



To: Mike Dale, Hancock County Area Plan Commission Executive Director  
From: Meredith Perks, Associate Planner, Vandewalle & Associates  
Date: Friday, February 18, 2022  
Re: Future Hancock Comprehensive Plan Update

Below is a progress report regarding the Future Hancock Comprehensive Plan. The items below reflect highlights of recent activity and forecast upcoming actions. Information on the Future Hancock plan can also be found at <https://futurehancock.com/>.

### Recent Activity:

**Public Open House:** A Public Open House was held on January 25<sup>th</sup> to present the draft Vision and Framework to the public. The Open House was a drop in event which had more 75 attendees and also included a presentation to the Plan Commission. A summary of the input received at the Open House and through the Online Survey. Comments and feedback were received from more than 100 people. As part of the Open House and Survey the public was asked to vote to what extent they agreed with each statement. The combined results of the in-person open house and online survey are summarized in the attached document. Upon reviewing the input, there was a noticeable difference in the comments and feedback collected through the Online survey versus the in-person Open House. This difference in input may be attributed to the new development items that were on the Area Plan Commission agenda the same evening as the Open House. All materials, including the consultant presentation input summary are available on the Future Hancock website for those who cannot attend in person: <https://futurehancock.com/>.



### Draft Vision and Strategic Framework

Consultants have been working on refinement of the Draft Vision and Strategic Framework that incorporates the input received from the public, Steering Committee, staff, and elected officials. The Vision and Strategic Framework will serve as the guiding foundation for the development of the Future Hancock plan elements, including the Economic Development Strategy, Thoroughfare Plan and Comprehensive Plan/future land use. As a reminder, the Vision and Framework will be presented in the plan as a text description as well as a concise graphic that is used as an active tool for the development, communication, and implementation of the plan.

Vision and Strategic Framework Elements:

**The Vision** is an aspirational statement describing the future condition and reality in Hancock County. This is what we want the County to be in 20 years.

**Strategic Objectives** are key issues and principles that will be addressed in the Future Hancock plan in order to achieve the Vision. These will be major themes throughout the plan and drivers for content development.

**Initiatives** each Strategic Objective includes a number of initiatives and actionable strategies to achieve the Objective.

**Initial Drafts:** Work is underway on preliminary drafts of the Future Land Use Map, Thoroughfare Plan and Economic Development Strategy. These drafts are being prepared for initial review by the Steering Committee and County Staff in March.

**Meeting with Staff:** The Consultant Team and County Staff leads have established monthly check ins and updates to stay informed on the planning process and progress. A meeting with staff was held to discuss the Future Land Use Map and other topics relevant to the development of the Thoroughfare Plan and Economic Development Strategy.

**Future Hancock Website:** The project website, <https://futurehancock.com/>, has been updated regularly with new information, including public input event details and online questionnaires. Residents are able to sign up for email updates on the website and provide comments.

### Upcoming/Ongoing Actions:

- Draft Future Land Use Map
- Draft Thoroughfare Plan
- Draft Economic Development Strategy

### Attached

- January 25<sup>th</sup> Open House Input Summary



## FUTURE HANCOCK OPEN HOUSE SUMMARY

**Open House Date:** January 25<sup>th</sup> & Online

The Future Hancock Open House was held on Tuesday, January 25<sup>th</sup> at the Hancock County at the Hancock County Annex Chambers where the community was invited to attend the Open House to review the draft future-oriented community Vision Statement & Strategic Framework. The meeting was followed by a presentation to the Hancock County Area Plan Commission.

Following the Open House, a survey was launched to collect additional feedback from the community on the draft Vision + Strategic Framework. More than 75 people attended the Open House and approximately 100 people provided feedback on the draft Vision + Framework.

As part of the Open House and Survey the public was asked to vote to what extent they agreed with each statement. The combined results of the in-person open house and online survey are summarized below.





## RESULTS

### Vision 2042

*Hancock County is Central Indiana’s community of choice and recognized leader in proactively managing growth to balance and promote its agricultural resources with targeted economic opportunities.*

*Strengthened by their welcoming residents, Hancock County’s vibrant communities, towns, and city offer a range of living and employment opportunities and are united by their outstanding public schools, quality development, high-value amenities, rural landscape, and excellent public infrastructure and services.*

To what extent do you agree or disagree with the Vision Statement?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
7%	51%	14%	24%	4%

**Which word or phrase in the Community Vision Statement resonates with you the most? (top 3 responses)**

- Proactively managing growth
- Promote agricultural resources / agricultural resources
- Rural landscape

**Which word or phrase in the Community Vision Statement resonates with you the least? (top 3 responses)**

- Central Indiana’s community of choice
- Quality development
- Growth

**Please tell us what key word(s) or concept(s) are missing in the Community Vision Statement? (few responses)**

- Diversity
- Parks/greenspace
- Quality of life
- Scale back incentives



**Strategic Objective A. Enhance Intergovernmental Collaboration and Coordination to the Benefit of all County Residents**

To what extent do you agree or disagree with Objective A?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
29%	46%	11%	11%	4%

**Strategic Objective B: Strengthen the Sense of Community and Identity while Diversifying Lifestyle Choices**

To what extent do you agree or disagree with Objective B?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
26%	45%	17%	9%	4%

**Strategic Objective C. Diversify Employment to Improve the Live-Work Balance**

To what extent do you agree or disagree with Objective C?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
28%	48%	17%	4%	3%

**Strategic Objective D. Support a Balance of High-Quality Housing Densities and Types**

To what extent do you agree or disagree with Objective D?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
17%	29%	22%	20%	12%

**Strategic Objective E: Invest in a Robust and Efficient Transportation System Concurrent with Development**

To what extent do you agree or disagree with Objective E?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
22%	36%	22%	19%	2%



**Strategic Objective F: Leverage Broadband Infrastructure to Advance Smart Communities and Attract Internet-Dependent Businesses**

To what extent do you agree or disagree with Objective F?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
19%	55%	13%	13%	1%

**Strategic Objective G: Prioritize Growth Areas and Investments in Supporting Infrastructure and Services**

To what extent do you agree or disagree with Objective G?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
26%	46%	8%	17%	3%



**Complete Comment Database**

**Vision Statement**

To what extent do you agree or disagree with the Vision Statement?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
7%	51%	14%	24%	4%

**1. Which word or phrase in the Community Vision Statement resonates with you the most?**

- proactively managing growth to balance and promote its agricultural resources with targeted economic opportunities
- welcoming residents
- vibrant communities
- balance & Promote it's agricultural resources
- Proactively managing growth - This statement is laughable to be representing the state of our local government today, with Randy Sorrell (HEDC), Ambrose, GDI, Prologis, Exeter, and Mike Dale (exclusively representing corporate interests and implementing extreme liberal urban development practices from his UC-Davis education) calling the shots of our county development. The citizens of Hancock County unfortunately do not have their interests represented in our local government with the aforementioned individuals/entities seemingly calling the shots.
- rural landscape
- quality development
- Proactively managing growth
- ...proactively managing growth to balance and promote its agricultural resources with targeted economic opportunities
- agricultural resources and
- rural landscape
- rural landscape
- Agricultural resources- - but what but what you are missing here is not about just the rural landscape and the agricultural resources but the rural lifestyle. What is a rural lifestyle what makes a roll landscape what are our agricultural resources and it's more than just an economic idea it's more than just a visual experience.. The rural lifestyle is something that we and Hancock county truly treasure and the world lifestyle is something that we need to protect. Wind sprawl infringes upon a community that is outside of a major city a lot of times we end up with these disjointed zones were you have this big dance housing community with sidewalks to nowhere and then we have these high class nice pretty larger lots with bigger homes with sidewalks to nowhere and you have to drive everywhere. In Hancock County we want the future of our development to really reflect what we already have and love which is a little bit more of the same. I was once the vice president of the Fortville town Council and a big part of my mission was historic redevelopment and just restoration of the main street we had a great victories .



Wonderful things happened. But one thing that was really important is preserving the small-town charm. And so when you talk about real landscapes and agricultural resources we really need to focus on the lifestyle. People moved to Hancock County for a rural lifestyle. They want to get into the country and they want to enjoy the country life. So what is the country life what is the Treme it is you're helping to shape the future of our community you need to understand what our dream is. We don't want more sprawl. We don't want more sidewalks to nowhere. We don't want neighborhoods that are just acres and acres and acres of boring housing. People move to Hancock county for the rule charm.

- Agriculture
- Balance and promote its agriculture resources with economic opportunities.
- Central Indiana's community of choice
- Employment opportunities
- Excellent public infrastructure and services.
- Growth
- High value amenities
- Improve housing in stagnant areas
- Including agriculture
- Keep you as much agriculture going as possible
- Managing
- Managing growth to balance
- Outstanding public schools
- Proactive resonates, but it is definitely NOT being done now.
- proactively managing growth
- Proactively managing growth / balance
- Proactively managing. We approve every Tom, Dick, and Harry out of state builder that wants to overrun the county
- Proactively managing...with targeted economic opportunities.
- Proactively plan to responsibly balance and manage growth impacts and avoid haphazard development in targeted areas of the County
- Promote agricultural
- Promote agricultural resources
- Promote agricultural resources
- Promote its agricultural resources and rural landscape
- QUALITY development
- Quality development
- Quality development and high value amenities
- recognized leader in proactively managing growth
- Rural landscape
- Rural Landscape



- Rural landscape
- Rural Landscape
- Rural landscape
- Rural landscape
- Rural landscape resonates with me since I live on a farm with horses
- Rural landscape.
- United by outstanding public schools.....public infrastructure and services
- United by their outstanding public schools.
- vibrant
- vibrant communities
- Vibrant communities, high value amenities
- Welcoming residents
- welcoming residents
- Welcoming residents
- Welcoming residents, Hancock County's vibrant communities, towns, and city . . .
- Will it really happen

## 2. Which word or phrase in the Community Vision Statement resonates with you the least?

- quality development (meaning, I don't think there has been enough emphasis in controlling quality development)
- recognized leader in proactively managing growth to me sounds like we are trying to impress someone, when the people we should be impressing our potential residents and businesses.
- "Excellent Infrastructure" - we do not have excellent infrastructure in assets maintained by the county, this is a false statement.
- "Hancock County is Central Indiana's..."
- Balance, quality development, high-value amenities (because the current leaders can focus only on industrial development, which is ruining Hancock County and with irreparable damage).
- Become the county of choice
- Central Indiana's community of choice
- Central Indiana's community of choice
- Community of choice
- "community of choice and recognized leader: This is a bit much to say, as you look at Hamilton, Hendricks or Bartholomew they are much better at this. Don't brag too early.
- Development / growth
- Excellent public infrastructure
- growth
- Hancock County is Central Indiana's community of choice
- high value amenities
- High value amenities



- High value amenities.
- Housing and apartment complexes
- Living and employment opportunities
- Managing growth and balance
- NA
- None
- None
- Proactively managed growth and quality development
- Proactive
- promote it's agricultural resources with targeted economic opportunities
- Promoting denser housing developments
- public infrastructure
- Public infrastructure and serves agricultural resources rural landscape
- Quality development
- Quality development - who determines the quality standards
- quality development- PUD neighborhoods are not quality developments and they forever change our rural landscape and agricultural resources.
- recognized leader in proactively managing growth
- rural landscape
- Rural landscape
- Rural landscape
- Strengthened by their welcoming residents
- strengthened by welcoming residents
- Targeted economic opportunities. Especially if that means multi family units, vinyl villages or more wRehouses
- way way way too much industrial development!
- What doesn't resonate with me is the idea of more public infrastructure services and high value amenities that are funded by taxpayers. The local government needs to provide direction encouragement and influence when it comes to new development but what we don't need is higher taxes because we are trying so hard to be have like the most biggest awesome swimming pools at our schools or having transportation services that are unnecessary. We are not a city we are not Indianapolis were a real community and it's OK to have narrow streets with on street parking it's OK to have our communities have lots of sidewalks to value the outdoor lifestyle and to keep it simple it's OK to keep it simple and so attracting new community members by trying to have everything that a big city would offer it's not necessary we're 25 minutes from Indianapolis



we do of course want good fire and police protection and things like that but you know that you know the big fancy schools that's not where it's at.

- Who will see if it really happens .

### 3. Please tell us what key word(s) or concept(s) are missing in the Community Vision Statement?

- balance
- Community building
- community involvement and participation
- Containing urban sprawl
- Discourage industrial development- no more concrete cubes
- Diversity
- "embracing diversity (racial, socio-economic, etc.)
- health and wellness"
- Enforcement
- Family & Prayer
- Forcing housing additions apartment complexes to pay a big portion of getting our roads in condition to handle the traffic which means the developers
- Hancock County - A wonderful representation of a county where the elected officials are not in control and are unable/or choose not to represent the interests of their electorate.
- I feel that proactively managing growth is NOT actually RESPONSIBLE growth. Responsible growth is NOT what is currently occurring in our community (New Palestine).
- maintain a quality of life for the existing residents of Hancock County
- N/A
- N/A
- None
- Outstanding health care options; arts; recreation; libraries
- Parks/Green Space
- Preventing further tax abatements, environmental responsibility / doing our part to reduce reliance on fossil fuels / preventing the unfettered expansion of commercial activities and warehouses into Western Hancock County
- Protection of agricultural zoning
- Quality growth
- Quality of life - things for residents to do - entertainment, restaurants, retail
- Responsible
- Safety
- Something about adding parks, pathways, outdoor family fitness area



- Start job exploration/career research in middle school and even elementary. partner with Ivy Tech and other vocational schools for people who don't want a 4-year degree - more trade schools and life long learning
- Strategic
- Strong collaboration between all areas of Hancock County.
- Sustainability
- T.I.F.s and tax abatements.
- the county is not promoting the ag side as much as it is come on over and build, all over the county
- The statement reads fine but the follow through on that vision is lacking
- The word Diversity or Diverse.
- The words that most businesses and younger generations are attracted to I think are "smart, high tech, and logical".
- There is a disconnect with housing development. The market for housing in Hancock County is absolutely outrageous when it comes to cost....it's not affordable. The other disconnect is taking away land for commercial use and building warehouses. Our rural community is a huge reason our county is appealing and you are slowly taking that away from them by consuming farmable ground to commercial ground, especially when it cant get zoned back to farm. Leave the warehouse growth and housing developments for Carmel, Fishers, Etc. If people want to live in a community like that, let them move there.
- There is so much about development. There is very little about 'preservation'. I know we are growing and work in change management, I'm not against change, but several of us moved to Hancock county because it is small and we don't want to be Hamilton county. We want the farming community and the farm land and want our county to be preserved. There needs to be a balance.
- What's really missing here is the value for the world lifestyle like I was speaking of but when new development comes into Hancock County please understand that we need to challenge developers to stop making these big communities with acres and acres of single purpose housing that is not diverse. Now if you know anything about smart growth and I'm sure that you do and if you know anything about new urbanism and I'm sure that you do then you're gonna understand what it means to create vibrant communities. Our new developments that we want to see coming into Hancock County are developments that have community centers in every new neighborhood. We need to be pushing developers to create Parklake communities that have royal charm. We want communities that have an allowance for home-based businesses that have playgrounds that have walking paths and that the communities would not just be endless streets of houses but the but the new neighborhoods would have neighborhood commercial zones . So as you are encouraging new growth and new development to come in we want every neighborhood to have an opportunity for neighborhood commercial services on a small scale have a place where the ladies can get their nails done. Have a opportunity for there to be a café bookstore local market. Have a location for neighborhood farmers markets in the new



development. Developers are not going to be creative unless we really make a point that they are not welcome in our community unless they are a little bit more creative.

- Wise leaders

**4. Additional public comments:**

- Keep the rural areas rural!
- if you want to attract and keep people in this county, remember most people move to rural counties for the dream of a rural life style. Don't zone us!
- Agricultural resources are not being proactively managed with growth and balance
- Preserve the rural lifestyle and give more freedom and less regulation to people who want small farms and home based business
- Too many lower wage warehouse with strain on roads
- need more higher paying jobs, engineering, incubators
- Bike lanes on major thoroughfares seldom used causing traffic backup (eg 400, 200N)
- this is a lovely vision for the future but fails to communicate the way things are now. We are not here.

**Strategic Objective A. Enhance Intergovernmental Collaboration and Coordination to the Benefit of all County Residents**

To what extent do you agree or disagree with Objective A?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
29%	46%	11%	11%	4%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- “Ensuring adequate public safety facilities and staffing are available to serve new development” - I’m sure my two neighbors who have been involved in personal injury auto collisions in front of their homes due to over-capacity traffic on county roads from lack of coordinated planning of infrastructure projects and rapid pace of development wondered who was looking out for their public safety.
- Is growth always the goal. Why is it we always seem to want to be like another county. More money, more taxes, more growth, more crime. Why not quality over growth. The county is EXPLODING.
- Why is the objective always around 'growth'? Greenfield housing development is out of control and only going to cause stains on all agencies and schools.
- I do not feel that responsible growth is happening in New Palestine. Too many cookie cutter house subdivisions jammed into tiny lots. Our school ms cannot support this growth; our schools



are already suffering and busting at the seams! I can attest that the quality schools we moved here for 14 years ago are NOT the same.

- Too many homes are being put on tiny lots. We should have higher expectations as a county. People will purchase the larger lots. Please stop allowing these types of housing additions. The houses go up faster than our infrastructure can keep up with. People want to live here, we have an opportunity to make this county thrive. But putting housing additions with tiny lots will not help our community thrive. Please encourage quality growth over quantity.
- Concept that towns and cities stop annexing county land.
- Seems like this should already be a thing
- NO to industrial development!
- Community planning must respect the property owners individual liberty, dreams, and plans for their private property. Don't over regulate
- the vision does not address residential properties being taken over by commercial warehouses
- Stop the 300N 300W industrial project. You are destroying the rural midset of this County

**Strategic Objective B: Strengthen the Sense of Community and Identity while Diversifying Lifestyle Choices**

To what extent do you agree or disagree with Objective B?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
26%	45%	17%	9%	4%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- I disagree with the ag-related tourism....a lot of farmers out in the eastern part of the county are not in the tourism business. It's to put food on the table for consumers.
- Love the concept of a sense of community and diversifying business/recreation opportunities but I don't see a need for a ton of urban housing options in such proximity to Indianapolis. I don't see people expecting or wanting that downtown vibe here.
- I agree with this in theory but not really this bullet: Developing a County brand identity as a community of choice in the Indy region to attract families, amenities, services, and employers. I disagree with how many housing additions are popping up. So much farm land go away. How many families are we trying to attract? Are we trying to connect with the east side of Indy?
- If thats the goal then good, but is the same as it has been over the years?? Just rewritten. All good in theory but in practice little is done. Same O same O
- More emphasis on recreation as that plays into live-work balance.
- There won't be any rural part of our county left if these subdivisions keep popping up on every bare acre of farmland.



- "Developing a county brand identity as a community of choice"- I don't understand this bullet point. Strongly Agree with all the others.
- focus on the rural community and what makes Hancock County desirable to live
- You are leaving out the communities that exist today by not investing in upgrading the housing and infrastructure to allow those to thrive along with the newer developments.
- how does govt promote business?
- What is rural nature? Cows, horses, hens, gardens, fresh air (don't push out the families)
- Make it easier for people who want to homestead and have homebase business
- the current growth is not enhancing the county's smaller communities appropriate to their rural nature!
- Providing more government funded amenities can lead to higher taxes and less freedom
- Diversify communities to include urban, and rural (such as 5-10 acre hobby farms) in the same areas

**Strategic Objective C. Diversify Employment to Improve the Live-Work Balance**

To what extent do you agree or disagree with Objective C?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
28%	48%	17%	4%	3%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- This is my favorite! Let's focus and grow. People can commute. It's not awful or uncommon.
- Just cant add words to an agenda, action is the key either for or against. It all appears to me that most want to slow it down but it is not, so whats wrong with the picture in slowing it down, All growth, next you know it will be too late and we will be another Hamilton Cty, Is that what the Hancock Cty residences want??
- I detect no emphasis on life sciences and the technology sector. At one time, there was an emphasis on these areas and attracting the technology sector to our county. It's highly disappointing that county leaders have opened the door for monstrous concrete warehouses as the entry way to Hancock County. Are we so short-sighted to think of training high school graduates to fill these non-skilled jobs? This is not the future I envision for our wonderful county. We need to aim higher and think bolder. Greenfield is/was the world headquarters for Elanco and Eli Lilly before that. THOSE are the jobs and careers we should seek, not just production factories. We've lost our way with economic development goals. Completely lost!
- blue collar and white collar jobs, please.
- Incentivizing employers to hire local should have already been done before they received tax statements. Employers don't care where their employees live, they only want the best they can



get for the lowest cost. Plus, there already is not enough housing in Hancock County. This will further encourage farmlands to be converted to housing developments. Also, job training programs already exist. Maybe you should expand what already exists.

- but don't subsidize private businesses with tax abatement
- Should add something to speak to our need for skilled trades such as welding, electricians, HVAC Technicians, skilled mechanics, etc. "
- Higher or High Income Careers
- Start career exploration in elementary and middle school. By HS students are put into career tracks - 10th and 11th is too late!
- Hancock County is full of boring sprawl. You cant really bike or walk in the newer development areas. New development must be pedestrian friendly
- When governments create programs the taxpayers pay.
- Add tourism

**Strategic Objective D. Support a Balance of High-Quality Housing Densities and Types**

To what extent do you agree or disagree with Objective D?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
17%	29%	22%	20%	12%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- Again, pricing for homes whether buying or renting is too high for the area we are in. I lived in a booming city from 2014 - 2017 with tons of amenities, things to do, walking distance from everything, and paid what people are paying here for housing. It's ridiculous when the amenities and things to do arent even comparable.
- Affordable housing is key but dense neighborhoods aren't innovative. We'd love to see some neighborhoods with larger lots
- Two bullets about creating denser housing products/developments. One bullet about attainable houses, not really stating 'high end' houses. One bullet about revitalizing. Doesn't seem balanced seems like focus is on bringing in cheap housing developments.
- The rural area should be preserved
- Denser housing. Need to restrict the number of new developments.
- Need more custom homes on larger parcels, not 2-3-4 homes on an acre. I think thats what builds tension over time and no place to relax except to go on vacation etc.
- There should be a greater emphasis on improving low value housing areas.
- Every morning on the news its the denser projects that have the shootings and crime



- If you build it, they will come. Build endless warehouses and logistics facilities, then you must build housing for their workers. Are we trying to attract the brightest and the best? We only need look at Fishers as an example for doing it right. Set your bar high for jobs and employers, then the bar is also high for housing. These warehouses are nothing more than structural graffiti in Hancock County and will attract the same demand for housing. Garbage in, garbage out. We can and should do better!! Think strategically and not to the next 5 years.
- We have a current unbalance with too many high density housing developments. The county is not on pace for the infrastructure to support these developments. Higher quality housing in slim to none compared to the HDH options.
- Beating a dead horse here...
- You mentioned denser housing. We need less dense housing as to not overrun PS personnel, the roads, schools, etc.
- Too many houses on tiny lots. Set a higher standard. Our residents deserve this.
- I value the rural landscape that Hancock County has to offer. The growth, particularly in southwestern Hancock County, negatively affects this rural feel, and places unnecessary stress on infrastructure, schools, and public safety.
- No to supporting "denser rental" - bad idea for rural community. Delete that sentence. Also delete the first sentence with variety of price points. We don't need anymore subsidized housing in Hancock County. This objective needs to be rewritten.
- Mccordsville is on the border of an area with higher crime and low income housing. I do not want to add too many lower income housing options for concern that crime might spread out
- I fear that development will continue until the rural atmosphere is lost.
- Concerned over the comments about increasing density of housing for fire safety reasons and for appearance reasons (I don't think we want the 'big city', 'high rise' appearance of structures in our county)
- we are already over developed and it does not stop!
- Work with developers and government to attract those seeking housing to communities and towns instead of starting new developments. Recondition the resources we already have in place
- Lets not forget affordable housing for older adults be it homes, 1 level apartments or congregate housing for older adults to remain in their homes and community
- People moving to Hancock County want more space, fresh air, freedom, not high density
- Many people want "a couple of acres in the country" for sustainable living. We want freedom for gardens, horses, chickens too.
- Denser housing developments must include neighborhood shops, parks, business space. STOP SPRAWL.
- Who gets to make decisions on the "unincorporated" areas of our County? Is it a diverse group? Or people with no skin in the game?



**Strategic Objective E: Invest in a Robust and Efficient Transportation System Concurrent with Development**

To what extent do you agree or disagree with Objective E?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
22%	36%	22%	19%	2%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- Not sure we really need or want to have a transportation system like IndyGo in our area.
- Don't need all these bike lanes. Need the driving lanes. Need another entrance/exit to interstate 70 to balance traffic
- Most people travel by car only need help with the elderly
- Don't need all the bike trails. Need more lanes to handle traffic.
- "I think it's also important to prepare for the coming phenomenon of driverless vehicles.
- I am also concerned about the dangers of mixed use roads/trails. The bike lanes on US 40 through Greenfield are a joke. And mixed use trails on county roads are very dangerous for bikers/pedestrians, cars, and large agriculture equipment."
- I agree and disagree. If we didnt have such high density in subdivisions and commercial area roads etc would less likely be needed to repair as much.
- Electric cars are a flash in the pan. Once these over priced vehicles hit the used car market, they become overpriced, un\_reliable money pits with a large battery that is bad for the environment and too expensive to replace.
- We all know how the bike lanes have worked out on US 40. They are useless. Transportation locally is an issue, and I happen to know a lot about this topic. Anything we can do to improve transportation locally is appreciated, but not to the detriment of local efforts. We are not Marion County and don't wish to be controlled by their needs. Maintain funding and support for local transportation first.
- The roads will not support at the current rate of development
- I do not support IndyGo busses transporting to Hancock County.
- Delete the third paragraph/bullet point. Take out "all" in the fourth bullet point. Some electrification is good, but not all.
- I believe leaving out the option of mass transit is short sighted. However, this would have to be a statewide implementation, which is unforeseeable.
- Missing is a point about developing our network of roads to be
- Matched to the development in the area (i.e. county roads near logistics centers adequately sized and built to support the heavy and larger traffic)
- Designed using the most effective methods for reduced lifetime cost to maintain (i.e. adequate drainage and sub-structure)



- concret buildings or warehouses that go on for a quarter of a mile is destroying this once peaceful farming community.
- Not a fan of trails unless they are barricaded off so as not to trespass onto landowners properties.
- Too much industrial development, this has destroyed Hancock County
- "Electrification" costs too much!
- Why have more bike lanes when we have Pennsy Trail
- SIDEWALKS! We need to make sure that the community is WALKABLE. Stop the sprawl!
- too many semis on roads where farm equipments need to travel now
- electrification of all transportation modes? Really?
- need to fix detour routes before they are used for heavy traffic
- do not extend 500 at W 200N and tear down our heritage barn

**Strategic Objective F: Leverage Broadband Infrastructure to Advance Smart Communities and Attract Internet-Dependent Businesses**

To what extent do you agree or disagree with Objective F?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
19%	55%	13%	13%	1%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- Leave the area east of State Road 9 rural
- Do not agree with expanding logistics businesses without diversification of business growth portfolio due to loss of high wage/advanced manufacturing/technical/R&D businesses and industries (current situation) as the logistics industry will undergo significant changes in the coming decades that could render our overdevelopment of urban-proximity based logistic developments obsolete.
- Ninestar broadband needs to expand fiber to Greenfield residents to achieve the above statement
- Some businesses are supporting work-from-home where Hancock County's rural lifestyle will be appealing.
- Delete "data and call centers". Hancock County needs to attract high paying jobs, NOT low paying jobs. Stop this nonsense.
- Before we try to attract data and call center jobs, we must ensure that every citizen in the county has cost effective access to internet. Some students in the county cannot perform remote learning at home, due to limited or no access or lack of equipment. "
- Rural lifestyle, what rural lifestyle? there is no more rural lifestyle anymore in greenfield.



- no mandatory hookups for water and sewer for those with wells and septic
- ATTRACT REMOTE WORKERS yes they want to enjoy rural life with the freedom to live off the land
- Keep the industry out
- while I can't disagree that we can benefit from fiber-optic and utilities but I do not agree that we should have investors hounding residents based on your future plan
- More and more people want to be self sufficient. Many are leaving the city to raise some of their own food. Do not overregulate family food production

**Strategic Objective G: Prioritize Growth Areas and Investments in Supporting Infrastructure and Services**

To what extent do you agree or disagree with Objective G?				
Strongly Agree	Agree	Neutral	Disagree	Strongly disagree
26%	46%	8%	17%	3%

*If you selected Neutral, Disagree, or Strongly Disagree, please tell us why. Are any key words/concepts missing or that should be further emphasized?*

- Don't know enough about this to have a man opinion
- To many warehouses unbalanced growth
- This may be the most crucial objective in the entire plan.
- Promoting Hancock Co is eating up our farm ground at a face pace. Making ground so expensive its hard for farmers to exspand. What are we going to eat? Fish?
- The bullet points sound ideal, but the horse has left the gate here in our county. Warehouse sprawl/creep is destroying quality of life, attractiveness and any hope for high wage jobs. We are the developers' dream location for hideous logistics facilities that only drain public services, destroy roads and are not community partners. Local attorneys for these developers are selling us out, only concerned about their billable hours. They are NOT development experts, yet I believe county officials consider them as such. The damage has already robbed our beautiful county of so much that made ours a special place filled with a rich history.
- Needs clearer emphasis on including supporting services for developed areas (i.e. semi-truck parking for logistics centers, recreation facilities for housing developments, addressing food deserts, etc.)"
- All you guys want to do is develop at all costs, greenfield is just another indianapolis it will soon be crime ridden.
- People cant always find property to buy or rent in the identified growth areas. They locate where they can afford to locate. So be flexible!
- Keep growth away from areas where development is not expected or desired!



- We don't need multi-family housing on Mt. Comfort road and W 200N. It creates a bad environment
- yes agriculture alone!
- If you push for business owners and developers to "pay their fair share" they may go to somewhere else
- Stop the build up of warehouses. Nix the 300N 300W industrial project

#### **Are there any other issues that should be included as a Strategic Objective?**

- These visions are far too vague to be helpful. Anyone could say any project or initiative supports these visions, regardless of how harmful they may be to our community or society. It would be better to focus on 2-3 clear objectives for the next 5 years
- Mostly well defined
- Tourism and Supplemental Education Opportunities.
- Respect the agricultural heritage of Hancock County
- Yes new New development in Hancock county needs to be oriented around the neighborhood centers small town feeling, traditional village design. So we really need to also make sure that our industrial parks and our business parks are actually park like. New development needs to be attractive and so the first sides of these buildings need to have a small town agricultural vibe.
- Schools are mentioned vary rarely. The school systems should remain a top priority to attract new residents. A great school district is key to residential growth. See Carmel, Zionsville, Fishers, Center Grove
- Protection of the rights of private property owners
- Quality of life options
- Diversity and Affordable Housing
- no
- Yes I think that to improve the opportunity for the youth in the community businesses need to have more internships. So I think that when new businesses are coming into the community there should be a Voice for opportunity for the youth.
- See comment for 5. Schools should always be a priority. Schools are one of the best ways to create a sense of community.
- Transportation surveys, improvements to roads and intersections not designed for heavy trucks
- Land usage and zoning rules
- no
- No
- Supporting our county schools
- No
- No



- Balance business growth to support and retain high-wage earning industries. (The overdeveloped low to median income workforce positions in western Hancock County warehouses have severely depleted available manpower to fill positions in industries with mixed wages)
- No
- I would like to see more emphasis on quality of life principles in this plan. Jobs follow people, not the other way around. What are more ways we can attract people to choose Hancock County rather than Hamilton, Boone, Johnson, and Hendricks counties?
- I personally think that every citizen in Hancock Cty needs to fill out a survey to convey where they want to go with the county objective. Most of the decisions are made by folks in the county employment and are not always right. More eyes more solutions. I dont want the county to become stagnant but growth needs to be regulated more by some means. I know the county has a name for itself (Hancuff county) not sure if I like it or believe it, just saying. There is more to be evaluated than one can put into a paragraph or survey written for an preconcieved agenda.
- I'm always interested in traffic patterns, road planning. Greenfield has suffered from a lack of road planning which has lead to areas of conjection.
- Land preservation, protection of environment
- No mention of RESPONSIBLE growth. There is a difference with proactive growth and RESPONSIBLE growth. It is possible to grow TOO quickly. I am not opposed to growth; however, it MUST be done responsibly.
- Public Safety initiatives
- I would like to see an objective to discourage inconsistent development, and an objective detailing agricultural protection zoning.
- Maintain Rural Community
- We need more activities, food, shopping too.
- Develop a clear identity. Attract higher paying jobs. Protect property value by containing inferior housing additions.
- Mass transit opportunities.
- Clarification of roles and ownership for each of the objectives mentioned.
- Can't think of any at the moment.
- end tax abatements for developers, let them pay for all the needed infrastructure upgrades
- More Parks & Green Space especially in McCordsville
- Attracting racial/cultural diversity
- No.
- No
- IDK. Who can stop something from happening? IE: just because something is funded, doesn't mean we should do it.
- Make the executive director of Hancock County Plan Commission and Board of Zoning Appeals an elected position to allow an individual to be elected who actually represents the interests of Hancock County voters and not corporate landowners.
- No



- N/A
- As long as the commissions have the power to change the plan it is not going to play out as attend
- I can't think of anything.
- I would like to see a senior faculty something like that I have an indy
- RESPONSIBLE growth.
- Public safety needs, including law enforcement, firefighters, mental health providers.
- We are way to fast to approve high density housing with low standards. Vinyl and quarter acre lots are already a plenty.
- Strengthening the rural landscape and community.
- No
- Protecting the rural communities from urban sprawl, wind mill farms and solar farms.
- None that I can think of at this time, but will keep in mind for the next pop-up, or open house meeting.
- More about infrastructure development, with specifics.
- STOP OVER BUILDING! OH WAIT A MINUTE ITS ALREADY OVER YOU WILL NEVER STOP DESTROYING HANCOCK COUNTY TOO MUCH MONEY TO BE MADE.
- I've added my thoughts to this point. Thank You