

Town of Sheridan & Adams Township Joint Round-Table Discussion

Meeting Date: September 30, 2014

INTERFACE PLAN INFORMATION PRIMER:

The Interface Plan, and the preservation of Sheridan's agricultural heritage were identified as top priorities in the recently completed Town of Sheridan comprehensive plan update. The aim of this project is to get the Town of Sheridan and Adams Township working together to test ideas and build consensus around a common vision and then determine the correct course of action for the region moving forward. A copy of the comprehensive plan can be found on the Town website at the following link: http://www.sheridan.org/Sheridan_with_Resolution_112013.pdf

Why an Interface Plan & Why Now?

Being located in one of the fastest growing counties in the state has its advantages; other communities in Hamilton County have seen significant change occur over the last 20 years. Development is growing northward, and those same development pressures will soon reach the Adams Township boundary, just south of Sheridan.

With farm land preservation a top priority and a great desire to maintain an agricultural identity, the Sheridan region must take steps to ensure that development happens when, where, and how you want.

A few examples of this northward development pressure was evidenced in conversations had during the comprehensive plan process including;

- The opening of the new Grand Park Development and the estimated number of individuals this project will attract to the region,
- the completion of the Monon Trail to the Adams/Washington Township line, which will eventually attract additional development,
- the development of a new high end golf course in nearby Hortonville, and
- pending completion of US 31 upgrades to limited access highway standards.



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Recent development in nearby townships can have an immediate impact on the character of Sheridan and surrounding Adams Township. This development is rapidly approaching the southern Adams Township border and a number of important questions must be answered including:

- What, if anything, needs to be done to prepare for these impacts?
- Will a cooperative planning approach better help Sheridan and Adams Township manage the change that is coming?
- How does development and the planning/zoning relationship between the town and the township impact local utilities?
- Will a cooperative planning agreement alone be enough to ensure development occurs in a manner which the entire community wants?

On the other hand, development surrounding Sheridan and Adams Township can also present a significant opportunity for the region if the right decisions are made, for example:

- How can the completion of the US 31 upgrade and Baker's Corner interchange be leveraged for positive change?
- What opportunities does the completion of the Monon Trail and Grand Park present for surrounding land owners?
- How can the community best position itself to take advantage of these opportunities, what do you have to offer?
- Can you use this to grow the local tax base without impacting current tax rates?
- How can you use this to promote economic development? (unique restaurants, boutique shops, cottage industry, agricultural tourism)
- What public improvements need to be implemented to prepare for/support potential private investment?