



## FUTURE HANCOCK VISIONING WORKSHOP SUMMARY

**Workshop Date:** November 9<sup>th</sup>, 2021 & Online

The Future Hancock Visioning Workshop was held Tuesday November 9<sup>th</sup> at the Mt. Vernon Community School Administration Building. The primary purpose of the workshop was to hear from the community about their vision for the future of Hancock County and to begin identifying areas of opportunity and concern through a series of activities. This is an essential component to build the Vision + Framework of the Comprehensive Plan. **90 people attended** the Workshop.

The meeting agenda included an upfront presentation by the



Project Team followed by individual and group activities. Following the in-person workshop, the Project Team launched the Virtual Workshop, which follows the same format and series activities as the in-person workshop. **58 people participated** in the Virtual Workshop with over **1,000 comments** collected through both in-person and virtual formats. Emerging themes from the exercises are listed below by activity.



### WHO PARTICIPATED?

a) How long have you lived in Hancock County?		
%	Count	Answer Options
5%	7	1) Less than a year
14%	19	2) 1-5 years
8%	11	3) 6-10 years
27%	37	4) 10-25 years
45%	61	5) 26+ years
100%	135	

b) Where in the County do you live?		
%	Count	Answer Options
53%	74	1) Unincorporated area (township)



39%	54	2) Incorporated town or city (Greenfield, McCordsville, Fortville, Cumberland, New Palestine, Shirley, Wilkinson, Spring Lake)
8%	11	3) Outside of Hancock County
100%	139	

c) Which township do you live in?		
%	Combined	Answer Options
51%	71	1) West (Vernon, Buck Creek, Sugar Creek Townships)
28%	39	2) Central (Green, Center, Brandywine Townships)
13%	18	3) East (Brown, Jackson, Blue River Townships)
7%	10	4) I live outside of Hancock County
100%	138	

c) How is your housing situation best described?		
%	Count	Answer Options
96%	128	1) Own
4%	6	2) Rent
100%	134	

d) How old are you?		
%	Count	Answer Options
4%	5	1) Under 30
30%	41	2) 31-45
48%	66	3) 46-65
18%	25	4) 66+
100%	137	



## WORKSHOP EXERCISES

### Activity A: Opportunities and Challenges

As part of the Hancock County Visioning Workshop, participants were seated at small group tables and given the opportunity to list their individual Opportunities and Challenges for Hancock County. The following represents a summary of initial general themes. **750 Comments** were collected as part of this input.

**What are you most optimistic about for Hancock County's future?** What are Hancock County's greatest opportunities?

- Sense of place and community
- Parks and trails development
- Growth opportunities (diverse businesses & jobs, amenities, entertainment, housing)
- Road infrastructure to leverage (I-70) and improve with added tax base
- Great school system
- Small town feel and rural atmosphere
- Location / proximity to Indianapolis
- Balanced and planned growth / growth management
- Farmland / agricultural preservation

**What are you most concerned about for the future of Hancock County?** What are Hancock County's greatest issues/challenges?

- Inadequate current/future infrastructure to support growth
- Current land planning and growth management trajectory
- Economic growth not aligning with county workforce needs
- Loss of community, if rapid uncontrolled growth and sprawl continues
- Overdevelopment and rapid growth of industrial/warehousing development
- Loss of farmland and agricultural roots
- Lack of amenities, entertainment, and family-oriented activities
- Public safety / crime
- Lack of diversity
- Leadership

### Activity B: Identifying Priorities

As part of this exercise, participants were asked to spend time identifying their individual top priorities that Hancock County should address in the next decade. Following that, they were asked to work as group to identify the top priorities that resonated with the group as a whole. The following represents a summary of general initial themes. **330 Comments** were collected as part of this input.



**What are your top 3 priorities for Hancock County to address in the next decade?**

- Balanced growth management plan with a diverse range of land uses that's actionable and followed by decision-makers
- Robust infrastructure (roads, water, sewer, electric, broadband) that supports current and future growth
- Target economic growth / businesses that attract quality high paying jobs and leverage Hancock's unique assets
- Diverse housing options
- Limiting warehousing
- Small business and entrepreneurial support and development
- Properly funded public safety and services
- Quality of place amenities such as parks, recreation, trails, shopping, entertainment, restaurants
- Preserve and maintain the small community character/aesthetic
- Welcoming population diversity

**Activity C: What is great about Hancock County?**

In this exercise, participants were asked what is great about Hancock County today. The word cloud below is representation of responses. The larger the word, the more often the word was used.





**Activity D: In 20 years Hancock County is . . . .**

Participants were also asked to envision Hancock County in 20 years. Below are a few of the responses.

**“A diverse, welcome, spacious place you want to not just live in and have your children attend school in, but also work in.”**

**“Unique from surrounding areas”**

**“Still a community atmosphere that’s grown responsibly.”**

**“The place where people want to bring their families for the schools, for the green space, and for the local entertainment.”**

**“Thriving”**

**“One of the best places to live in Indiana”**

**Activity E: Polling Questions by Result**

In this exercise, participants were asked to answer a series of questions and rate their level of agreement to statements specific to the Comprehensive Plan.

The purpose of the first set of questions was to get a sense of why people chose to live in Hancock County.

a) What is the most important factor in where you or your family choose to live within the County?		
%	Count	Answer Options
12%	16	1) Employment opportunities
6%	8	2) Access to shopping and services, regional position and accessibility
42%	55	3) Proximity to family or sense of community
28%	37	4) Quality/cost of housing and property
12%	16	5) Quality of schools
100%	132	

b) Where do you think you’ll be living in 5 years?		
%	Count	Answer Options
71%	96	1) In the same house
7%	10	2) Elsewhere in an incorporated Town of City in Hancock County
11%	15	3) Elsewhere in unincorporated Hancock County
7%	9	4) Elsewhere in Indiana



4%	6	5) Outside of Indiana
100%	136	

c) If you are planning to move, why?		
%	Count	Answer Options
9%	11	1) Changing family size
6%	8	2) Changing employment/retirement
2%	2	3) Changing finances
16%	20	4) Prefer different location/lifestyle
67%	85	5) Not planning to move
100%	126	

The purpose of this next set of questions was to understand how citizens view Hancock County today and into the future.

d) Hancock County has adequate JOB opportunities for those who live here.		
%	Count	Answer Options
13%	18	1) Strongly Agree
30%	41	2) Agree
<b>36%</b>	<b>48</b>	<b>3) Disagree</b>
10%	13	4) Strongly Disagree
11%	15	5) No Opinion
100%	135	

e) Hancock County has adequate PUBLIC PARKS and OPEN SPACE opportunities.		
%	Count	Answer Options
10%	14	1) Strongly Agree
20%	28	2) Agree
<b>42%</b>	<b>58</b>	<b>3) Disagree</b>
23%	32	4) Strongly Disagree
4%	5	5) No Opinion
100%	137	



f) Hancock County has adequate SHOPPING and ENTERTAINMENT opportunities.		
%	Count	Answer Options
4%	6	1) Strongly Agree
20%	27	2) Agree
35%	48	3) Disagree
<b>36%</b>	<b>49</b>	<b>4) Strongly Disagree</b>
6%	8	5) No Opinion
100%	138	

g) Hancock County has an adequate supply of DIVERSE HOUSING options.		
%	Count	Answer Options
8%	11	1) Strongly Agree
22%	30	2) Agree
<b>38%</b>	<b>52</b>	<b>3) Disagree</b>
20%	28	4) Strongly Disagree
12%	16	5) No Opinion
100%	137	

h) Hancock County has adequate UTILITY SYSTEMS (water, sewer, electric, telecommunications, etc.)		
%	Count	Answer Options
14%	20	1) Strongly Agree
<b>33%</b>	<b>45</b>	<b>2) Agree</b>
28%	39	3) Disagree
17%	23	4) Strongly Disagree
8%	11	5) No Opinion
100%	138	

i) Hancock County has an adequate TRANSPORTATION SYSTEM.		
%	Count	Answer Options
3%	4	1) Strongly Agree
17%	23	2) Agree
28%	39	3) Disagree
<b>43%</b>	<b>59</b>	<b>4) Strongly Disagree</b>
9%	13	5) No Opinion
100%	138	



j) Please Rank, from strongest to weakest, with 1 being the strongest, the availability of assets that differentiate Hancock County from other metro area counties.

%	Count	Answer Options
10%	13	A) Employment opportunities
3%	4	B) Amenities, such as public parks, shopping, and entertainment
1%	1	C) Diverse housing options
36%	47	D) Quality of schools
<b>51%</b>	<b>67</b>	<b>E) Sense of community</b>
100%	132	

k) I would recommend Hancock County as a PLACE TO LIVE to friends and family.

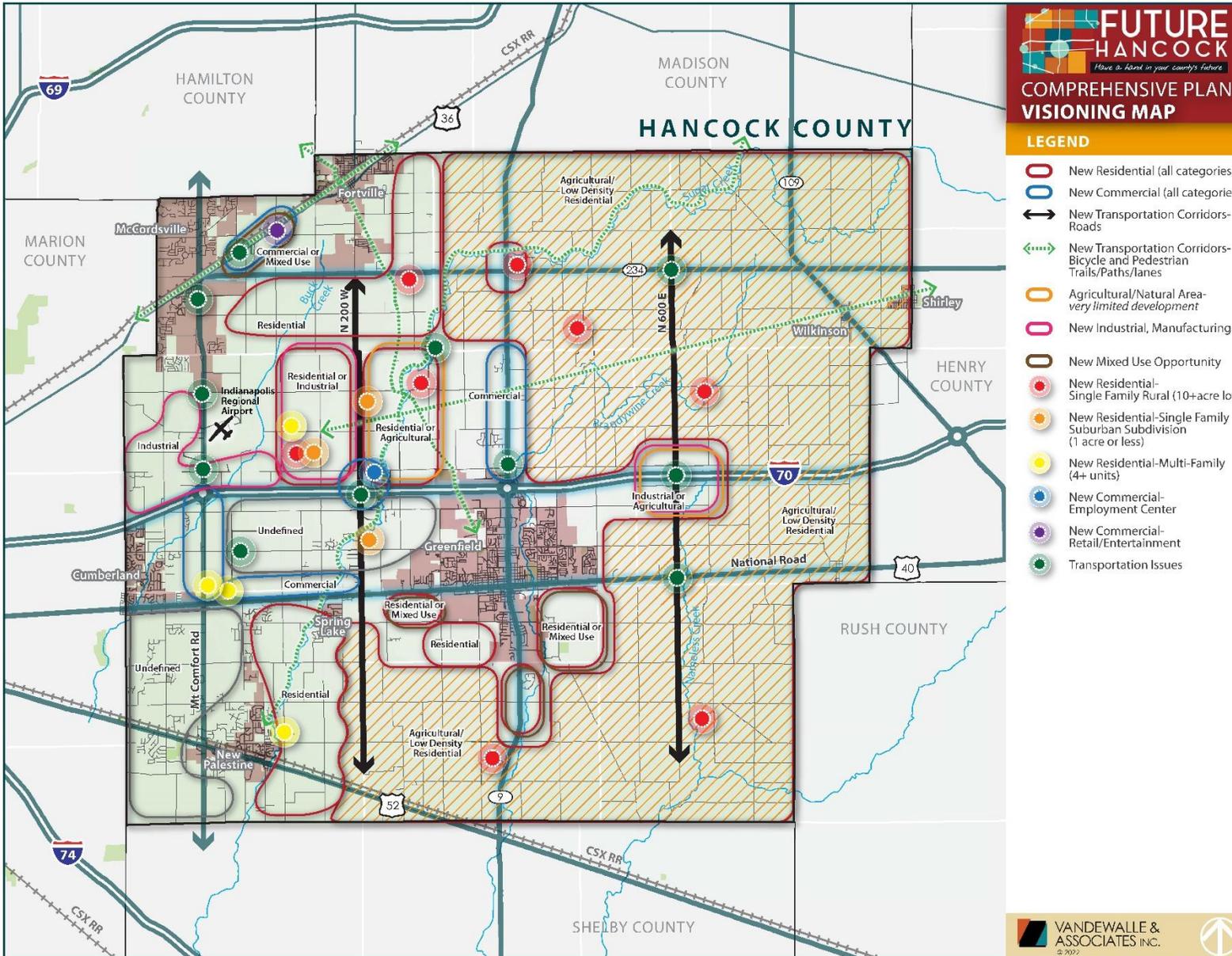
%	Count	Answer Options
36%	48	1) Strongly Agree
<b>48%</b>	<b>64</b>	<b>2) Agree</b>
10%	13	3) Disagree
1%	1	4) Strongly Disagree
5%	7	5) No Opinion
100%	133	

l) I would recommend Hancock County as a PLACE TO WORK to friends and family.

%	Count	Answer Options
14%	18	1) Strongly Agree
<b>51%</b>	<b>66</b>	<b>2) Agree</b>
22%	28	3) Disagree
3%	4	4) Strongly Disagree
11%	14	5) No Opinion
100%	130	

m) I would recommend Hancock County as a PLACE TO VISIT to friends and family.

%	Count	Answer Options
13%	16	1) Strongly Agree
<b>46%</b>	<b>59</b>	<b>2) Agree</b>
25%	32	3) Disagree
5%	7	4) Strongly Disagree
11%	14	5) No Opinion
100%	128	



## Activity F: Mapping Exercise

In this exercise, participants were asked to work with their table group to identify specific areas that they thought should be singled out for special focus in the Comprehensive Plan using the color-coded stickers and markers to indicate individual sites and delineate specific areas or corridors. The same mapping exercise was launched online.

The map on the left is a composite map of the participants responses, both in-person and online.



## FUTURE HANCOCK ONLINE COMMUNITY QUESTIONNAIRE

Throughout the month of September thru early November 2021, the Project Team collected input regarding the community's initial thoughts on issues, ideas, opportunities, and challenges in Hancock County. Input was collected through an online questionnaire, Project Website comment box, pop-up events, and the small-town community tours/conversations. **160+ people** provided input through one or more of the various input formats.

### TOPIC AREAS

#### 1. Where do you live?

Answer Choices	Responses	
City of Greenfield	19%	25
Town of Cumberland, Fortville, McCordsville, New Palestine, or Wilkinson	24%	33
Town of Spring Lake	1%	2
Town of Shirley	1%	1
Unincorporated Township (Vernon, Green, Brown, Buck Creek, Center, Jackson, Sugar Creek, Brandywine, Blue River)	8%	11
Unincorporated Community (Warrington, Willow Branch, Mohawk, Philadelphia, Maxwell, Eden, Woodbury, Carrollton / Finley, Gem, Mount Comfort)	30%	40
Elsewhere in the County	17%	23
	<b>Answered</b>	<b>135</b>

#### 2. Where do you work?

Answer Choices	Responses	
City of Greenfield	19%	20
Town of Cumberland, Fortville, McCordsville, New Palestine, or Wilkinson	13%	14
Town of Spring Lake	0%	0
Town of Shirley	2%	2
Unincorporated Township (Vernon, Green, Brown, Buck Creek, Center, Jackson, Sugar Creek, Brandywine, Blue River)	10%	11
Unincorporated Community (Warrington, Willow Branch, Mohawk, Philadelphia, Maxwell, Eden, Woodbury, Carrollton / Finley, Gem, Mount Comfort)	6%	6
Elsewhere outside of Hancock County	50%	54
	<b>Answered</b>	<b>107</b>





- a. Lack of quality of place amenities such as: local restaurant, shops, grocery options, family focused entertainment, retail, and activities for youth were identified as things citizens would like improved and see more of in Hancock.
  - b. Various comments expressed the desire to reduce the amount of incentives given for distribution centers, specifically tax abatements.
  - c. Desire to see a greater focus on locally owned/small business opportunities in the County.
  - d. Desire to see a diversified economy beyond industrial development.
  - e. Desire to have additional parks, trails, and outdoor activities throughout the County.
  - f. Desire to maintain its local heritage and rural and small town appeal but with concentration of amenities throughout all the towns.
- B. Land Use + Development (27% of total comments)**
- a. Less development. Majority of the comments under this theme expressed the desire to see less development in the County, specifically less warehousing/industrial development and housing were mentioned. On the other hand, various comments suggested the need for additional higher quality housing developments.
  - b. Zoning. Would like to see zoning guidelines that protect/create a buffer between industrial and residential development.
  - c. Growth management. Would like to see controlled and managed growth. Have County be more proactive versus reactive to the development pressures.
- C. Transportation (21% of total comments)**
- a. Improved traffic management and traffic flow was a consistent top issue. Desire truck traffic routed away from downtown.
  - b. Desire for better roads and long-term maintenance plan.
  - c. Various transportation improvements were suggested such as an interchange at I-70, 600E improved south of 40, removal of medians, improvements along 67, and additional four lane highways.
  - d. Desire to have upgraded infrastructure prior to supporting development projects.
  - e. Desire to have accessible public transit.
- D. Public Facilities + Services (7% of total comments)**
- a. Desire to have more police personnel and presence; same for fire.
  - b. Desire to have medical facilities throughout the county as well as better mental health and treatment centers.
- E. Natural Resources + Agriculture (3% of total comments)**
- a. Desire to see farmland protected from big box development
  - b. Desire to have natural space and wildlife preserved.



- F. **Other (11% of total comments)**
- a. Desire for Hancock to be a more welcoming and diverse community.
  - b. Desire to see more open government collaboration, cooperation, and coordination towards a common vision.

## COMMUNITY ASSETS + NEEDS

Based on question #1, if survey respondents said they lived in the Town of Shirley, Spring Lake or an unincorporated township, they were then prompted to share what they like best about their community and their community needs.

### 5. What do you like best about your community?

Out of the 28 comments, generally, respondents like the small town, rural feel and the close knit sense of community their respective community's offer.

#### *Comments received:*

- The rural setting is peaceful. We have a great school system. It is safe.
- Where my relatives settled. Down to earth, always welcoming.
- Country feel (space); Fortville Main Street; McCordsville Trails
- I love that I can drive on State Road 9 and see farmland and love that my choice to live in Indiana and farm is the right one. Do not mess with this! this is what makes us a great place to live!
- Quaint, agricultural. Has heritage.
- Country living
- Rural, don't live in Eden or Maxwell - those were just closest
- Small town community feel
- It's great that the little grocery reopened and we have County concrete, Smith projects, and the elevator in Maxwell
- The rural areas
- It WAS quiet and peaceful! NOT anymore!!
- Privacy and space
- I love it's small town feel and the community of people.
- Rural/ Farming community
- Small town feel but not far from Indy.
- Small town, not busy, everyone knows one another. Not a lot of traffic. Relaxing country, the way it should be. Dont fix things that are not broken.
- I like the fact that green township is undeveloped and we have farm land.
- It's quiet and rural
- Rural atmosphere
- The small town feel
- Rural



- The small close knit community
- Quiet and small. No industrial or warehouses or subdivisions.
- The quiet farmland off my porch as far as I can see. No subdivisions, commercial buildings and little car traffic
- Rural, but close to Indy metro
- Small size and country living. Very concerned about the continued development!!
- I hated it at 1st, then I got use to it. I lived in the city. then I liked it ..it was quite. Now I'm ready for it to grow.
- It is simple and laid back. Safety and comfort and the things I think of when I think of home.

## 6. What does your community need?

Out of the 26 comments received, respondents shared various needs, including: improved roads and utilities, smart growth development choices; additional business and family oriented activities and amenities; as well as just staying the way it is.

### *Comments received:*

- The Mount Comfort community needs smart, measured, focused industrial and commercial development. Right now, it is a mess. In the desire to bring jobs to the county, officials have approved anything and everything - and it results in low-paying jobs.
- Utilities
- Traffic plan; 234 & SR37 planning for area
- More places to live - cooperative city/state funded daycare options for folks commuting in to work in the growth areas that are being developed in Greenfield area. Make choices that support that growth and develop areas like Mount Comfort.
- I'd like to see Eden and Milner's Corner serve as neighborhood business centers/incubators, not be blown away by SR 9 being widened or overly restrictive zoning. Preserve agricultural feel and function.
- Drainage. County road improvements
- Less government
- Improved roads and utilities. Housing development with larger lots to attract professionals
- Better roads
- Parks, places to safely walk and bike, better traffic control
- Better ways to handle all the idiot traffic we are now going to be facing here!!
- 4 way stop at 234 and 600 E. Too many accidents and deaths there
- It needs to stay undeveloped.
- Unsure
- More business that have activities for families. Ex: mini golf, arcade place (like that fun place), etc.
- Our community is perfect. While change can be good. In cases such as this, I see zero benefit. Why mess up a good thing!?!?!?



- Better roads and less potholes just bring patched.
- To stay quiet and rural
- To stay a small town.
- It is fine the way it is now
- Nothing. Needs to stay small and quiet with farm ground to feed our county and our world
- Nothing, it is just fine the way it is
- Good planning for the growth to come!
- To remain in tact without warehouses living in our front yards
- Less houses built on speculation
- I've lived here a long time & I'm getting old..I'd like to see some places for older people to live, some more stores, places to eat, I'd like to be able to walk somewhere & shop..I'm ready for McCordsvill to grow..it's been along time coming.



## COMPLETE COMMENT DATASET

### OPPORTUNITIES AND CHALLENGES

#### Group Comments

1. **What are you most optimistic about for Hancock County's future?** What are Hancock County's greatest opportunities?

- Hancock County is poised for growth in jobs, retail, commercial
- Hancock County has land that can be developed for parks and recreation
- Hancock County has great school system
- Public utilities are expanding
- Great people live in Hancock County
- This presentation shows the possibility for more parks, quality jobs, better housing (not cheap vinyl villages), more parks – thoroughfares and please – better transportation
- We have been discouraged previously by County Council meetings with representatives who have already made decisions and do not listen or care for residents
- Growth is coming, but it needs to be controlled. Fortville Main Street (local restaurants and retail)
- Trail and park development
- Good schools
- I-70 gives us a natural corridor to develop
- People already feel very much part of the metro area so we should have a chance to integrate our growth well
- Retention of families
- Guided growth
- Expanded amenities
- Transportation – I-70, SK 9, US 40
- Increased housing options/diversity
- Population growth/pressure
- Land use opportunity
- Thriving small communities
- Growth in jobs, school, and income
- Good place to visit (orchards, parks)
- Good transportation (eventually 70 & 40) – connect to others
- Community
- Improvement in education/schools (K-12), better prepared for college, trades, high-tech jobs
- More diverse job opportunities (skilled trades, personal service, high-tech incubators)
- Small businesses – including restaurants
- More entertainment venues, spaces
- Proximity to Indianapolis
- Stable community



- Strong economy
- Schools
- Rural atmosphere – peace and quiet
- Amenities – good, but need more diverse food options (less chains)
- Growth
- Successes to model and emulate
- Opportunity to get ahead now
- Growth of jobs and infrastructure
- Public safety/transportation improvements
- Affordable housing
- Growth of dining/shopping options
- Create more jobs
- Recreational opportunities along Sugar Creek
- Preserve county land use as appropriate
- Multi-modal transportation
- Increased property values
- Continue agricultural preservation
- Diversified food and entertainment
- Fortville’s historic downtown
- Job growth on I-70
- Ability to attract new residents
- More high-tech jobs
- Great schools
- Agricultural community feel but with Indianapolis proximity
- Good place to live with strong community
- Home values, people want to live here
- Growing community – smart growth – services, energy, future
- Investing in local assets and business that make us a unique place
- Growth of amenities
- Employment opportunities
- Residential – live/work, diverse, property value
- Maintaining beauty/agriculture
- Infrastructure, logistical hub
- Sense of community
- Bringing attention to lacking areas of concern (green space, entertainment)
- Growing population
- Increase in property value
- School system
- Staying in the community/residence
- Economic opportunities
- Growth



- Good place to live
- Gateway site
- Good quality of housing
- Good start to parks and amenities
- Good church foundation
- Good options for the area for mixed use to housing, etc.
- Growth/planning
- New interchange opportunity
- Potential for growth
- Maintaining good schools – we have 4 four-star schools

2. **What are you most concerned about for the future of Hancock County?** What are Hancock County's greatest issues/challenges?

- Too many warehouses are taking over residential & agricultural areas, and we fear the “industrial boom” bubble will burst, leaving Hancock County with empty warehouses
- Rapid growth of industry has stressed infrastructure, threatening public safety
- Hancock County jobs are targeted to manufacturing and warehousing and not high tech
- Diminished quality of life for current residents due to warehouses, traffic, road problems, political power structure siding with buildings and against residents. Construction was poorly thought out – damaged the reputation of Hancock County. It is dangerous to live in the area. We are frightened about water issues resulting from extreme building
- Too much growth without enough control
- Too many distribution centers with abatement
- Not enough Interstate access
- Parks and preserving natural areas
- Workforce development
- Dense development in towns and city only
- Age appropriate amenities (seniors/teens)
- Speed of growth without comprehensive plan
- Large export of jobs to other counties
- Infrastructure – overcrowding of roadways/land use
- Lack of housing options
- Loss of farmland
- Increasing crime
- East Washington Street (looks awful, empty buildings)
- County Division (west vs east) communicant rules, etc.
- Infrastructure – roads, especially 600W outer belt
- Expansion of airport including runway length
- Diversity in population and leadership
- Housing – affordable all ages, income, affordable rent



- Tax breaks for businesses puts taxes on residents to pay for infrastructure
- Interchange on I-70 location
- Sprawl issues – disorderly growth
- Lack of vision or strategy
- Entertainment/shopping – using existing buildings rather than destroying
- Historic preservation
- Redeveloping existing downtown areas – preserve farmland
- Shared cooperative workspace (WeWork) for hybrid workers
- More trails and parks
- More green space
- Outdoor family activities
- Too much growth – with tax abatement
- Drugs
- Higher quality jobs – not manufacturing community
- Loss of environment/small town feel
- Increase of traffic and crime – the side effects of growth
- Lack of leadership
- “Silos” of thought within the county
- Lack of awareness
- Unwillingness to change (fear)
- Lack of technology/infrastructure growth
- Growth of industry not vested in the county
- Consumption of land for growth
- Rapid, uncontrolled growth
- Ability to create adequate job opportunities
- Water/sewer utilities (septic systems)
- Overconcentration of jobs in select areas
- Crowded and dangerous roads due to increased truck traffic
- Inconsistent zoning decisions
- Congestion/insufficient road conditions in 67/234 corridor
- Uncontrolled development in in 800 North corridor
- Development in Center Township’s valuable natural areas
- Community identities if uncontrolled growth continues
- Industrial growth in western part of the county is out of control and unsafe
- High concentration of warehouse growth and little growth of other business types
- Infrastructure - road, fire, police, medical very behind
- Services and opportunities – dining, shopping, entertainment
- Infrastructure – roads (rural suburban interface)
- Smart economic development – tradeoffs and tax incentives that don’t improve communities or quality of life
- Diversity in employment opportunities (high to low)



- Public safety – funding sheriff and fire department
- Infrastructure – inadequate, sewer/wastewater (east)
- Tax abatements – high taxes
- Land use/planning
- Housing
- Growth in business/development with no checks and balances – pros and cons
- Road conditions/transportation/emergency
- Lack of entertainment opportunities in certain townships
- Employment opportunities
- Disconnect between wants and needs of leaders and residents/cities vs county
- Not having a good plan
- Timing of the plan – will it be too long or too late with everything happening?
- Traffic and safety
- Missing economic opportunity without an expedited plan
- Need for high paying jobs and too many box buildings
- Funding for infrastructure
- Economic growth with low paying jobs
- Poor utility infrastructure – plans and funding
- Uncontrolled growth
- Will there be an opportunity for younger generation to return?
- Property tax increase

## OPPORTUNITIES AND CHALLENGES

### Individual Comments

3. **What are you most optimistic about for Hancock County's future?** What are Hancock County's greatest opportunities?
  - Hancock County is a great community, with good people who have strong values
  - Hancock county has rich agricultural ground
  - Hancock County has great schools
  - Hancock County has lots of churches whose congregations reach out to the community
  - Still has a sense of community that can be leveraged upon
  - Love Fortville Main Street (local restaurants and retail)
  - Trails and parks development
  - Beginning of discussion about planning and seeing so many people engaged
  - Excellent schools
  - Last Donut County to develop – we have a chance to do it right
  - I-70 gives us a natural corridor to develop
  - People here already feel very much part of the metro area so we should have a chance to integrate our growth
  - Opportunities for progress – jobs, retail/dining, parks



- More housing options for families
- Expansion of public utilities
- More parks
- The county has rules to follow for developers before they purchase property. Why not mandate sidewalks from all developers too?
- More businesses – restaurants, stores, etc. moving into the areas – hopefully
- Sounds like there is a possibility of more parks to be developed – need walkability, sidewalks and/or paths
- Not optimistic at all due to the people in power who give residents no value
- Local business development
- Sense of community (support/volunteerism/non-profits)
- Setting the vision now (planning)
- Level of excellent non-profits
- The county has the opportunity to get ahead of development and shape future growth rather than it shaping the county
- There is a lot of community “heart”
- Great transportation routes
- Continue to encourage our children to stay and raise their families here
- Family oriented will draw more families
- County continues to grow
- Expanded shopping and amenities
- Quality jobs with higher wages
- Diversify housing opportunities
- Population growth
- Large tracts of undeveloped land/land use opportunity
- Thriving/unique small communities
- Economic growth
- Airport expansion
- Natural growth will occur and proper planning can set the stage for greatness or failure
- Connecting trails, paths, road, and sidewalks
- Increased housing options
- More restaurants, shops, and entertainment
- Rural feel
- Schools
- Mount Comfort airport
- Becoming a place to visit
- Easy access to interstates and convenient access to places
- Growth in western part of county – jobs
- Change in planning to pro-growth
- Good school system
- Sense of community in both towns and unincorporated areas



- Quality people in county
- Road system – I-70/US 40
- Better parks and open spaces
- More job opportunities
- Hopefully more city to small town involvement
- K-12 education improvement
- Greater variety of employment/types of jobs
- Greater entertainment venues/spaces
- Expansion of 600W
- Including ideas for responsible growth – mix of business, housing, restaurants, and green space in same areas
- Improvement of Hancock Regional Hospital with new satellites like Gateway
- Agricultural basis
- Local government access
- More work from home opportunities
- More commercial development – shopping, restaurants, entertainment, bakeries
- More parks and hiking trails
- Small businesses whose owners live in the community
- Continued improvement of schools
- Growth leads to more jobs
- Health care facilities expanding – more quality care in the county
- Niche stores, restaurants continue to increase in number
- Strong economy/jobs
- Safe place to live, insulated from major US/world issues
- Prosperity (home/property values)
- Great place to raise a family
- Proximity to Indianapolis
- Good access to state and federal highways
- People are doing well here, lack of poverty and violence
- Rural atmosphere
- Close to amenities and health care
- Better restaurants, shopping, parking
- Better green spaces and parks
- Rural community
- Growth – we have the say in how/where, but also why the growth
- We have a great sense of community and those who want to keep it
- Fortville is a successful framework to build on
- A group effort in future planning
- The economic growth coming into the county
- Census data is optimistic
- Huge potential



- Growth industrial and residential
- Jobs
- Entertainment
- Outdoor activities
- Great place to live and raise family
- Exciting to live in a growing county
- New opportunities to bring new activities to Hancock County
- The ability to be part of the vision
- Creating an exciting place to visit and live
- The potential for more “local” shopping and dining opportunities
- Land for growth
- Economic development
- Small town feel with opportunities for upscale dining
- Job growth helping to improve infrastructure
- Improved/increased amenities
- Community working together for future planning
- Growth of public safety
- Community partnerships
- Increased property values
- Continued agricultural representation
- Diversified food and entertainment
- Fortville downtown
- I-70 job growth along corridor
- Sugar Creek recreation
- Create more jobs
- Preserve county land use as appropriate
- Transportation – to/from Indianapolis
- Growth
- Schools
- Proximity to Indianapolis
- Preserve county Ag land
- Community development – new parks and trails are coming on line
- Youth – talent coming online
- Community development and engagement focus
- Last of the Donut counties to experience significant growth.
- Desire to grow together and increase sense of community
- Growth of good families
- Great schools
- Attract residents who wish to invest in the county
- Develop incentives for responsible growth that leverages agricultural heritage and diverse investment in aviation/healthcare



- More high tech jobs (example medical field)
- More high end housing
- Population growth
- Proximity to Marion County
- Mass changes in technology
- Create business park – technology base
- Integrate green space /trails
- Entertainment for residents
- Revitalization of Fortville – new restaurants and retail
- Opportunities for agri-tourism
- Growth of school systems allows for more opportunities for students
- Improvements to roads due to additional tax base
- A lot of land available for parks, along waterways, etc.
- Development off I-70/McCordsville, airport
- Proximity to Indianapolis and Hamilton County as a positive
- Smart growth that thinks about future needs, services, energy
- Close to Indianapolis and other communities – good place to live
- Local business growth (local food) that could provide opportunities for rural roots
- Home values rising
- More employment opportunities
- Home inventory as a whole going up
- Employment
- Economic growth
- Property values
- Convenience of location
- Growth of amenities – shopping, parks, entertainment
- Increase of residential – think executive housing
- Maintaining beauty and agriculture – more east
- Increase employment opportunities – not low end
- Infrastructure for growth
- Health care jobs and services
- Diverse housing additions for multi-site families
- Recreation and entertainment
- Restaurants
- To be a logistical hub that leads the region in economic fulfillment
- Create a plan to get people to live/work here in the county
- Opportunity for our schools and local government to work together to create a “trades” program
- County amenities
- Rapid growth
- New trails
- Development of ag and bio tech



- Great fiber
- Cooperation among school districts to create new educational opportunities
- Geographic location and proximity of various modes of transportation
- A lot of blank slates for planning
- Attractive school districts
- Steady work
- New road facilities
- Parks
- Community
- Schools
- Safety
- Employment in manufacturing and warehousing
- New small business
- Transportation issues
- Potential for park land / green space
- Increasing property value/demand
- Good collaboration between community members and organizations
- Amazing superintendents proactive in changing lives of students
- People plan to stay
- Great schools
- Growth
- Becoming more diverse
- Sense of community
- Population growth
- Wanting to stay in the county
- Placing compared to other surrounding counties
- Recommending to live in county
- Gateway potential
- Good housing
- Start on parks and trails
- Church character
- Amount of attention the area is receiving on a regional level
- Ability for area to have options on their future
- Amount of positive attentions from a state level to provide resources
- Amount of private investment/job creation
- Growth and smart planning
- New interchange on I-70
- Economic opportunities
- Growth
- Good place to live
- Good housing opportunities



- There is a lot of opportunity for growth
- Provide nice live/work balance
- Incorporating an area with a good plan
- Community – building a sense of community
- Developing well with municipalities
- Employment opportunities coming to the county
- Good schools
- Variety of good areas to own a home
- Accessibility of good roads and transportation
- Growth
- School Systems
- Economic development
- New business coming
- Continuing development of quality housing
- Getting back to normal
- Growing in business
- Ability to plan ahead for growth that we know is coming, and manage it well.
- Growth along the Mt Comfort Corridor should bring additional businesses, additional jobs of higher quality and more diverse housing opportunities
- Education, Health Care, Ag Presence
- More parks a natural reserves
- More jobs -- however, I believe we have too many warehouse jobs that don't pay well. We need more high end jobs to attract people with income. I am optimistic that we will eventually get some diverse Quality of life options - we are WAY behind on this. Infrastructure improvements - will come with more taxes to support them.
- We have plenty of decent jobs. We need to improve: 1 - diversity of our population, 2 -available activities for youth, 3 - quality of our sub-divisions (Stop vinyl villages with houses on top of each other), 4 - reserving specific areas of county for agriculture
- 1. Managing growth/land development, 2. More amenities will be added to the area, 3. Better employment opportunities
- There is plenty of work, just not qualified workers
- Unsure; if you keep removing all the farmland, and adding more housing, Greenfield will become just like Indianapolis.
- It is a great small town with pride. It has a great law enforcement team and fire department. It has great job opportunities.
- Growth of community; schools system
- The community pulls together, has excellent school systems and has a solid diverse commercial base
- 1. Good school district for children, 2. Suburban culture- break away from the hustle and bustle of Indianapolis. Provides a relaxing oasis, 3. More community engagement through small events
- Opportunity to intelligently manage inevitable growth.



- New shopping & dining experiences to be drawn to the County based on population growth, newer & better paying jobs in more sophisticated industries than just warehousing, continued development of a trail system for pedestrian & cycling opportunities
- We have land. We have the Pensey Trail, we have Greenfield & it's history. We are undeveloped still enough to choose the direction of what Hancock will become. West of Indianapolis is more developed than us, as a warehouse area (but already their design standards are higher than ours). We can still choose the architectural & landscape standards for our county (which currently are way too low to draw a higher economic group-compare places like Carmel's standards to ours. Or even Hamilton or Greenwood looks better than us) We can still choose the economic direction of how our county develops. We could become more like Carmel & Geist or even Greenwood- instead of a bunch of trucking warehouses and distribution centers (which will bring in truckers, human trafficking, & drugs). We could bring in more retail, restaurants and shopping and be an extension of Geist /Carmel-instead of selling out and becoming nothing more than a concrete trucking center with very low design standards. Right now the county believes it's best asset is that they can draw business by selling-out cheap to developers. Well most of the donut counties are already developed. We can afford to hold out and set higher standards for our county. It's getting where there's no place else to grow around Indy. We are one of the only blank slates left but we are throwing that opportunity away for the last 20 years. The commissioners don't believe Hancock is worth what CARMEL or Geist is worth. That's foolish.
- Great community. A lot of long-time residents. The country feel with access to amenities
- Opportunities for small businesses
- Hancock county has a lot of room to have responsible growth.
- Parks and recreation for our youth
- 1) Gradual openness to racial justice (loved the Just Mercy outreach by library and LWV) 2) leaders desire to maintain "small town" feel which I think places like Carmel has lost 3) affordable housing/property
- I like that we are growing and developing more and that we have more restaurant and entertainment options. I like that we are still a small rural county though and we haven't in the past had many traffic issues.
- Growth - hope it brings more/better entertainment, affordable housing options, and improved parks.
- Bringing new businesses (retail, restaurants, industry) while keeping smaller-town/smaller cities feeling at the same time.
- Location
- The growth, schools, becoming more diverse
- Acquiring new places to shop and eat
- Seeing new people getting involved in local government
- I'm excited to see it grow and the local elections to change over time. I would like to see public officials with a better mindset of working together. I'm excited to see new parks and trails. I'm sure the schools will continue to be great.
- We have a great community, but we need more amenities and things to do. There is nothing here that attracts younger individuals coming out of college to come back "home". Even younger



families, the cost of housing is too expensive for not having any amenities to offer. We have opportunity for growth and to be conscious of that growth, but we need to bring things in that are going to attract the right growth, not those that are looking to move further east from the east side of Indy.

- Continuing increased development and urbanization. Diversification of housing and increased amenities
  - Good neighborhoods to raise families
  - Growth with jobs (although would be nice to see higher quality)
  - Strong community foundation and other organizations
  - I-70 and other Mt. Comfort airport offer great opportunities for attracting businesses. We have options for drainage and have not yet experienced major flooding issues (since clearing out ditches). Excellent schools
  - 1. Dense neighborhoods centered around downtown Greenfield.; 2. Access to low-mid level job options. (High paying jobs \$100k+ are not available); 3. Ability to focus warehouse and light industrial development around the airport, avoiding these land uses near Greenfield."
  - I am optimistic in hearing you would like to keep some land and preserve it. I like that you are valuing the community input. I am optimistic we can have more areas like Beckenholdt Park instead of concrete parks.
  - 1. Economic opportunities- balanced growth of residential, industrial, commercial, and entertainment developments. 2. Employment market- Improved entry level opportunities for new job seekers. 3. Roadway safety- developing transportation routes that increase efficiency for the movement of goods and material.
  - There is so much room for improvement. Hopefully we can decide to take advantage of it.
  - Population growth, work opportunities
  - Do a better job of what we already have.
  - Employment Opportunities
  - Potential for growth and to create connected communities.
  - Restaurants, shopping, schools
  - Schools, trails, parks, and greenspace, safe and clean community
  - Sense of community, non profits, and the amount of home owners.
  - 1) Continue taxes as low as possible, 2) Preserve farmland and green space, 3) Stop out of control mega-development that is ruining our quality of life already on the western side of the county
  - Economic development, trail development
  - The Commercial expansion
  - Improve lifestyle, Bike trails or routes, improve dining to many fast food places
  - Potential to grow a bit but maintain being a small town.
4. **What are you most concerned about for the future of Hancock County?** What are Hancock County's greatest issues/challenges?



- Hancock county has used poor planning for economic development in western Hancock County. It has over-developed the Mount Comfort corridor and has failed the residents who now have to live with it
- Hancock County seems to draw only jobs at the low end of the economic scale
- Uncontrolled growth in the Mount Comfort corridor
- Road and bridges
- 2019 ULI comprehensive plan update not followed
- Planning department does not listen to police chief and fire department
- Transportation department is lacking on keeping roads and bridges safe for traffic
- Disconnect with 49% leading county for higher paying jobs
- Rapid uncontrolled growth
- Distribution warehouses (ugly, heavy traffic)
- Too many subdivisions with high density
- Lack of infrastructure (roads and public safety to support above)
- Encroachment on agriculture
- Low income jobs
- Not learning from surrounding area
- Organizing Hancock County's growth
- Lack of interstate access
- People trying to fight all growth which is inevitable
- So much open land, developers are grabbing parcels so fast that changes are happening before community can speak
- Poor county elected leadership
- We don't really have a true identity that is easy to articulate
- Too many warehouses taking away from residential homeowners
- Growing too quickly without the proper infrastructure – roads, schools, public safety
- Not enough diversity of jobs
- Losing the “small town” feel of good teachers and constant redistricting causing kids to switch schools
- Concerned about the quality of life for residents as to the number of warehouses and truck facilities diminish the desirability of the county
- Very poor planning in terms of infrastructure improvements – traffic problems
- Road, highway department not up to job
- Building many warehouses without a comprehensive plan to begin with which includes infrastructure.
- The current people of power usually side with builders and against residents. Much damage will be done before those in charge can be voted out.
- TIF corridor study is 1 mile west of 600w. A lot of construction that effects residents is outside of the corridor
- Preservation of natural areas
- Diversity of community development projects
- Jobs



- Senior citizens
- Diversity in age/race/economics, etc.
- Growing too fast and giving away too much land to distribution which gives a low return on land use
- Not embracing diversity
- Not focusing on sustainable development
- Need more public parks for families
- More services for elderly
- Activities for young people
- No shopping or added amenities
- Infrastructure
- Workforce shortage
- Infrastructure
- Unwillingness to change/grow
- Loss of “small town” living
- Congestion
- Crime
- Farmers’ livelihood
- Infrastructure improvements not keeping pace with housing growth – housing options
- Speed of growth without comprehensive plan
- Lack of employment options / dependency on logistics
- Saturation of warehouses
- Keeping in pace with adequate roads
- Not enough good manufacturing
- Loss of large well-known companies
- Balance between warehousing and more changing business
- Both sides of the county working together
- Lack of shopping and entertainment
- Lack of quality roads
- Continued development of utilities
- Need more manufacturing
- East Washington Street
- No growth in small towns because of sewer/water/utilities
- Money being spent in larger towns and not small towns
- Bringing in new business to rural areas
- Infrastructure – roads, transportation systems, broadband options
- Diversity – population, leadership, vision
- Higher education, training, job skills
- Housing – affordable for all age/income levels
- Tax breaks for business (warehouses) that require heavy infrastructure
- Expansion of Indianapolis Regional Airport and runway length



- Interchange location of exist on I-70
- Large corporations moving in and crowding out small businesses
- More warehouse development rather than retail and restaurants
- More low acreage housing
- Control growth to prevent unforeseen consequences
- Not enough tech jobs
- Loss of unincorporated areas (land)
- Lack of vision/strategic growth
- Brain drain
- Affordability
- Stuck in the past
- Growth is happening too quickly; valuable ag land being sucked up in single-family without regard to community sense of place
- Ag land preservation
- Too many new residents
- Roads and bridges – infrastructure
- Growth and warehouses on westside of county
- Need better non-chain restaurants/outdoor seating
- Traffic on SR 9 is bad – trucks
- County leadership lacks leadership qualities and competencies
- Nay-sayers – people who will only listen to “their side” of the story and be willing to learn massive industrial buildings
- The old-school mentality
- Lack of brand/perception awareness and few funds/efforts to change
- Needless more school “facilities” and a seemingly difficult challenge to sell to county residents unless a direct tie to schools
- Growth industrial/residential
- Increase traffic/trash/noise
- Removal of environment – country feel/look
- Increase crime/emergency/congestion
- Loss of small town
- Rural – suburban interface
- Smart growth plan is needed!
- Keeping the community feel while growing
- Good places to work, shop, entertain
- Maintaining or increasing school corporation’s education appeal/ranking
- That Hancock County tries to become like other areas. Missing an opportunity to highlight what makes HC special.
- Need more jobs diverse in scope/industry
- Affordable housing
- Transportation
- Civic outreach



- Consuming land for manufacturing/industry
- Lack of technology/infrastructure growth
- Public safety
- Road infrastructure – traffic congestion, road maintenance
- Agricultural loss
- Overconcentration of industry in selected areas
- Crowded and dangerous roadways due to increased truck traffic
- Inconsistent/favored zoning decisions
- Congestion along 234/67
- Uncontrolled growth/development along C 800
- Loss of natural space along Sugar Creek corridor
- Water – sewer
- Uncontrolled and greedy growth
- Adequate job opportunities
- Growth if not planned well
- Identity and losing sense of place
- Informed elected officials – decision makers
- Not sticking to plans – need an accountability partner
- Uncontrolled / unplanned growth
- Appropriate housing affordable for the middle class
- Population loss of our young people to communities with more amenities (talent retention)
- Perceived lack of intentionality/vision
- Lack of balanced growth
- Plan to financially support growing needs
- Growth of and potential failure of warehouses
- Decreased property values
- Poor infrastructure
- Unsafe
- Resistance of county elected officials to recognize out of control unrestricted industrial growth
- Lack of housing options
- Lack of county residents driving
- Not enough diversity in types of business coming to the county
- Infrastructure unable to keep up with growth
- Fire and police safety issues
- Low diversity of job growth
- No diversity of land use in western part of county
- Vastly underdeveloped medical/police/fire in western part of county
- Semi congestion in high density warehouse area
- Very poor buffering between IBP and warehousing
- Unrestrained warehouse growth
- Lack of affordable housing



- Lack of employees to fill lower paying jobs
- Less higher paying jobs
- Getting necessary revenue timely for road widening
- Unorganized development making transitions from commercial to green space to residential
- Traffic – too much, not adequate roads
- Maintaining sense of community
- Keeping some amount of rural heritage as county grows
- Separation between residential, industrial/commercial, and agriculture
- Too many warehouses – added traffic
- Uncontrolled growth by towns/cities only interested in their tax base
- Towns/cities not taking unincorporated residents' concerns seriously
- Continuing to improve school system/diversity – support students
- Continuing to develop infrastructure – sewer and water in some areas
- More focus on healthier living, medical support
- More diversity of job opportunities
- Protection of farmland in outer areas
- Growth draining communities with service/safety needs
- Diversity in employment opportunities
- Trade-offs and tax incentives for economic development that doesn't improve our communities or quality of life
- Not enough entertainment, shopping, food
- Becoming a warehouse county
- Roads/traffic becoming too congested
- Losing that community feel
- Public safety
- Crime
- Roads
- Planning
- Taxes
- Transportation – truck traffic
- Safety funding of police and fire department
- Limited land – bad usage and zoning
- Race to the bottom – too much focus on cheap/subsidized housing
- Too many tax abatements – funding issue
- Tax abatements and undesirable industries ahead of the comprehensive plan
- Not enough public safety (fire/EMS/police)
- Slab homes
- Any investment in property that won't last
- Public safety funding – state law is counter productive to services keeping up with growth
- Funding for utility expansion in water and sewer
- Roads not keeping up with growth



- Lack of diversity in housing
- Lack of collaboration between counties and municipalities
- Rapid growth
- Rapid growth without infrastructure keep up, especially roads
- Lack of higher education opportunities
- Lack of housing opportunities
- Not attracting high quality jobs or development
- Lack of collaboration between county and municipalities
- Non diverse population
- Low education rate
- Not enough density for amenities
- Infrastructure
- Increase in population
- Unplanned housing issues in McCordsville
- Road construction to support growth
- School growth to keep pace with population growth
- Inadequate emergency responder funding
- Over allocation to industrial development with low standards
- Collaboration between county and municipalities
- Disconnect between desires of residents and elected officials
- Inadequate road planning and 20+ year funding
- Unchecked growth (warehouses)
- Lack of housing
- Roads
- Lack of shopping, entertainment, and restaurants
- County leaders not considering all residents and impact of decisions on those residents
- Seeking employment outside the county
- Seeking entertainment outside the county
- Employment opportunities
- Box factories
- Low paying jobs
- Shopping areas
- Entertainment areas
- Not able to decide on the future
- Safety and traffic
- Infrastructure
- Water and sewer
- Funds to pay for roads and streets
- Unorganized approach to growth
- Making sure we have a balance portfolio of development
- Keeping Hancock County safe



- Losing some of the rural feel
- Overdevelopment of warehouse buildings
- Property tax increase
- Too much tax abatement for developers
- Uncontrolled growth
- Finances
- Space control
- Loss of our history and identity
- Getting people on board with development both economic and housing
- Will there be opportunity for younger generation to return here to live and work
- Addition of amenities
- Roads and corridors
- Lack of geographic distinctions
- Higher paying jobs
- Traffic
- Overpopulated
- Crime
- Farm land lost
- Extremely fast and sweeping growth of large industrial / warehouse buildings on western side of the county. Too much, too fast.
- Need for more professional employment - not warehouse jobs
- Infrastructure - roads, sewer, water, electric,
- Diverse housing - more lower income housing"
- Misguided Leadership
- Overgrowth to compete with other counties
- Overburdened Infrastructure
- Loss of Farmland
- Becoming Indy version 2.0
- No vision by our government officials who seem to be out of touch with what is going on around them.
- The importance of Quality of Life options is not taken seriously.
- As we grow - attracting the issues that come with that growth - increased crime, mental health issues, more problems in the schools.
- We need to do better with: 1 - Recycling being easily available to all in the county; 2 - Creating sufficient parking/resting areas for the truck traffic that supports the 600 W warehousing operations; 3 - Creating higher income jobs (we have enough low to median income jobs); 4 - properly maintaining the roads we have in the county
- 1. Becoming overrun with warehouses; 2. More low-income housing; 3. More crime due to low income housing; 4. Overcrowding of subdivisions
- How growth will be managed; Schools; Infrastructure; Taxes
- Hancock county Leadership is poor at best. Too many people with self interest on the economical development board



- Taking away all of the beautiful farm land....you don't need any more warehouses or housing additions....please
- It is outgrowing it's small town feel. We are becoming a giant factory and losing our farmland. We have outgrown our utilities. Our schools have taken a turn for the worse.
- Public safety. Lacking the correct staffing for police and fire departments behind the national standards now.
- Up keep on roads and planning for traffic.
- Affordable housing for families
- Jobs being attracted do not match with the housing being built. Growth must be managed (controlled) in order to avoid destroying the sense of community.
- 1. The shrinking landscape to build warehouses that will bring heavy traffic on Mt comfort and surrounding roads. Taking away from the appeal, and reason why I moved out of Indianapolis. Mccordsville is a smaller town that shouldn't be plagued by low paying jobs and fuel over population. 2. The future for my children shouldn't be turned into a warehouse wasteland in the next 15 years 3. More community engagement through small events could bring some locals together
- Lack of will and foresight to intelligently manage inevitable growth.
- Lack of workforce housing, lack of shopping & dining, over-development of warehousing & logistics without segregating residential uses within the transportation network
- We are setting our county up to be affected by the transient nature of the the trucking industry. I've looked at communities in places like California with major freeway access (like our I-70 & US 40/US 52) and trucking as their industry. They are well established with trucking and have serious problems with drug dealing, human trafficking/kidnapping and crime. There's not enough competition or diversity of utilities, health care choices, or retail. There's not enough recreational choices in our county. We do not have enough amenities like theaters for concerts/ballet/acting, the arts, dining, exercise and retail.
- Seems like the only thing happening is out of control growth. Warehouses and housing additions are taking away the small town feel. Speed limits on country roads were increased just to move traffic through the county faster with no thought of residents or farmers. Long time residents are relocating because of the chaos.
- I grew up on the East side of Indianapolis and witnessed exponential growth that we are experiencing currently, the issues that are prevalent currently have nothing to do with infrastructure and a plan for growth yet the lack of attention to intentionality with the community they wanted to build. Because of the primary focus was diversity, now the area is inundated with crime and issues that surround it. I, along with many other families, have moved further east to plant seeds in a better place to raise a family.
- I am very concerned about all the warehouses being built in the mt comfort corridor. We live less than a mile from the nearest warehouse and are concerned about our quality of life, house value, and traffic near our house if more warehouse get put in.
- adding more recreational entertainment/restaurants without lowering the standard of the community.



- 1) far right flags and message that we don't tolerate diverse opinions thus are not welcoming toward diverse cultures. 2) overgrowth of large businesses such as Amazon that take away from small town feel and gobble up farms. 3) lack of healthy places to eat -too much pizza & burger!"
- We are growing too quickly. Crime is increasing. New businesses aren't contributing to the county by paying taxes.
- Various visions in different communities. Some communities want growths, some want to remain rural.
- Keeping infrastructure up-to-date with incoming industry and industrial parks along Mt. Comfort/I-70 area.
- Ready and able workforce for new and existing businesses.
- Keeping crime and public safety at reasonable levels with growth.
- Getting engagement outside of government from elected and appointed officials.
- Growth of school systems and maintaining quality during growth-particularly Mt. Vernon schools.
- Jobs for educated young people
- Housing for the lower half of economic strata
- The lack of concern by the current commissioners regarding how growth is affecting those who live in the area... Perfect example! the warehouses is being built. What about the roads? How do we fill all those warehouses? What happens when the warehouses become empty? Was there any thought given to how bring all of those businesses in would affect infrastructure and local services? It doesn't seem like there was much thought given to any of that.
- Infrastructure (water, roads, etc.)
- Maintaining agricultural roots
- A need to slow or eliminate growth opportunities. Too many humans on the planet.
- I'm very concerned that the county doesn't have a logical growth strategy and hasn't planned for transportation routes to keep up with it. I'm concerned that there's not a lot of townhomes or apartments or different types of housing being approved. I'm concerned that there's won't be good efforts made for art and public spaces.
- Amenities, good-paying jobs, and housing. Houses being built, specifically by Joyner Homes are not affordable for someone working in a factory or warehouse job unless you are higher up. Amenities again are something we are in desperate need of. Especially during the winter months, there is really nothing to do here.
- Funding new infrastructure and schools
- Need more options for grocery stores
- Job creation at lower level
- Schools need to keep up to Fishers type level
- Better day care and childcare options
- More Shopping would be great (anything but Walmart)
- Appropriate housing
- Improvements on the west side of town - don't let East side Indy issues spread this way."
- The rising cost of housing and land.
- There is no public transportation, not even Uber. Walking trails are nice, but require you to be healthy to get from point A to point B.



- We have made great progress in drainage but water has to go somewhere and need to include plans for heavy rainfall and fewer agricultural fields in future plans. Too much concrete and too little attention to ditch drainage = flooding.
- The lack of modern parks, contemporary landscapes, and public open spaces is concerning. Our kids do not get the same opportunities as children in Hamilton County, Boone County, or Hendricks County. Secondly, the lack of professional services is concerning. If these services do exist, they are always busy and quite difficult to schedule. (attorney, doctors, architects, etc.)
- Top challenge in my opinion is focusing on industrial growth especially in the western portion of our county. I have yet to find one person who LIVES there who is for it. Roads are hazardous. Semis don't care about parents driving their kids to school. It is a huge safety issue. Add to that schools requiring masks and I am concerned about who walks into the building at any given time. Some people walking by my child's school to the warehouses may not have the best intentions. Safety is a huge concern. I am also concerned with the rate of job openings that we won't have enough workers to fill all of the warehouses and some will become empty due to being shorthanded or moving elsewhere. Example: Elanco. We are then left with concrete jungles. We need to slow down.
  1. Transportation- alternate routes for traffic to use during periods of congestion on the interstate.
  2. Investment in education- providing opportunities for high school internships or apprenticeships to build skilled labor and increased workforce options to keep labor force in the County.
  3. Cooperation between the county elected entities to build on the successes of the region, and to reduce artificial barriers to county improvements.
  4. Limiting abatements for new industrial projects to 5 years or less."
- The roads on the west side particularly 300 N between Mt. Comfort and 700 W
- Planned infrastructure; workforce; planned community development
- Growing without a GOOD plan.
- It needs to be "classed up"
- Concerned about the area becoming too commercialized or gentrified and become an extension of Carmel or Fishers.
- Too much growth without infrastructure, lack of diverse business opportunities, lack of affordable housing for incoming job growth
- The growing disconnect between jobs available and the workforce available is due to pay. Adults without a high school education have no career center in the county to get upskilled or certification. For those who are single and make less than \$40K have cannot afford a home in Hancock County.
- We moved to hancock county because it was safer then Indy and it was not as crowded in the last several years we have seen an increase in crime, and all the warehouses are bringing more people here and causing the roads to need more work. There has also been an increase in drug use.
- 1) Way too much development way too fast. 2) Leave as much farmland and rural space in our county as possible 3) see above
- Keeping young people here; lack of diversity; getting those who work here to live here
- Roads and overall plan. Need to make a major plan before anything else gets approved.
- Roads in the country to ride bikes or trails in the parks for walking or bike riding. Subdivision should have to put in trails around or near. Have green space within subdivisions



- It's turning into franklin township. There's so many housing editions being built on small lots. Most of us moved here for the small-town appeal.

## IDENTIFYING PRIORITIES

### Group Comments

#### 1. What are your top 3 priorities for Hancock County to address in the next decade?

- Identify a buffer zone or safe space for residents in unincorporated townships to keep their properties and not allow for warehouses or industrial buildings
- Ensure that roads and bridges are safe and adequate to support the growth in residents, commercial, and industrial
- Be proactive to avoid negative impact on schools and to avoid the need for constant redistricting
- Recruit and retain businesses and companies that draw an educated workforce and have high-paying jobs
- Aesthetics – make Hancock County a beautiful place to live and visit
- Target economic growth, businesses that will attract high paying skilled jobs
- Appropriate infrastructure (roads, interstate access, public safety). Growth supported by new business
- Honor residents' investments in their property
- Introduce a more diverse land use plan with supporting services, residential, office, and retail
- Infrastructure. Roads!! Walking paths, safe parks
- Increase funding for law and fire protection. New building/business should pay for it!
- Good employment opportunities – higher paying, not just low-educated/wage warehouse jobs
- Attract quality businesses – not just fast food/payday loan/Dollar Store type
- TIF should be used in the area that they are given – not at the discretion of a few to be used anywhere in the county
- Infrastructure – utility, water, sewer, roads
- Health and wellness of Hancock County
- Jobs/workforce development
- Amenities – shopping, parks & recreation
- Education
- Diverse housing and employment opportunities – controlled, smart growth
- Infrastructure maintenance/improvement to keep pace with growth
- Maintain small town communities/aesthetic
- Collaboration among all town/county/city officials
- Bringing amenities to Hancock County – entertainment, parks, trails
- Community college
- Spreading out industry and rural throughout county (Mt Comfort)
- Shopping/entertainment/food in rural areas



- Town center growth like McCordsville. Nice central space in towns to shop, eat, visit
- Infrastructure – road improvements, transportation such as buses and Uber
- Housing – mixed use with residential, green space, business, schools, restaurants in same area (e.g. Columbus, MD)
- Small business development (incubators, tax breaks and financial support for business growth)
- Preserve rural community
- Develop local entrepreneurial opportunities – farm to table restaurant – locally-owned (no chain restaurants)
- Outdoor family activities – parks/playgrounds
- Infrastructure
- Connectivity (roads, trail, and between communities)
- Have a plan and have all follow it. Action plan used by leadership
- Communication plan – to discuss and hold others accountable – how to replicate a “stellar” concept
- Joint the MCCOG MPA - planned, appropriate, and regulated growth
- Increased housing options
- Improved roadways and transportation – especially public transit (light rail)
- Safe drinking water
- Better jobs with higher pay
- Urban growth boundary between McCordsville & Fortville
- Reduce/constrict suburban sprawl from Greenfield
- Countywide thoroughfare plan
- Updated comprehensive plans for Hancock County’s incorporated communities
- Balance industrial/residential/commercial development
- Sufficient infrastructure for present and future growth
- Provide abatements for high paying STEM jobs. Stop abatements for warehousing
- Create and implement comprehensive plan prior to further growth
- Significantly increase zoning requirements where residential meets IBP
- A place to travel to, not just through. Opportunities to shop/entertain
- Smart growth – keep rural as much as possible
- Infrastructure and public safety. Utility, broadband enhancement
- Business development – that really addresses our unique assets
- Public safety properly funded
- Infrastructure – sewer, water, roads, electric, internet
- Amenities – parks, recreation, restaurants
- Housing – diverse for multi-size families
- Planning – limiting annexation of municipalities
- Infrastructure needs to precede growth
- Stick to good plans
- Concentrate on attracting high quality jobs and hold out for the kind of development that draws them
- Expand educational opportunities, higher education, and cooperation among schools



- Lack of housing diversity
- County and cities working together to reach a common goal
- Attractions and entertainment development – creating a 20-year financial plan for future
- Transportation – planning, cross county, to and from employment opportunities
- Employment – focus on what residents are wanting and sectors wanting to work within
- Accelerated plan – 10 years is too long. Don't want to miss current economic opportunities
- Infrastructure – roads, utilities, overpass at 200/170. Use current tools available to obtain funding
- Parks, amenities, churches, schools
- Use tax money for business activities
- Have a good plan on the goal of what jobs/businesses we are bringing to the area
- Supporting the trades
- Look for best use of property
- Lack of places to eat
- 

**Please provide any additional comments:**

- Traffic around construction of roads and buildings is an economic and safety disaster. No forethought or very poor planning has resulting in an embarrassment for Hancock County! Whoever is in charge should be fired! Hamilton County does a great job with residential walking paths
- Need job opportunities – salaried not hourly
- If we do all of this, a communication plan must be written and implemented
- Stop forcing people out by irresponsibly and unsafely increasing amount of warehouses
- Infrastructure includes roads, water, wastewater, and drainage
- Employers leaving because lack of employees – vacant buildings as a result
- We don't want to miss the current economic opportunities. Accelerating this plan and taking advantage of tools available to obtain funding needed to make Hancock County the best place in the country to live. Use tax money appropriately to fund business activity.

## IDENTIFYING PRIORITIES

### Individual Comments

#### 1. What are your top 3 priorities for Hancock County to address in the next decade?

- Quality jobs that draw and educated workforce should be a top priority
- Aesthetics – make Hancock County a beautiful place to live and to visit
- Public safety – ensure that roads, bridges, buildings are safe and in top condition
- Build 4-lane roads where you want development to occur
- Have a vision and a plan and the will to mandate it
- Resolve the financial tension between incorporated and unincorporated townships



- Control growth in western Hancock County. Government officials who follow the comp plan
- Introduce a more diverse land use plan with supporting services, residential, office and retail
- Planned growth and diverse land use plan
- Target economic growth. Businesses that will attract high paying and skilled jobs
- Appropriate infrastructure, growth supported by new businesses
- Stop uncontrolled growth – planned development areas and follow the plan
- Honor residents’ investments in their properties. Don’t devalue the properties by allowing warehouse land uses
- Identify a buffer zone or “safe space” for those residents in unincorporated townships to keep their properties and not allow for warehouses or industrial buildings
- Be proactive to avoid expansion from happening so quickly that it causes kids to have to switch schools due to redistricting constantly and protect the quality of our schools
- Prepare for growth that will put a strain on our roads causing traffic jams on county roads, crumbling roads due to heavy trucks and increased traffic
- Organize and plan how to redirect traffic around construction – improve safety of area
- Limit the number of warehouses. Poor for reputation of county
- Build parks and walking trails that are safe and beautiful. Attract good restaurants and entertainment facilities
- Infrastructure – roads, roads, roads
- Increase funding for law and fire protection. With all of the employment opportunities that we have heard about (for empty warehouses) there has not been any plans shown for this item.
- TIF should be used in the area that they are given and not at the discretion of a few to be used anywhere in the county
- Health
- Jobs
- Housing
- Public green space/natural areas
- Develop trail system and add destinations along the trail and improve access/connectivity
- Diversity of housing
- Infrastructure (water, sewer, roads)
- Workforce development
- Amenities – shopping, restaurants, parks & rec
- Infrastructure – utilities, water, sewer, roads
- Jobs
- Diverse housing
- Develop areas/restriction
- More jobs conducive to residents/levels of education
- Diversify land use
- Improve connectivity
- Conserve/enhance natural resources
- Controlled economic development – need more high tech jobs – not all industrial warehousing
- Maintain small town sense of community with diverse but attractive



- Control crime
- Housing diversity
- Infrastructure for growth
- Amenities – parks, entertainment, trails
- Infrastructure – roads
- Amenities – shopping and parks
- Community college
- Collaboration among municipalities and elected officials
- Prioritization in planning – everything cannot be important
- Housing options in all townships
- Parks and recreational opportunities
- Shopping/restaurants
- Diverse housing – including workforce housing
- Balanced development – industrial and residential
- Help the small unincorporated towns develop and improve themselves
- Understanding
- Infrastructure – less bike lanes such as 40 and 200N
- Housing – mix of housing with affordable places for lower wage workers
- Growing, improving, and maintaining excellent schools – K12 and post high school
- Sense of community while still moving forward. Preserving our history, but still moving forward
- Smart, controlled growth
- Keeping rural atmosphere
- Add some better dining options (not chains)
- More green space and outdoor family activities
- Places to buy local fresh produce
- Planned growth with local municipal input
- Fostering/training new younger leadership
- Corridor expansion/safety issues (Thoroughfare Plan)
- Plan in place and followed
- Parks, spaces and recreation areas. Who do we want to attract?
- Infrastructure
- Infrastructure/connectivity
- Reasons to visit – dining, shopping, culture, entertainment
- Reasons to stay – jobs, healthcare, schools, purpose
- Infrastructure – roads, bike trails, walking trails
- Connectivity between communities
- Maintain landscape
- Infrastructure – roads, interstate access, schools, public safety, utility expansion in unincorporated areas
- Business development growth – encourage business development, smart growth, unique to Hancock County



- Tourism – a place to travel to, not just travel through
- Infrastructure growth and development – high speed internet, road improvements, and public infrastructure
- Growth of jobs that are vested in the county that provide diverse pay scales and local support
- Planned and appropriate and regulated growth – housing options, greater diversity
- Provide better mobility – transportation, bus, light rail transit
- Safe drinkable water – county residents
- Extent and pace of industrial development
- Increased job opportunities with higher pay wage
- Expand 234/67 – have access control for the corridor
- Urban growth boundaries around Fortville/McCordsville – preserve open space between Greenfield and Marrian County
- Reduce urban sprawl and add more affordable housing options
- Join MCCOG’s MPA
- Thoroughfare Plan
- Develop plans for the individual smaller communities
- A strategic plan – initiatives, goals, activities
- Trails that connect all towns/amenities
- Balanced growth – pay attention
- Build communities where people want to live and experience. Amenities are highly important
- Finance and tax base
- Diversify development to entice population growth
- Better roads, police, fire, medical
- Higher paying jobs
- Stop overgrowth in western part of county. Infrastructure cannot handle what is already there
- Let comp plan take place before making more decisions on rezoning/abatements
- Work on diversity of business coming into county.
- Balance industrial/commercial/residential development. Need to accommodate all three in area
- Provide sufficient infrastructure that supports existing growth. We can’t play catch-up forever
- Prioritize high-income job growth over low-income warehousing jobs
- Use the approved comp plan in partnership with county residents, businesses, and elected officials to constructively grow without undue outside influences
- Develop a brand that leverages our history and community
- Consider zoning needs both for business and to protect property owners
- Water treatment facilities - Consider the increasing need for water and sewer in some areas
- Continued improvement to infrastructure
- Maintain controlled/smart growth
- Support school system and students in educational goals
- Upgrade roads for increased traffic safety
- Identify zones – commercial, residential, etc. Create buffers between zones – green space, parks, etc.
- City and county planners must work together to follow the plan



- Widen roads – too much traffic for current narrow roads
- Identify areas of the county designated as commercial that then transition to residential
- Infrastructure needs road widening
- Trail/green space as buffer from commercial to residential land use
- Smart growth
- Infrastructure and public services
- Economic development – quality of place with entertainment and shopping
- Entertainment, shopping, and dining needs to be an important priority to keep currency in the county
- Improving and building new roads to allow for growth and influx of trucks and construction
- Keeping a good balance of agriculture and workforce areas so we don't turn into another Carmel, Fishers, or Greenwood
- Public safety funding
- Infrastructure – sewer, wastewater, truck traffic with roads, internet
- Housing
- Property fund public safety – make needed changes to property tax laws/use of TIF
- Amenities – county parks board needs to be formed
- Preserve the tax base of the county by limiting annexation of municipalities
- Public safety – more money for law enforcement and fire, EMS
- Infrastructure – roads, electric, water, sewer
- Planning
- Strategic economic growth – recruitment of higher paying jobs
- Diverse housing for multi-size families
- Recreation and restaurants
- Develop a good comprehensive plan and stick to it
- Incentivize diverse housing opportunities
- Expand water and wastewater infrastructure
- Increase density in some key areas
- More diverse housing (high density with parks) and low density neighborhoods
- Diversified housing - \$500,000+ homes
- Amenities
- Restaurants and something besides fast food
- Transportation issues – roads and public
- Housing for seniors
- Smaller business
- Amphitheater/parks/public space/trees
- Financial plan to provide ever improving public services without higher tax rates
- Transportation – public and road conditions. Making employment accessible by making a way to get there
- Attractions – entertainment and shopping (keeping funding/money in the community)
- Employment – keeping in the community



- Leadership working together (county and city)
- Leadership considering how decisions affect all citizens
- Develop parks, shopping, and restaurants
- Create opportunities for high paying jobs
- Shift development to housing and business
- Parks and trail plan along with entertainment plan
- Attracting high paying and good quality jobs
- Providing diverse types of housing
- Emphasizing the rich history
- New interchange on I-70/200
- Affordable housing – multi-family housing
- Higher paying jobs
- More food and entertainment options
- Traffic and safety
- Church foundation/schools
- Parks/amenities – quality housing
- Accelerate the plan – 10 years is too long
- Roads and streets
- Use current tools available to obtain funding for needs more quickly
- Residential growth – mixed senior housing
- Economic Development
- Roads/transportation
- Well thought out and controlled development – do not place in existing residential areas in a position where property is greatly reduces
- Be more selective on the type of development – consider salaries they will be offering
- Tax abatement should be used on a selective basis
- Infrastructure – include EMS, fire, police, and roads
- Increase wages to attract more residents for better paying jobs
- Stable, steady, financial resources and revenue streams
- Continue economic development
- Quality housing
- Development of trade school to facilitate new business
- Be more cautious in warehouse development. Add more bicycle paths / widen roads to accommodate bike lanes. Diversify all aspects - housing choices, retail, commercial, industrial, entertainment, recreation.
- Infrastructure, housing, professional job opportunities
- Stay true to roots, keep our identity, bigger not always better
- More parks and recreational areas
- More Quality of Life options - people come for parks, attractions, pools, restaurants, night life, and events. Improved infrastructure to accommodate the growth. Attracting more high end employment - not warehouse.



- 1 – Recycling, 2 - Population diversity (minorities do not feel welcome here), 3 - properly maintaining the infrastructure we have
- 1. Limiting warehouses, 2. No low income housing added. 3. Limiting new subdivisions
- Smart growth, infrastructure, Housing
- Curb growth ending tax abatements
- 1. You need a new Kroger - seriously - the current facility is straight out of the 80s. 2. Don't build any more housing additions. Overpopulation has already occurred. 3. Don't build anymore warehouses, maybe a Target or another grocery store, but not warehouses.
- Stopping to factory growth. Addressing the utility and water issues. And focusing on bettering our schools for our children.
- Public safety, Roads, Schools
- Affordable housing, Volunteerism and funding for social services (non profit) required
- My 1,2, and 3 all involve reassessing the amount of warehouses being added. These take away from what makes mccordsville and surrounding areas appealing to those coming from large cities. We enjoy being close to the city without the smog.
- Use needed infrastructure to intelligently guide future growth.
- Don't allow current ""lowest common denominator"" zoning rules to guide future growth i.e. Are we really destined to be the ""slums"" of Hamilton County?
- Develop a cohesive plan between county and municipalities."
- Workforce Housing, attracting a Corporate HQ, new highway interchanges & transformation improvements
- Economic development. Bring us amenities. Stop making us a concrete warehouse jungle for distribution centers that don't invest in the community. Places like Amazon are well documented as to how they do not help communities but destroy them. Stop allowing companies like Walmart and Amazon in. We can do better. Hold out. Plan for a higher standard of living.
- Develop our identity as a county and community. Think big! We are equal to communities like Greenwood and Carmel. Stop selling out cheap!!! I want burms and jogging trails with TREES and landscaping. Make developers and builders put it in. I want decorative street signs, decorated roundabouts, and light posts. BRING OUR LAND VALUES UP!!! That helps to keep crime away. All I've seen for decades in this county is an inferiority complex where they sell out to anyone who offers. I predicted the concrete jungle over 20 years ago—bc NO one is valuing what we have to offer in Hancock. Plan commission agrees to everything that comes along so that we have any industrial thing that's offered here. That mentality has got to stop. We have untapped land! We can RETHINK the long term General Plan. We can be anything we envision. Stop thinking so poorly of our county. Thinking we are not worth much will lead to all the things the people of this county are so scared of - low income housing, crime, low land values etc. They are scared of not being worth anything, while they continue to believe and act like they aren't worth anything.
- All new developments need higher architectural and higher landscape standards. We must stop being afraid to ask/insist developers for these things. Hancock is not inferior.
- We need to long term plan for arts and entertainment district and better types of land use. Not just light industrial. We need a general plan the help also plan our long term economic development. We should be coordinating this General Land use plan with the economic



development team in Hancock/Greenfield. There are people who care and are motivated. They just don't know how to work together to achieve anything better for themselves. This will help us avoid developing ourselves into being like Muncie or East Indy. This county is going the wrong direction right now. We need to stop before it's too late.

- Slow growth, Slow growth, Slow growth
- Maintaining slow intentional growth, minimal government involvement, maintain the landscape that is inviting to the community that has decided to call the county home
- How to grow in the mount comfort corridor while also respecting the residents that live in that area.
- Parks/recreation for youth
- jobs that pay according to the higher standard of living in Hancock, balance between hometown feel and too many commercial industries."
- 1) infrastructure; 2) diversify our leaders so we show we are welcoming to diverse cultures 3) make sure new businesses share in taxes
- Businesses contributing to the finances of the county. Increasing crime rates and how to keep that at a minimal level to keep this a safe county to reside in. We also need more grocery stores in the county to be able to keep up with the population growth.
- Keeping infrastructure up-to-date with incoming industry and industrial parks along Mt. Comfort/I-70 area.
- Ready and able workforce for new and existing businesses.
- Keeping crime and public safety at reasonable levels with growth.
- Getting engagement outside of government from elected and appointed officials. "
- Utilities keep pace with growth
- Quality growth in housing and business
- Preservation of open spaces and agriculture
- Providing the funds to our local police/fire so that they can do their job with our growing population
- Maintaining the roads
- Increasing opportunities for entertainment, and green space
- Over population, food supply, lack of fresh water.
- Sustainable industrial growth, it would be nice to think that someone thought about the roads instead of always playing catch up and that there was a plan for the next life of some of these buildings. The county is woefully behind in trail building it should not take this long to complete the Pennsy Trail. Community assets like the fairgrounds should be figured out.
- How fast the western part of the County is growing; Cost of living and opportunities for those searching for jobs in Hancock County to make more; Housing....we need to have more homes available that are not in the \$300,000 - \$400,000 range.
- internet accessibility for all residents; clean water and drainage improvements; greater participation in government by residents
- Police and fire protection; Schools; Taxes remain reasonable
- Adequate housing; Average income growth; Making sure we have the best school and childcare options available. most of my employees live in Fishers due to this issue.



- Take better care of the roads, funding for schools, infrastructure with an emphasis upon roads and possible public access areas.
- Schools with accessibility, safety and diversity as accepted elements.
- Public image - we still have a lot of work to do to be perceived as a friendly and welcoming community for everyone, not just white conservatives and somehow this needs to be accomplished without infringing on individual rights.
- Improved parks, new professional services, and more diverse housing stock.
- My top priority I think they should address is slowing down growth. Roads can't handle it and neither can the schools. We are losing all sense of community and what makes Hancock County so great and what people are coming here for. We are losing the small town feel.
- Secondly, we need to address the fact that we do not have the police and fire capabilities to get to all of these areas. The crime increase is real and there's not enough manpower to handle it. When I had to call 911 at 3 am one night, I didn't have anyone to my house in at least 15 minutes. This is not their problem. This is the county's problem for allowing the growth without resources to back it up. Again, time for those in charge to step back and slow down and look at this from another view.
- Third, anyone making any decisions and plans in our county should live here. 100%.
- 1. County roadways- improving engineered safety solutions and the development of new routes for large trucking around the cities and towns.; 2. Community needs- increasing our attractiveness for the addition of grocery stores in areas that would be supported by the county and the incorporated areas.; 3. Entertainment investment- Invest in opportunities to attract more activities and entertainment to the County. This will promote increased fiscal investment in the county and adjacent cities and towns.; 4. Create investments for businesses to come to the east and west sides of the City of Greenfield.
- Education, promotion, assisting current events and business, upgrade roads, economic Growth, Planning, Good Retail planning
- Job growth to encourage residents to live and work in their own community. Managing overall growth of the county to encourage connectivity with an emphasis on green space. Keeping historic and farming identity but willing to implement modern ideas and infrastructure (eg complete streets, green initiatives)
- If your labor force is \$15-30/hr, make sure the housing you're building is affordable to those families.
- Bring a career center to the area so students do not have to drive out of the county.
- More affordable housing for those who are single.
- Large employers moving to areas need to invest in the community. "
- Roads, safety, and more opportunities for youth that don't cost a lot of money and are non-religious.
- SLOW DOWN!!!
- retail growth; things to do to attract people to live here;
- Roads, parks, Trails (Because of the Commercial coming in.
- transportation needs to be improved.
- Intelligent, conservative growth.



## In 20 years, Hancock County is....

- Unique from surrounding areas
- Seeing positive level growth with infrastructure, housing, business, schools
- I'm scared to guess. Hopefully recognizable. As a family that has farmed the land for over 100 years I fear for it being encroached upon to attract outsiders that have no stake in it's history.
- A place that has something for people to see and do.
- Hopefully not an extension of Washington street/Cumberland
- a viable community with good infrastructure
- going to be a shithole that none of the current leadership will live in
- Going to be like Indianapolis :(
- Going to become Indy.
- Going to be a community encompassed marion county
- Whatever we establish the foundation for now
- Back to basics.
- Hopefully a community better-situated to boldly meet and address the myriad challenges of future growth.
- the #1 target for Site Development Planners in the State of Indiana.
- "I'm hoping a thriving community with an identity like Carmel, Geist, even McCordsville or Greenwood. But that requires a drastic change in direction immediately. The Plan Commission needs to be trained about land use planning. Some counties give their new commissioners a booklet and crash course. I feel our county is just people with jobs who volunteer but don't have a clue to the power they hold to make or break our county economically. They listen to the projects and hear staff recommendations and make a guess on the spot -voting usually YES for whatever is in front of them. Our County Commissioners DO NOT understand land use planning and it's advantages. This is a major problem in this county that people don't know what "land use planning" is.
- It's really starting to show with the way things are being developed. I'm not hearing ANY happy residents. Look on social media. People don't understand how to get involved or stop it. Most don't even know they can be involved with the general plan development. Most miss the ads in the papers to be able to come and voice an opinion about projects before they are voted on. Then they are all in a tizzy time after time AFTER the project near to them has the green light and is being built. I've watched this for DECADES in this county. Over and over.
- PLAN CONSULTANTS: No one wants to live in a trucking distribution center. No one wants a devalued community. No one wants a slaughter house or a KFO down the street. Trust me.



- These people in this county are 3rd and 4th generation often (I know that is beginning to change) but these old timers are CLUELESS about how local planning works. They don't know how to help themselves by helping their community. They don't see the value in their history as a viable economic platform for the future. I had a glimmer of hope when the agri-tourism started growing in Hancock.
- DEAR CONSULTANTS -WE NEED HELP SELLING OUR IDENTITY AND VALUE TO OTHERS thru the general plan. This is VITAL to our future economic growth. This county is drifting bc they can't see their identity. They are desperately grabbing at the bio-tech now which at least is better than trucking. But we will end up a company town with Hancock Regional as the only employer.
- But I fear that the mentality of where we are now will lead us to be a low valued area with societal issues. "
- going to be a bunch of abandoned warehouses and part of Indianapolis.
- Maintaining intentional growth
- Still a community atmosphere that's grown responsibly.
- safe, comfortable and caring community.
- A diverse, welcome, spacious place you want to not just live in and have your children attend school in, but also work in.
- hopefully still the good county that it has been in the past and that it will remain a county with low crime rates and that is not congested with loads of traffic.
- the best county in the State of Indiana! (It is now, actually.)
- either a great and vibrant community or east Indianapolis
- The place where people want to bring their families for the the schools, for the green space, and for the local entertainment.
- Another Hamilton County. Over populated and gridlock.
- Not just a monotonous extension of the suburban sprawl- they have created unique neighborhood nodes and have allowed a variety of housing price points and styles to occur.
- in trouble, if we keep growing the way we are and don't take into consideration that at some point, the western part of the county will run out of building room. Then what? They start moving East? The rural part of our county is East, those are the roots of this county. Taking away farm ground to build more homes, factories, and warehouses is not the answer. You will be putting people on the eastern part of the county out of jobs, work, and homes. Our farmers play a huge part in who we are as a county. We need to make sure we take that into consideration when we are looking at growth for Hancock County.
- a desired location to live, work and recreate
- growing and growing
- a suburb of Indianapolis.
- Hancock County is at a crossroads. We can invest in our downtown and parks, improving quality of life, OR we can continue the status quo - more asphalt, more concrete, and more sprawl; further straining the utilities of the county and emergency services.



- going to realize they should have planned better.
- going to become an important partner in Central Indiana to drive business and commercial growth, while remaining committed to share our history and heritage as our guiding principals.
- Thriving
- designation area
- Not like Fishers and other communities
- Going to grow in population.
- One of the best places to live in Indiana
- Another busy suburb of Indianapolis
- N/A
- going to turn into Indianapolis, have an increase in crime, and lose a lot of its long term residents due to the loss of "community".
- Likely a mess the way we are heading. low paying big box jobs and overcrowding
- not a Fishers, but has a lot more amenities to attract young people
- leading the state in Commercial/Manufacturing
- energized for people to do things outdoor for health (mental and physical )
- Likely to be overcrowded

#### Please provide any additional comments:

- The planning commission needs to think about what will happen to these warehouses once the bubble bursts. Just like the housing bubble 8-10 years ago and the dot.com bubble when the internet exploded. We don't want abandoned warehouses sitting in "graveyards" in Hancock County. There should be no approval of specialty warehouses which impact either current or new housing from being built.
- I quit my Hancock County gym because I do not want to travel around the county once home from work – same with restaurants
- No one wants to live around extreme truck traffic
- Look at how Hamilton County does neighborhood walking paths
- Community health assessment
- Significantly increased zoning requirements where EBB meets residential
- Stop forcing preexisting residential owners out by putting warehouses in their backyard
- Concerned about the safety of the local farming community on roads that are increasing in traffic as equipment has to be moved from one place to another
- Will only work if actually followed
- Follow the plan once created – incorporated and unincorporated planners and political offices need to work together
- In my line of work (Real Estate) I see too many families getting pushed out of their homes to build new neighborhoods and warehouses. We need to find a balance to keep our residents happy and safe



- Infrastructure should drive growth. Growth shouldn't drive infrastructure
- Other utilities will need improvements
- Hancock County is a great place to live. There is a sense of community and current leaders make an effort to work together for the good of the entire county, not just their small part of the county
- I know change happens, I just hope the livelihood of so many aren't sacrificed over the agenda and vision of a few.
- For Hancock county to be great in the future we have to address the diversity issues we have. Minorities do not feel welcome here.
- People are attracted to Hancock county for country living and small town feel. We do not want bigger cities, warehouses and houses on top of each other
- Public safety should and needs to be priority with adequate staffing to better serve the community they serve.
- That's all
- I think something is wrong with this county when our jail and dog control building are nicer than our homeless shelter
- Why are many adjacent communities so much "nicer"? For example, why can't Hancock county compel retail to meet exterior and signage standards so common a few miles north? Why on earth do we still not have a county-wide Impact Fee system to support improvements in roads and recreational facilities? Had Impact fees been instituted 10-20 years ago, think of the amenities we might already have in place, ready to meet the financial pressure of our current growth patterns. Why has Hancock County leadership been so short-sighted for so long? Unless we are ready to stop issuing residential and commercial building permits entirely, county leadership needs to rise to the challenge of shaping our future growth in order to enhance Hancock County opportunities for all.
- Important to keep transportation networks from clogging around the interstate exchanges
- "THIS revision of the General Plan is one of the most important things to happen to this community since it's founding. Seriously.
- This county lacks vision and direction. There are a handful of ppl trying to guide the direction. They need mass coordination. This plan was put in place like 15 years ago or so and back then no one really understood what the General Land use plan was. The county commissioners didn't understand what land use planning was. People here, in general, are backwards and behind the times. This county never even had an actual planner until 2000. They didn't have PowerPoint in the govt offices. PLEASE help amend this new plan to encourage BETTER land use, moving toward BETTER economic growth. We are in a major transition in Hancock. They were farmers for three generations, and now they don't know what to be.
- Please help make plans for green spaces, parks, outdoor trails, and arts/entertainment district, retail etc.
- Please dont just let the old farms' light industrial zoning areas lead us into more warehouses.
- Please try keeping residential areas away from too much commercial or industrial use. Even if it means, not an adjustment to the current plan but an overhaul and a RE-plan. We need good organization of how land is used. There are currently long term projects going in or have gone in near residential, that are bad for residents quality of life and land values for the next 30 yrs probably.



- Please help this county !!"
- Please slow down and think things through.
- People in Hancock county did not drive here for inclusion/growth alone, do not let that be the driver for what makes future decisions
- Thank you for collecting responses since I can't attend in person since the mask mandate was illogically lifted.
- We should slow our growth some so that all the systems in the county can keep up.
- Unified planning and cooperation between the county and municipalities is a strong need. If we don't do that the MPO will dictate how they want us to grow.
- The county has a lot of work to do to undo the images people have of leadership being abrasive and unwilling to work with communities. Growth will best occur in partnership not in opposition. The vision should be to create unique places and not push people out. There should also be a cognizance that different areas of the county might look very different and we have to all work together to balance those needs.
- Again, I can't stress enough how much we need to look at the amount of growth, how fast, and what we are going to do to accommodate that growth. The eastern part of our county needs to be taken into consideration and how the price of land, farm ground, etc. plays a factor in the success of their farms and for their families. This is their livelihood and most of them, this is all they know. I ask you to consider that as you look at growth and how that looks for years to come.
- Hancock County planning and zoning employees are knowledgeable, helpful and friendly.
- Please have an additional public input opportunity. I was unaware that a meeting had already been held. I don't feel like it was effectively communicated to the community.
- I think I already addressed the majority of my concerns. Most people who move here are trying to get away from the Marion County areas and Hamilton County areas. Growth is not avoidable. Too much, too fast. Slow down.
- Hancock County has multiple public and private drivers that are focused on development of various areas. Care and attention should be focused investment into our community future labor force in our education centers. Greenspaces and preservation of natural forests, trails, and wetlands should be given primary priority in development discussion. Hancock County can be the model for responsible growth while ensuring our natural resources are available for future generations.
- The planning in this county is horrible. I appreciate this survey but it is too little too late. I am sitting in my house at 7280m Deerfield Drive watching a litany of cars turn around in the Cull de sac because the contractor on the warehouse north of us decided to close the road and did not place any detour signs. My wife has almost been hit at the intersection of 700 W. and 300 N on several occasions occasions due to Semi-trucks trying to negotiate the intersection. I am not sure who made the decision to close Mt. comfort Road before the infrastructure of the existing roads was improved. That was a novice mistake and these are the people governing out county.
- More open information on what hospital and Ninestar are planning without community input.
- N/A
- Hancock county needs to focus on fixing the issues that are here now instead of worrying about what they need to add next. I love that we are getting new restaurants and wanting to develop more housing opportunities, but we can't staff the ones we have now, and people still chose to go



out of town because the ones we do have are no good. We have low poverty rates, so it is easy for people to sweep under the rug that we do not have a lot of access to assistance programs that are non religious, and the programs and non profits we have now are so intertwined there are people falling between the cracks. We have board members sitting on several different boards competing for the same funding opportunities, at some point people need to see how unethical some of this behavior is. Hancock county is more about who you know then what you know.