

Monroe County Comprehensive Land Use Plan Stakeholder Interview Summary (as of November 21, 2006)

Interviews were initiated beginning in October with more than 70 individuals or organizations. As of November 21, 2006 nearly 30 interviews have been completed. The following information is provided as a summary overview of the comments received. All of the responses have been retained for review.

Major challenges facing residential development:

- Fragmentation of forest land by residential development
- Reliance on septic systems
- Lack of public infrastructure
- Poor roads
- Cost of land
- Affordability of housing
- Need for more creative design of developments
- Focus on placing development in locations that can be served and are free of environmental constraints
- Need to allow more density
- Lack of communication between city and county regarding sewer extension

Major opportunities for residential development:

- Availability of land
- Strong housing market
- North Park
- In-fill opportunities

Strengths of current residential development pattern:

- Predictable development regulations and review
- Development regulations
- Lower real estate taxes
- Availability of land
- Scenic qualities of area

Weaknesses of current residential development pattern:

- Lack of public sewer service
- Lack of natural gas service
- Lack of predictability of development regulations and review
- Lack of “neighborhoods”
- Sprawl
- Pedestrian “unfriendly” developments
- Reliance on large-lot zoning to manage growth

Most pressing environmental issues facing the county in next 10 to 20 years:

- Protect water quantity and quality
- Adequate provision of recreation space
- Soil conservation
- Wastewater treatment
- Removal of existing vegetation
- Protection of woodlands
- Redevelopment of brownfield sites
- Air pollution
- Noise pollution
- Preservation of open space
- Auto dependency
- Provision of transit services
- Sprawl
- Protection of sensitive environmental features
- Damage to karst

Solutions to environmental issues:

- Better planning
- Regional planning
- Eliminate use of individual wastewater treatment systems
- Protect watersheds
- Improved transit services
- Reduced dependency on automobiles
- Control sprawl
- Better and stronger environmental regulations

Best environmental opportunities in next 10 to 20 years:

- Development of a comprehensive environmental management plan
- Extension of sewer service
- Watershed focus

Weaknesses in relationship between county and cities/towns within the county:

- Failure to cooperatively plan for sewer services
- City domination on MPO
- Lack of communication between city and county
- Lack of consensus at the political level
- Lack of citizen involvement in decision making

How can county improve these relationships?

- Communicate more and better
- Encourage more citizen participation
- Joint workshops between elected and planning officials
- Increased respect for township level representation

How can the city and towns improve this relationship?

- Communicate more and better
- More participation in county level efforts (MPO, rural community plans, etc)

Major economic development challenges in the next 10 to 20 years:

- Workforce development for 21st Century jobs
- Land available for employment uses
- “Shovel-ready” sites
- Infrastructure expansion
- Sprawl
- Reduction in quality of life
- Dependency on oil
- Lack of incentives

Major economic development opportunities in the next 10 to 20 years:

- Expansion of the life and health science field
- Expansion of Indiana University and Ivy Tech
- I-69
- Diversifying employment base
- Expansion of tourism opportunities
- Expansion of arts and entertainment opportunities
- Expansion of local hospitals
- Bloomington certified technology park
- Limestone heritage
- Move toward sustainability

Weaknesses in county wide economic development efforts:

- Lack of county-wide or regional vision/effort
- Lack of consensus between city and county
- Lack of sewer policy
- Lack of communication
- Too much focus on sprawl pattern and commercial activities

Strengths in county wide economic development efforts:

- Public private partnerships
- TIF use

- Relationships with education providers
- Business friendly attitude
- Diversity

Deficiencies in public services:

- Lack of county parks
- Poor roads
- Lack of east-west mobility
- Lack of alternative transportation and transit options
- Continued reliance on automobile

Strengths in public services:

- Strong transit providers
- County highway department
- Alternative transportation plan
- West side road network