



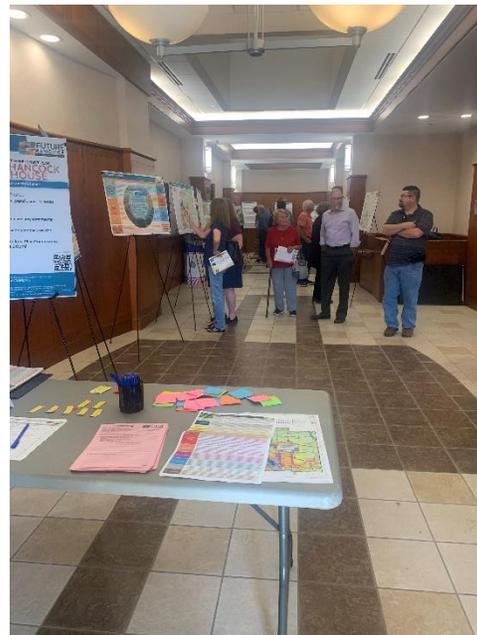
FUTURE HANCOCK OPEN HOUSE SUMMARY AND INPUT DATASET

Open House Date: September 20th & Online

The Future Hancock Open House was held on Tuesday September 20th at the Hancock County Annex Chambers where the community was invited to attend the Open House to provide input on the Draft 2022 Hancock County Comprehensive Plan. The meeting was followed by a presentation to the Hancock County Area Plan Commission.

In addition to the Open House, a questionnaire was launched to collect feedback on the Draft Plan from those who couldn't attend the Open House.

The combined results of the in-person open house and online questionnaire can be found below.





WHO PARTICIPATED?

Answer Choices	%	Count
Unincorporated area (Vernon, Green, Brown, Buck Creek, Center, Jackson, Sugar Creek, Brandywine, Blue River)	59.17%	71
Incorporated Town or City (Greenfield, McCordsville, Fortville, Cumberland, New Palestine, Shirley, Wilkinson, Spring Lake)	40.00%	48
I live outside of Hancock County (please specify)	0.83%	1
	Answered	120

COMMUNITY INPUT RESULTS

Question 1: Below is a list of high-level STRATEGIES identified within the Draft Comprehensive Plan. The complete list of strategies can be found in the Comprehensive Plan. The County intends to pursue each of these strategies over the next decade. Select the TOP Three strategies that YOU think the County should prioritize.

Top Three Strategies Results

1. Implement Economic Development Strategy Recommendations (26% of responses)
2. Develop or Enhance County Regulations to Protect Natural Features and Improve the Natural Quality in Hancock County (19% of responses)
3. Provide a Wider Mix of Housing Types, Sizes, and Costs Throughout the County (17% of responses)

Question 2: Below is a list of the GOALS identified within the Draft Comprehensive Plan. The County intends to make future decisions consistent with each of these goals over the next decade. Select the TOP Three goals that resonate with you the most.

Top Three Goals Results

1. Implement the policies and strategies of the adopted Hancock County Comprehensive Plan to realize the goals and vision identified in the Plan. (28% of responses)
2. Keep the Comprehensive Plan relevant and applicable to Hancock County and its needs and goals through timely updates. (20% of responses)
3. Protect the health, integrity, sustainability, and quality of natural resources and ecological systems for the benefit of present and future generations. (16% of responses)



Question 3: Which GOALS, STRATEGIES, or KEY CONCEPTS resonate with you the most?

Responses:

- Physical and Mental Health of residents
- Keeping the county as rural as possible, while expanding in a thoughtful way.
- Quality of Life goals are most important to me. Economic Development goals that focus on mid to higher paying skilled labor jobs (not warehouses and low end distribution center positions).
- Focusing on quality of life will benefit Hancock County the most in the long run: residents' health, activities, amenities, good schools where the roads around them are not dangerous due to excessive travel (& construction travel), etc.
- Diverse housing options and planned communities that are walkable to essential services: gov't services, parks, recreation, and groceries; while keeping climate change readiness and protecting natural resources and historic Hancock County in mind.
- Creating more economic development so Hancock can grow independent of Indianapolis
- Encouraging well planned development, commercial, industrial and residential
- Protecting natural resources where we can.
- Economic development
- Implement the plan!
- Protecting natural resources
- Protecting natural resources
- Protecting our natural resources
- Working with the smaller municipalities to improve sustainability and growth. While preserving and protecting land use. Especially in Eastern Hancock County
- Just to continue with the plan and to have a plan
- Protecting natural resources for the future
- Sustaining our ecological areas
- Staying and implementing the plan
- Planning
- Whole plan sound good
- Agricultural
- Economic development
- Planning for growth
- More housing options
- Controlled healthy growth
- Implementation of economic growth
- Promoting protecting our environmental resources
- Realize the goals in this plan
- Thoroughfare plan is essential. We need to move traffic in an efficient and safe manner. Growth should happen if it does not we will shrink up and not have any economic viability.
- Implementing Strategies



- Just keep to the plan
- Glad there is a good plan
- Protect original rural landowners with homes!
- More housing
- Planned growth
- Preserving and protecting the character of our county and not sacrificing our identity just to attract people. People come here because of who and what we are, not what we need to be. Take care of a listen to the current residents that have been here their entire lives supporting and building what we have.
- Implementing the strategies as planned
- Economic growth
- Impact fees—a long time need in the county
- Multimodal transportation. The ability for Hancock county residents to be able to age in place, by improving walkability options and enabling those to get around not just by car. Variety of housing options, missing middle housing. Allow permits for ADUs.
- Growing the economy so we don't go into recession
- Public parks, thoroughfare plan, regional leadership group, website for implementation and coordination
- Preserving nature areas, greenspace - county park system; preserving agriculture; focusing on quality of life; coordinating with school districts.
- Implement impact fees - will bring fairness and transparency to development and refrain from burdening existing residents with development.
- We live in Wildwood subdivision on Postmaster Lane. We like the idea of planning for the future. An advantage may be our home having access to city water and sewers (municipal). We have 45 year old septic system and well. We would like access to these amenities. We currently do not have problems.
- Responsible growth: growing roads, schools, emergency services. Slow down warehouse development. Don't approve rental communities
- None
- Not really any of them. There are some that give a facade of caring about people and their quality of life but it's clearly all about the money.
- Stop warehouses! Control growth / development at new 70 exit. No more rental homes!
- Put this plan near your house not mine! How much did they pay the county government?
- Park system that I recommended at the first meeting.
- Houses of multi-use areas fine, but keep the rural feel of the county. If I wanted to live in Fishers, then I would have moved their or Avon. But I wanted open space.
- Affordable housing is less than \$1200 per month.



Question 4: Which GOALS, STRATEGIES or KEY CONCEPTS resonate with you the least?

Responses:

- Uncontrolled growth. Enhance and strategically grow the communities we have not make new ones. Don't let towns like Fortville and McCordsville just get blended together.
- Reliance on industrial as the darling of development. Having to repurpose these when we are out of cycle is almost impossible (we leaned this with Carvana) and in the meantime it brings crime, low paying jobs, dangerous semi traffic, and a tax base that is "short" of the services required
- Becoming a community for Indianapolis
- Urban style development
- Too much emphasis on industrial growth. The county is losing the charm that attracted so many current residents here.
- Anything that has to do with continuing to add housing additions and industrial parks. We don't want to be the next Fishers, Noblesville, etc. Growth is not always good.
- Building urban environments. Attracting businesses that reduce the quality of life and add excessive traffic.
- I am least concerned about being an attractive county for the east side of Indianapolis.
- Anything done exclusively for the tax benefits of corporations... unless we convert the rooftops of the massive warehouses to solar farms for the benefit of the surrounding neighborhoods...
- As a community choice for Indianapolis, we are not Indianapolis!
- No urban! No Indianapolis
- Urban development
- Catering to Indianapolis
- Difficult to choose the least.
- Pretty much ALL of them
- I am concerned with farm runoff in our stream
- Warehouses
- Preserving agriculture on the western three townships will prove impossible. I have farmed in buck Creek Twp. for over 50 years and realize that there is no economic future for it here. We cannot grow our business in this area to allow future generations to expand. Economically viable livestock operations would be out of the question and the traffic we have to contend with in moving farm equipment has become extremely dangerous
- Working with municipalities. They want to control Hancock areas that are nearby. But if they are not annexed they are Hancock
- industrial development
- A more balanced Steer Co involving HOAs seems advisable
- Urbanization.
- Public health does not extend to nursing home residents
- Putting all the industrial zoning in western Buck Creek Township. Housing: tiny lots in subdivisions - feeds the greed of developer at the expense of quality of life for residents. Compact development theory is just a deterioration of the quality of life Hancock County



- Industrial as a darling of economic development. Will bring crime, low paying jobs, dangerous semi traffic and unsustainable tax bases for services needed. A more balanced steering committee with resident voices. Exit on 200 from i-70 and ag and residential area (especially south of 70)...no reason to jog to 200 on the south.
- The amount of traffic that will increase on 200 west will be a definite departure from the quietness of our present neighborhood. Getting on and off 200 west onto our streets will be a huge challenge. The truck traffic is increasing now and cars exceed max speed on 200 west even now. The safety of our children is a concern plus increased noise with 200 west as an arterial road.
- Taking away all of farmland and filling it with warehouses and housing additions. Now there are plans for 3 rental communities. Rental communities are not the type of housing that will be beneficial to the community. American Homes 4 Rent is notoriously known for not taking care of their properties or tenants. They have horrible ratings with the BBB! Please do not let this happen to our community! They only contribute to a huge increase in crime whenever a rental community exists.
- Approval of more construction. Stop infrastructure lacking.
- trails
- Ruining the west end of the county! i moved back to Hancock County because i didnt want what Hamilton has become! I already have to have security cameras on my property because of you riff raff. I dont want Mohawk to be in the middle of housing additions! NIMBY. It's no longer Hancock County. It's warehouse county!
- Speculation Warehouses with Tax Abatements.
- Goals to feed the county if crap hits the fan...Indianapolis has no fields to resort to so if you take out the fields for growth, who will we rely on? We were fine...just fine before Gary Pool and Mike Dale moved in. They're taking more fields for promising jobs when we don't have the people to fill the positions as it is. Safety is a big concern as I lost one of my children due to the volume and speeding wreckless drivers that are drawing to the County.
- Increasing industrial and business parks, especially in the northwest corner of the county.



Question 5: Please provide any additional comments you would like to share regarding the Draft Comprehensive Plan or any specific Chapter.

Responses:

- Stay on course
- none
- I am impressed with the thoughtful plan. Planning for economic and residential growth.
- I am tired of these people in subdivisions saying they want farms and rural and not respect they are part of the reason farmers are leaving Buck Creek
- The comprehensive plan is great! Stick with it!
- I like the thought put into the growth.
- Great plan!
- Good plan
- Don't change to plan it's good
- Wonderful plan
- Good idea to have a good plan
- Good planning
- I like this intensive plan
- Good ideas
- Love the thorough plan
- If your goal is to ruin Hancock County and the quality of life for its residents then you're on the right track.
- I'm very disappointed in the plan as so much of the land is being earmarked for housing, industry, business.
- Beautiful layout. Unfortunately the plan won't load starting at page 44. Great job getting out into the community for input.
- Hancock County does need affordable housing to purchase - not rent. I recognize this is a market challenge, but a long-term focus to improve this is important.
- There is strong development along the Mt. Comfort corridor and potentially along 500N with Walmart. Keep the development in those areas along 600W. 700W and 500N. close to Indianapolis and not farther in to the eastern side of Buck Creek. Keep East Buck Creek and Mohawk as residential and agriculture.
- Limit industry to north of 70 and 600w to County line. Don't let it grow east
- Keep economic development to the west side of Buck creek, don't let it come east
- Keep industrial development to the western edges for the next decade.
- No industry east of 400W
- Be open to growth, just keep the east ag
- People chose Hancock because of proximity to Indy, so you can't complain when it grows out
- I studied the maps and wonder what thought was given to the people that actually own the land? They may not ever sell, or who they want to sell to may not want to do YOUR plans! Got to be flexible



- Industry to the west, rural to the east. Greenfield in the middle
- People are complaining about warehouses but I would rather live next to them than a farm spraying chemicals
- Keep with the plans along the western part and keep east rural.
- This plan is comprehensive and should be followed
- I approve of the plan and want to see it followed
- Looking at the future map it makes sense of we're we have residences, industry and agriculture
- I think it's a good plan
- Keep with the plans, ignore the few our naysayers
- A well thought out plan
- Continue with this plan!
- Well thought out plan!
- Quite a good, comprehensive plan
- For the most part it is a thoughtful plan good for Hancock
- Happy with the plan
- Growth is healthy
- Good draft
- I agree with this plan
- Wow! So well thought out and professional
- Stay the course, it's a good plan
- A+ plan
- Good draft
- Hancock should be proud of the county's growth
- I live in Indy, but work near Mt comfort. I would like love to find a nearby place to live but hard to find places
- Such a thoughtful plan, I hope it is utilized
- There seems to be a good plan in place, keep to it
- Keep industry near Marion county
- Money well spent on a plan of action. Just follow through
- I like how east stays ag and near the city is growth and jobs
- I approve of the plan
- Please implement this plan
- Keep to the borders on the map so people know they will not be invaded by industry or subdivisions.
- Just happy there is good, extensive planning
- Work toward these goals for solid growth
- I wonder if this survey matters. The loud people that complain about the warehouses seem to get all the attention.
- Continue with healthy growth



- Respect the landowners! You can't surround them with development and then when they need to sell not approve it
- I don't like the industry, but I don't like the subdivisions either, but I accept it has to happen when on the outskirts of a big city
- Well done, good plan
- Well done plan
- I am new to Hancock and am glad to be in a place that is planning for the future
- Listen to your farmers, the generations that have been here and helped make the county what it is. Let them have a voice, not just the ones coming in trying to make a name for themselves.
- I think the plan is good
- Reasonable plan
- I know we need various levels of housing, but no mobile home parks please
- Phenomenal plan, please implement it
- I work north of mt. Comfort and live south. Thanks! Don't let the industry go east and south
- Good plans
- Please fully shift the major to 300 on the south side of 70 to match on the North side. Consider what acceptance criteria would move the exit from 200 to 300 to match the new jog more east to the North on the latest plan. A non-material difference should straighten out the major on 300 fully with an exit there. There are a lot of people who have to lose to make this happen for the rest of us" is a zero sum approach. Please consider being more win-win in your messaging.
- Quite a lot of work went on this plan, good job
- Stay with the future planning map
- We don't want a recession, keep growing so recession does not happen
- My family was original settlers of Hancock , they were granted land in 1826. What changes, just keep planning with sensible idesd
- Stay on track with the plan
- We need to continue healthy growth
- Follow the plan
- The Comprehensive Plan feeds the greed of the industrial developers. Land use - N 200 W near I-70 should stay agricultural. N 700 W and 500 N - the NE quadrant should be residential. Quality of life in western Buck Creek Township has not been addressed - greenspace is not being preserved. Semi-tractor/trailer parking has been approved on 500N & 700W (SE quadrant) even though R-2.5 residential is adjacent to it. How is that quality of life for residents?
- This plan doesnt feel like it supports current residents with larger plots of land while considering the growth of the county. There should be a balance. Many people moved to Hancock County to have a larger piece of land for their family and to be out of the HOA and neighborhoods with homes closer together. Some of also have wildlife conservation on our property. What is the plan to support keeping these residents in Hancock County when the property is now zoned as a planned neighborhood? Keeping the humanity in planning.
- Despite being a "key concept" conservation is planned only in wetlands/spill ways. Does not seem genuine to have this as a category without a true collection of areas that are already unstable.



The "non-zoning" approach may be easy for this steering committee in terms of operationally but this carries substantial risk by not providing clear guidance for the commission, BEAs and Council - uncertainty will result in disparities, appeals, litigation costs, and unfair/inconsistent decisions. There's a lot of people on 200 that have to lose to make this happen for the rest of us. To make this happen for Mr. Pool. I'd encourage less of a zero sum approach more of a win-win approach.

- We would prefer a new arterial road to not be 200W. Closer to 600W would be preferred. 700W, 500W, or 400W are better choices (near the already industrial areas)
- I think we need to be careful when it comes to industrial and commercial development. The County has moved so quickly to incentivize businesses to build huge warehouses. Bringing in jobs to the County is great, but not at the expense of current homeowners. Their quality of living is lower, their home values have plummeted, and their roads are falling apart due to the semi traffic. Growth is inevitable, but I think the approval processes need to slow down!
- When we moved to Hancock County, we moved to enjoy the quiet countryside. Now, almost 30 years later, I can't even walk our dog because of housing additions down the road. People drive down our road (which is gravel when we moved in) which is really only 1 lane. Like they are qualifying for the 500! They often use the road like it has 2 lanes, using their shoulder with no regard for pedestrians. There is no sidewalk. Now, the home at the corner of 150N and 700W on the east side of 700W has sold his home and all the land behind it. It's rumored to be a rental community but there is also another housing addition going in back there off 200N, along with a large assisted living compound. This is not what we signed up for when we purchased what we thought would be our forever home!
- What is being done to support the school system?
- Stop approval of rezoning. Stop plans for additional interstate exists.
- Control the development. How does the development improve the quality of life for those that already live here? Those that have paid years of taxes just to see their quality of life decreased by ugly buildings with low paying jobs! Control of what type of growth @ new 200W exit off 70- no warehouses, factories, cheap hotels.
- Continue to work on it. It isn't done yet.
- Mohawk Road at 200W Interchange needs rethought about...it will destroy that small town feeling plus the small communities all down that road. Mohawk, sugar hills, Greenfield Conservation Club, Mohawk Campground, Heartland, Riley Village, and all the other communities south of the interstate.
- Long-time residents are moving due to warehouses and semitraffic. Many families with children would like to move but feel like they cannot or do not want to leave their school districts. If you want more warehouses, build them in your own neighborhood and not in ours (Buck Creek/McCordsville)



Question 6: Please provide any additional comments you would like to share regarding the Thoroughfare Map and/or Trails Map.

Responses:

- Just fix the roads that are there and don't do anything to increase the amount of traffic on them
- Now that you have allowed SO much semi traffic, it must be designated to travel on main roads only. 525 W is a poor choice for a thoroughfare - you have 600 W right there already.
- Love all the connecting trails!
- Trails need to be made with 6-yr olds using it by themselves; they need to be a safe distance from roads and open for their safety. Disagree with parking incentive for carpooling and penalty to pay for parking; the charging stations are not used much. People in our county will be using their own cars for a long time - even when busing infrastructure becomes available.
- Neighborhoods and towns should all be connected with sidewalks, bike paths, or trails. Too many neighborhoods are isolated from each other by a busy street or a railroad...
- continue the Pennsy trail
- none
- maintain our roads please
- We just have to be roads keep up with growth
- Be sure roads get maintained
- Improve what we have and you don't need as many. Go back wider with what we have. Fortville pike is nothing but an old wagon trail and it hasn't been enhanced since! It doesn't always take a 4 lane road to move traffic effectively. It is a free for all right now with truck traffic from the warehouses. Get them contained on the main roads because they are destroying what we have faster than it can be replaced.
- Encourage taxi companies to come to Hancock county to reduce the number of alcohol related traffic accidents. Provide other options for residents than driving their cars. Bussing, trains, taxis - reduce traffic!!!!
- Not sure why, if there will be an interchange @ Hwy 70 on 200W, that we would expand 300W. Seems especially in the North section, expanding the roads in front of the school would be beneficial to bus traffic, visitors (especially for sporting events, etc.), parents/students, etc. Take HSE schools, for example; they expanded Olio Road to accommodate the traffic; it wouldn't have made sense if they had expanded Brooks School Road instead. Long term, you'll have to expand 200W anyway (at least north of Hwy 234), so why not make it part of the plan now. Also, having the Trail system go along 200 to meet up with the schools could expand Fortville's goal of having trail systems that allow students to walk safely to school. I wonder what MVCSC's plan is for the road/trail system and have you worked with them to make sure you're meeting everyone's needs?
- Improve all county roads (widen them)



Question 7: Please provide any additional comments you would like to share regarding the Economic Development Strategy.

Responses:

- Cut the government staff in half
- See previous comments. Concerns about attracting businesses with low end labor force. Warehouses are ugly and decrease the value of our homes and decrease our quality of life with traffic and wear/tear on our roads. When abated they don't cover infrastructure (eg public safety, roads). Terrible strategy.
- Not sure I agree with the \$500K budget increase for four staff members. Public safety and schools and public are receiving less tax support due to a large number of TIF's; we need the Economic Dev funds to support those public servant amenities who are strained with serving the growth without the financial support.
- Strike a balance between affordable housing and the work force expected to staff businesses... Homes cannot be unaffordable, while expecting workforce to commute in from Marion County. Let people live AND work in the same community...
- There is strong development along the Mt. Comfort corridor and potentially along 500N with Walmart. Keep the development in those areas close to Indianapolis and not farther in to the eastern side of Buck Creek. Keep East Buck Creek and Mohawk as residential and agriculture.
- Hancock county used to survive on mostly agriculture, things have changed so we have to have industry. Limit it to north of 70, where so much of it already is and 600w and west of that.
- No development around Mohawk, and east. Keep the industry around the Mt. comfort corridor. The Walmart warehouse will create a need for more, keep it all in that area, go west, not east!
- Keep the economic development to western Buck creek, by Marion county, don't let it come east.
- Growth is going to happen. The interstate and airport caused this. Adding the Walmart warehouse is certainly going to create a domino-effect for more growth. Keep it in that airport area, there are farmers that feel they need to sell because they are being surrounded by industry. Keep with those western pockets of land, don't bring it east.
- People attack the western county industry jobs. My spouse works at one and brings in a higher check than me with a degree, they are not so bad. Just keep the industry to a few miles around the airport
- I would be stupid of anyone to think we don't need economic development. Thinking hi-tec jobs is unrealistic. Just keep it around towns and the western side where it already is.
- Everyone is not against economic development, it's just those people yell the loudest. Seems like many of the people complaining about the loss of cornfields are living in subdivisions that used to be cornfields.
- Right now much of the industrial development is south of McCordsville and north of Mt. Comfort. Let it grow in that area and toward Marion County. Not further east in Hancock. Keep south of the interstate residential.
- Continue to grow industry in Buck Creek along the MtC corridor. Around the airport, and Walmart makes sense but not farther into the county.



- I can support a new I-70 interchange if that is all, no development. No more buildings along 300N or Mohawk. Expand it in the west were it already is.
- Hancock county used to be strictly agriculture. We have to adjust as there are big farms and far fewer. We have to continue with industrial growth to provide jobs. Just keep it in the west near Indy, closer to additional workforce and roads like 67.
- I am SO tired of people complaining about warehouses than ordering online!!! Retail has changed from stores to online stores. This trend will not change but will grow. Hancock needs to be part of that commerce with not just the Walmart warehouse and Amazon but warehouses feeding into them.
- Let the west side, like MtComfort road and airport area grow with residential and industrial as they are more Indianapolis, but protect the small town and rural areas
- It seems people are complaining about empty warehouses. Walmart is not open yet, seems like much industrial growth will be needed in that area to feed into Walmart. Keep it in that area, these developers would not be spending millions if they thought they would stay empty.
- Don't spread the warehouse development to east buck creek, keep it west with Walmart and the airport
- Keep the industry in the airport area!!!!
- Continue with our solid growth
- There is SO much growth on 500N, 700W and 600W, keep the growth in that area. Don't expand out east
- We need to continue to grow, warehouses will be very vital as retail moves more away from box stores and more to online presences. People don't like them but they are necessary
- none
- I like that the industry is mostly in one area, toward the airport and Indianapolis, keep it there!
- It's a good plan, keep it!
- I like how the industrial density is keep close to Indianapolis. Keep it near the airport.
- Warehouses are needed. Better us get the benefit than Shelby co. Keep them on the edge of our county
- Let the growth continue, it's healthy. I know several people work in our western industry
- Stop complaining on empty warehouses. These companies do studies and know there is a need, they would not spend millions and millions for nothing.
- The recession of 2009 stifled grow in western Hancock. It's now catching up
- Keep to the plan. People want to feel safe, and not worry about industry growing to the east, keep it west
- Concentrate the industrial grow west of mt comfort road and north of 300n. Let the rest be residential and farm.
- Protect our farmers. Don't surround them with subdivisions and industry and not allow them to sell.
- Wonderful growth , continue
- Industry needs to stay near the airport , don't go east
- Let the warehouses stay near the airport don't let them spread east



- Don't let industry go east, let it stay around mt.Comfort corridor and airport
- Walmart will attract more industry, keep near Walmart , don't let it spread further to east
- I like how industry is along western edge and not further out. Concentrate it in that area.
- It seems like a well thought out plan
- I appreciate our growth, Indiana is the crossroads of America, it makes sense for us to grow in industry
- We have to grow or we grow stagnant. Just keep it by the airport and Walmart warehouses
- Thank you for bringing jobs to the area. During this time of higher gas I am glad I have a job nearby. Please continue the job growth.
- Keep the industrial growth next to where the industry already is. No new pockets further east!
- It has become unpractical to farm west of 600w between 70 and 600n. Give our farmers an out if they feel they have to sell
- We have to continue growth.
- Don't let industry spread east, keep it close to Indianapolis
- No one want industry to spread east. Stay by the airport area
- It's great having jobs in the county and not having to drive to Indy
- Growth rates is vital we can no longer survive on agriculture
- Follow the plan on the map, don't let it spread east.
- I am counting on you not to spread out the warehouses and concentrate them around the Walmart area/ airport
- The land area from 400W to 200W south of 600N to 400 N should be preserved for future business, industrial or manufacturing in my opinion. We need to have some area that is large enough to host large needs which could provide higher wages. Technical and life science opportunities could benefit from these large sites. We need to provide opportunities for our young people who are leaving the area especially after higher education, to be employed locally.
- Stay the course, it's a good plan
- The warehouse growth is not that big of a problem. I live near some but have more issues with the traffic and noise from subdivisions
- The naysayers are very loud! They act like warehouses are taking over the county but it's obvious it's limited to specific areas.
- Hancock should be proud of its wonderful economic growth
- I really like my job in Mt Comfort keep those good jobs coming
- I don't want to see industry go further east, don't approve zoning east of 400w, keep it west
- There seems to be a good plan in place, just keep to it
- When I look at the map of planned growth industry goes to Far East. Keep it close to Marion county
- Great planning for economic growth
- I like how near city is growth and jobs
- Keep industry around airport, more commercial development around 70
- No more industry around 300n put it toward Walmart closer to Oaklandon and hwy 36



- Good ideas for economic growth
- Please implement this plan
- Keep to the western industry borders so people are safe when choosing homes
- Happy there is a good plan, please utilize this plan
- Tired of people complaining, industry including warehouses are needed or don't order online
- Keep the growth in the Walmart area and around there
- I support the industrial growth in Hancock county
- Our growth is good, industry is important and people suffer from "not in my neighborhood "
- Allow landowners to sell to industrial developers
- Growth has to happen, just be thoughtful and keep it near Indianapolis
- Well done, good planning
- We have had good growth, we need to continue into the future
- Good plans for future growth
- I think the economic plans are well thought out
- Reasonable plan for industry keeping it in municipal areas and near Indianapolis
- Hancock needs to keep growing for a good economy
- I read 32% job growth in the last ten years, that is phenomenal. Let's keep it going
- I live south of mt comfort and work north of Mt. Comfort, thank you! Great jobs!
- Good plans
- Lily is gone, Elanco is gone. Good there still has been growth, especially north of Mt Comfort
- Approve industrial warehouses between mt comfort road and Carroll rd. Keep the growth away from the center of Hancock
- We don't want a recession! If we can grow we have to , keep Indiana and Hancock's economy STRONG
- Approving industrial plans cause a domino effect that more farmers have to sell or be surrounded. It's unfair to surround them and then not let them sell when they get offers.
- Northern buck Creek is already ruined with Industry, continue to concentrate industry in that area instead of spreading out further east
- People holler on FB they want this restaurant or grocery store but complain about a warehouse, seems hypocritical, healthy growth takes both
- My family and community fought AGAINST the airport in the 60's, they lost. My family and community fought AGAINST the nearby subdivisions, we lost. Now the surrounding grow is overwhelming and we need to sell and get out. Let us sell.
- Focus on tech, ag science and bio science. Stop the warehouses for logistics. Bring in manufacturing in the focus areas.



IN-PERSON OPEN HOUSE POST-IT NOTE COMMENTS

Various boards related to key concepts that can be found within the plan were displayed at the Open House. The community was asked to provide any comments regarding the “key concepts”. Below are the responses.

KEY CONCEPTS

Planned Neighborhoods

- What restrictions (if any) would be put on “residential” for small farming operation (e.g., chickens, gardening, small plots of pastures/animals)? Dependent on acreage?
- Rental homes ruin neighborhoods and create a danger!
- County doesn’t care about the schools. Increased accidents, traffic complaints, suspicious vehicles, bus stop issues. They keep building. I3 project one mile from MCE.
- How does a “planned neighborhood” impact already existing homes zoned as a planned neighborhood?
- Surrounding neighborhoods and school representatives against new rental neighborhoods. Why is that not listened to?
- No larger lot communities? For horses – 10 acres

Smart Growth Development

- Safe trail crossings with signals
- The office of air quality, DNR forestry, NCRS, Purdue Institute are very concerned about air quality with traffic fuel and removal of so many mature trees.
- Preserving open space, farmland, natural beauty, critical environmental areas? This is not happening!
- No rental communities! Crime will increase. Stress on already crowded schools, roads. American Homes 4 Rent is BAD news!
- Hancock County will be the next Ontario, CA – “monstrosities in the farmland,” the Guardian
- Why aren’t the schools mentioned? Increased traffic accidents and complaints. Increased disregard for bus stop procedure. Increased suspicious vehicles. County doesn’t care about kids.
- More green space and less crowded buildings.

Traditional Neighborhood

- How are the schools affected? MCE and McCordsville are endangered by suspicious vehicles and traffic accidents. County doesn’t care.
- How do you get school funding with 10-year tax abatements?
- Safe trail crossings with multiple signals/signs.

Support & Encourage Agriculture Cultural Development & Advancement

- With the large decrease in farmland, will there be support for small family farms, say 10-50 acres? Please explain.



- We need green spaces and parks! Community space. You're ruining Buck Creek
- Green spaces for G, H, and F not defined on maps

Impact Fees

- Stop industrial tax abatements. If it's valuable land, then pay for it!
- How will this take the burden for roads and infrastructure off of home owners when coupled with tax abatements?

2022 FUTURE LAND USE

FLU Implementation Policies

- Stop rezoning from Residential to Industrial. Especially when already surrounded by residential development.
- Stop American Homes 4 Rent – look at their record!
- Stop ruining neighborhoods with adjoining warehouses. 6' berm is not significant.
- Stop rezoning if you are not going to upgrade infrastructure and trade rezoned industries to ag or neighborhood.
- What would be an example of something outside the “almost all instances”? Does this apply to rezonings AND annexations?
- How will you prevent rental communities?
- Why are you building warehouses 3-5 miles from I-70? Keep them by the highway – not neighborhoods. What are you doing about flooding from all this development?
- Define “significant buffering” – it's not good enough. The standards need to be higher.

Future Land Use Map

- What is done to address semi traffic to/from industrial sites through residential areas on 700W? Current country roads not supporting high traffic – not safe for my family.
- Land Use – Western Buck Creek Township:
 - Business park zoning at NE quadrant of 700N and W soon is not appropriate, give to residential to the north and west of the parcel.
 - This should also be residential zoning. Please change this.
- Roads cannot handle this semi traffic. Rental companies are running rampant. Why does Buck Creek Township not have a municipal park?
- People are moving out of neighborhoods because of the warehouses and semi traffic.
- Rental companies are buying vacant houses increasing transient residents.
- Warehouses create more strain on emergency services.

Existing Zoning Map

- Is this zoning “forced”?



Existing Land Use

- Save our small communities
- Separate Greenfield from Indy