



## **Sellersburg Steering Committee Meeting #1:**

The first steering committee meeting was held virtually, using GoToMeeting, on Thursday, April 2, 2020, from 5:00 – 6:30 pm. Approximately 14 people attended the meeting, including Town Staff, Town Officials, the consultant team, and steering committee members. The agenda of the meeting included an overview of committee roles, an overview of planning and the process, highlight of existing conditions, and visioning exercises before closing the meeting with homework and next steps. The visioning exercises included four questions; (1) What are the current challenges regarding land use and development for Sellersburg? (2) What are the current challenges related to community facilities? (3) What are the challenges related to identity and character? (4) and What is your big idea? The following responses were recorded during these exercises.

### **What are the current challenges regarding land use and development for Sellersburg?**

- Lack of housing diversification.
- Designated business districts. Business growth areas. No Cohesive growth areas. No designated historic district.
- More open areas, parks, community areas.
- Lack of appealing business and downtown area.
- Older structures, traffic flow, no business district.
- Lack of cohesive development standards.
- Need of an upgrade of Highway 31 coming into and out of town.
- Need for gateways.
- Issues related to vague municipal boundaries and “ownership” of main thoroughfares. There won’t be a uniform city-wide design standard, make the districts unique.
- Mixed-uses with open spaces that create a central hub or gathering space is needed.
- Try to designate a character that are unique to neighborhoods and districts.
- Potential historic district.
- Need a cohesive plan for development in general.
- Property maintenance and property clean-up.
- Sense of arrival and gateway improvements are needed.
- Taking control of the major thoroughfares that run through town (US 31).

### **What are the current challenges related to community facilities?**

- Lack of community facilities in general.
- There is only a senior center and a pool, but lack of parks. Major park is not controlled by the town (Township Park).
  - Vandalism and upkeep is a major challenge.
- Helping the school system be as good as they can be. Expand facilities if needed.
- Lack of pedestrian facilities and connectivity to existing public spaces.



- What is the opinion of the parks system in general?
  - I don't know where they are.
  - There is a LOT of upkeep.
  - They are not easy to get to - access and connectivity.
  - The young population wants to get out and go on a nature walk, passive uses.
  - Public thinks that the Wilkerson Park downtown is just a vacant lot.
  - Need to invest in parks. People are looking for more opportunities for activity and recreation ground equipment.
- Waste water access limitations. Going through a master study right now to figure out what the costs are.
  - No standards for the development infrastructure.
- Potential Impact fee changes on new development. They are hurdles, not roadblocks.

#### **What are the challenges related to identity and character?**

- Gateways and major thoroughfares.
- Lack of cohesive character.
  - How to keep the unique character of the neighborhoods and districts while also having an overall Sellersburg identity
- Update the identity of the town by maybe updating the town logo.

#### **What is your Big Idea for Sellersburg?**

- Large Mix Use Project with Large Open Park Spaces around Exit 7. Make Sellersburg inviting.
- Create design standards for all architecture no matter what is going in.
- Mixed-use projects. Develop a new town center. Complete shared space and mixed use. Interconnected park system.
- Make Sellersburg inviting.
- Welcome functional downtown area with business of both retail and eating establishments.
- Greenspace.
- Market what we are known for.
- Redevelopment of old buildings including the town buying the old stuff and tearing down.
- Help the schools.
- Clear up the fire department confusion.
- Create architectural design standards - can be (created) district based.