdivisions, but multiuse paths are better. Requiring multiuse paths could be a boost to the neighborhoods, even though it would be a cost to install.
- A “safety audit” of neighborhoods was suggested to identify the need for paths and sidewalks. There may be grants to conduct these audits.
- Does downtown have enough parking? Does downtown have enough attractions to get people to want to stop and park? Discusses the “island” between the sides of the SR 46 split.



Envision Ellettsville Connectivity Task Force
February 28, 2023
Meeting Summary

Attendees

- Dan Rarey
- Kyle Hannon
- Mike Farmer
- Chris Fisher
- Jeff Baldwin
- Kip Headdy
- J Humphry
- Sandy Hash
- Ron Vandeventer
- Amber Wright
- Denise Line
- Jason Barrett
- Jennifer Barrett
- Hailey Roark – TSWDG
- Ron Taylor – TSWDG

Meeting Agenda

- Welcome and Introductions
- Review last meeting priorities and challenges
- Discussion Topic: Town Hall Recreational Area

Action Items

- Attend Plan Commission and Town Council meetings to demonstrate support for park improvements

Summary

Welcome and Meeting Recap

- Hailey reviewed the last meeting. Priorities included youth sports facilities; scales of gatherings (pocket parks); food truck area; new community center; possible YMCA. Challenges included parking.

Town Hall Presentation

- Ron led discussion. Gathering doesn't mean just parks. It can be restaurants and other amenities. The new Stewart Park will be several things coming together: Next Level Trails, Campbell Park, moving cabin.

- Town Hall Park has several things happening on the property right now. He shared a draft map. There are areas with challenging topography, like steep ravines, that can't be developed. There is also a sinkhole. The property is a large site, but only a limited space can be developed.
- The Town Hall and future utility department have spots. Then there is room for an activity center, playground, dog park, garden, and the log cabin. The Next Level Trails Project will wind through the entire property.

Key Takeaway from Discussion

- Participants suggested keeping an area open for flying kites and other wide-open activities. Other suggestions included splash park, zip line, room for occasional food trucks, amphitheater. Amphitheater discussion revolved around how large one would need to be. They have limited use. Decided Stewart Park is more of a multiuse area that could incorporate a larger amphitheater.
- The group liked the idea of keeping the Town Hall peaceful – it probably isn't a good space for sport facilities.
- Youth sports are a need in Ellettsville. They require a lot of land. Maybe they should be closer to the school if possible. Baseball fields need enough land for at least 4 fields with plenty of parking. Youth sports are limited in Ellettsville. No football or soccer fields, and there are not enough basketball courts in the county.
- It was stressed that interested people need to come to Plan Commission and Town Council meetings to show support for funding. Ellettsville may need to float bonds to buy some of these larger facilities and public support is needed before officials will take on bond debt.
- Other needed improvements include large scale rental facilities, golf course, more dog parks.