

## Facebook Group -- Brown County Chatter

Comments as of 10.27.2021 and 10:45 am

### Kevin McCracken

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These are the documents from a proposed 185 site luxury RV park intended for development on Old SR 46 near the north entrance to the state park.

It would be a few hundred yards from my home.

I oppose this development simply because of the noise and the traffic. Imagine the congestion that 185 travel trailers will add to the already heavily congested Old SR 46/ Hwy 46/ North entrance to the park intersection.

The developers require an exception to zoning regulations to move forward. The Board of Zoning Appeals will hear this proposal on Wednesday, 10/27, at 6:00 pm in the County Annex building (Salmon Room).

I don't know if there is a Zoom option.

If you oppose this development, please attend the meeting. If you are so inclined, voice yourself opposition. Public opinion matters with local issues like this.

- **Mary Ann Soll**

I will be out of state at this mtg time and not able to attend. I will add my voice to yours. This would be a real issue with traffic! On days of IU games..traffic is unbelievable

I would vote no on the rv development

### Patty Vinson Frensemeier

Is this across from the Parkview Road? Down in the bottoms??

### Laura McCracken

**Patty Vinson Frensemeier** Do you know where the "red house" is where Clay Lick splits off from OSR46? The entrance to this would be across the street.

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**Sharon Jungclaus-Gould**

**Laura McCracken** me too!

**Nancy N. Palmquist**

Where exactly is this? Where is there room for this?

**Sarah McNary**

**Nancy N. Palmquist** the address stated in the pictures. 1415 east old st rd 46

**Cheryl Stolle**

Who does the developer know? After yesterday? Really?

**Terri Forehand**

Not that this wouldnt bring tourists however water, sewer, and traffic are BIG problems

**Crystal McGrayel**



our roads cant handle the tourist load we have now. We dont need more. Tourism makes money for the few and is a pain in the butt for those who live here.

**Kevin McCracken**

**Terri Forehand** And it seems that we don't have enough service workers to serve the existing

**Betsy Kelp Galloway**

**Jane Ellis**

**Sarah McNary**

Interesting. Will drive by to gather more information.

**Barbara Barry Ong Nix**

No. I've seen what this does to other small towns. It turns into instant slum. I don't care how luxurious they say it will be.

**Josh Stargell**

**Gary Branham**

**Al Rodecap**

**Miranda Denton**

It's says the closest intersection is Clay Lick road! It's gonna be near the camp down there!

**Karen Perry Scott**

185 sites? That's huge! This is a terrible idea. Bye bye to thousands of trees, native shrubs, and wildlife homes.

**Jodi Sowell Skirvin**

**Karen Perry Scott** Isn't the location a field, with no trees or shrubs?

**Kevin McCracken**

**Jodi Sowell Skirvin** the lower portion of that property is a corn field. The slightly higher part—where the development will occur—is forested.

**Jordan Borisuk**

Most of this is a corn field, the woods that are there is on a steep hillside.

### **Barbara Barry Ong Nix**

You have to think down the road. The place could be sold to another owner who may not have standards. It's happened. Think long term. What's the impact on traffic. On the environment. On the noise level. On the populace. On the dynamics. It ma...

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### **Jerry Wayne Roberson**

flood plain. plain and simple, the state should not approve it

### **Kevin McCracken**

**Jerry Wayne Roberson** About 2/3 of the property is in a flood plain, but they plan to develop the third that is not.

### **Kristin Reed Lacefield**

It looks like the proposed builder/owner doesn't even live here. He obviously does not understand what this would do to our already existing traffic issues, road issues, local impact to residents, etc...this is not a good idea. We already have enough pla...

### **Barbara Barry Ong Nix**

**Kristin Reed Lacefield** if the owner isn't even a resident, then it's difficult to keep him accountable

### **Kristin Reed Lacefield**

**Barbara Barry Ong Nix** Exactly another reason why this is a horrible idea for our county. Thank you for adding that!

### **Lorna Spitler**

**Kristin Reed Lacefield** looked him up on GIS. He's from Fischers

**Kristin Reed Lacefield**

**Lorna Spitler** Yes, I did the same yesterday. Thank you for bringing that up. His address listed are showing up as luxury apartments in Indy that look to be in the canal overlooking the city.

**Lorna Spitler**

**Kristin Reed Lacefield** and if you look at the property card from the GIS site it also lists a Fischers address.



**Kristin Reed Lacefield**

**Lorna Spitler** Wow...goes to show you even more that he won't be held accountable for proper maintenance.

**Barbara Barry Ong Nix**

I suggest an environmental impact study. How long can the RV stay there? Will it be semi permanent? Permanent?

Active

**Tim J. Clark**

The Flea Market Property - The special exemption was for a travel trailer park. [http://www.bcdemocrat.com/.../new\\_campground\\_approved\\_by.../](http://www.bcdemocrat.com/.../new_campground_approved_by.../)

**BCDEMOCRAT.COM**

Zoning board approves new campground

Zoning board approves new campground

- · [Kristin Reed Lacefield](#)

**Tim J. Clark** How much more do we need? Geez! I was wondering what they were doing with that. What are all these people supposed to do here? When you add more tourists, the likelihood that they will get bored with what we have to offer is an issue. We h...

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- [Mary Ann Soll](#)

**Kristin Reed Lacefield** plus we do not want to be another Gatlinburg

### [Kristin Reed Lacefield](#)

**Mary Ann Soll** Exactly! They would have to add go cart tracks, putt putt courses, dinner shows, possibly even an amusement park for activities, where would all this go?

### [Tim J. Clark](#)

**Kristin Reed Lacefield** The million-dollar question. You can google "too much tourism" and see concerns and effects shared throughout the world. Andy Rogers understood the needed balance: His vision for accommodating tourism and not destroying the culture and "soul" of the county is being seriously challenged by the few that may want to exploit more tourism-focused development. "I'm in the tourist business but we don't want to turn this town over to the tourists. You can go to Gatlinburg if you want to see what happens to a town that turns it all over to business. It's not a town anymore—it's a shopping center. We need people here. This town needs to be alive." "We don't need to be slick and highly commercial. We need to be more country. Country is what we sell.... We need to maintain that. Once you destroy that, it won't come back."

- · 1d

### [Kristin Reed Lacefield](#)

**Tim J. Clark** Yes! That's perfectly worded. There HAS to be a balance.

**Cheryl Stolle**

**Kristin Reed Lacefield** -Not to mention NO emergency medical facility.

**Kristin Reed Lacefield**

**Cheryl Stolle** Oh my gosh, that's a validly important point that I can almost guarantee no one has taken into account. That's not an area that would be easily accessible for lifeline/emergency services during high peak season of traffic or when we have ...

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▪

**Sharon Jungclaus-Gould**

**Tim J. Clark** yes!

**Jeff Clark**

|

**Arthur Phares**

If I was an architect and owned useless land and wanted to substantially increase the value, this proposal would be a good marketing plan with no intention to actually be the finished owner responsible to maintain it. JS.



**Michelle Johnson**

It floods why would anybody build or be allowed to build there????

**Daniel W. Harden**

**Michelle Johnson** i agree

**Amber Fox**

**Miranda Grimes**

**Tim J. Clark**

Info on an approved 45 Tiny House Campground in Van Buren Township. An increasing trend - RVs, Travel Trailers, Campgrounds? More tourism will likely lead to more development of tourism-related endeavors. Per Andy Rogers: "We don't need to be slick and highly commercial. We need to be more country. Country is what we sell.... We need to maintain that. Once you destroy that, it won't come back." [http://www.bcdemocrat.com/.../new\\_campground\\_approved.../...](http://www.bcdemocrat.com/.../new_campground_approved.../)

**BCDEMOCRAT.COM**

Zoning board approves new campground

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**Kevin McCracken**

**Tim J. Clark** There is another development planned on Clay Lick Road, very close to the Old SR 46 project.

**Tim J. Clark**

**Kevin McCracken** Yep - four tourist homes.

<http://www.bcdemocrat.com/.../residential-planned-unit.../>

## **BCDEMOCRAT.COM**

Residential planned unit development approved

Residential planned unit development approved ·

### **Victor Bongard**

If that property is suitable for development, then the county would be much better served with permanent residences drawing upon those limited water and sewer resources. Ultimately a community thrives by tending to those who call it their home.

### **Kevin McCracken**

**Victor Bongard** Agreed. ·

### **Faith Becher**

**Kevin McCracken** also agree. ·

### **Carol Birkemeier**

**Victor Bongard** pretty sure that's a flood zone

### **Kevin McCracken**

**Carol Birkemeier** Part of it is a flood zone and part is a "flood fringe." It looks like they intend to construct a berm along the high edge of the "flood fringe." ·

### **Victor Bongard**

That's why I say if. Of course, land suitable for development may be the most scarce of these resources in Brown County, making careful scrutiny of the proposal even more important. Once it's there, displacing a more desirable use, it's there to stay, ...

### **Cheryl Stolle**

The county couldn't handle the traffic yesterday. Seriously, who does the developer know?

## Kyle Wagers

I'd say put a stop light up at 46 and let it happen

## Tim J. Clark

Note in the attachments (last page) appears the APC did not identify any technical issues that violated the zoning ordinance and would prevent the BZA from approving. A full-house at the meeting may be helpful. There will be impacts on traffic and safety. Isn't the area in front of the North Gate accident prone? Will a traffic light be needed? Will the state allow? They've turned it down in the past. Can you imagine the traffic back-ups on 46 if a light is installed?

**Findings:** Because Private Recreational Developments are authorized in B3 and FF districts, and Special Exception requirements appear to be met with this application, Staff finds no indication that granting the special exception will subvert the general purposes served by the Brown County Zoning Ordinance and it will not materially and permanently injure other property or uses in the same district and vicinity.

## Cheryl Stolle

**Tim J. Clark** - We might be better off contacting the appropriate state entity. If the local powers that be think this is a good idea, we need not trust them with resident's interests.

## Tim J. Clark

**Cheryl Stolle** If the BZA approves, their decision can be appealed. Sherrie Mitchell is experienced with the process.

185 leased lots would be "private" (not commercial) recreational use?

## Shawn Carpenter

Following

## **Michelle Johnson**

How about we build some affordable housing for our own!!!!

## **Julia M. Ottenweller**

With all the other RV parks, I don't think this is needed. But in defense of RVers, there are three types of stays. 1. Overnight. Just passing through and need to stop for the night. 2. For a week-end or a week or so. 3. For a few months, such as during the summer or fall. I've been all 3 of these. In the 3rd category, we settle in and shop at the local stores, get prescriptions filled by CVS, and act like we're at home. When we go back to the same location for multiple years, it becomes OUR community, too. And we want to see it cared for. Not everyone is destructive. I would say that the majority of RVers are good citizens.

## **Richard Wilson · 1d**

## **Tim J. Clark**

Copy of the County Comprehensive Plan. It is deliberately kept short and general to provide "flexibility." I did not see anything specifically addressing RVs. The proposed development needs to be in alignment with the plan and I assume this project was considered to be in compliance.

<https://browncounty-in.gov/.../Brown-County-Comprehensive...>

## **Tim J. Clark**

Guidance: INDIANA CITIZEN PLANNER'S GUIDE Part 2: Board of Zoning Appeals Basics by KK Gerhart-Fritz, AICP. Developmental Standards Variance Criteria per IC 36-7-4-918.5

(1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community

(2) the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner (3) the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

**Anne Snyder Jones**

This is a terrible idea. Look at the huge number of RV sites on a small parcel of land. Brown County is better than this. Looks like a cheap way to make a lot of money for someone who doesn't live here. Will there be any forested area left undeveloped close to town? You are destroying the reason people come here.

**Erica Weddle**

**Riley Fettig**

**Jacob Adams**

If someone can't be there on the 27th, can people write letters, send emails and or call ahead of time?

**Kevin McCracken**

**Jacob Adams** I'm not sure.

**Jacob Adams**

**Kevin McCracken** I believe you can send them something ahead of time. This would be good to do anyways in case the room is over-capacity during the BZA meeting

**Laura McCracken**

**Jacob Adams** the Board of Zoning Appeals (BZA) is under the Planning Commission. There's a link on this page to email the Planning Commission.

<https://browncounty-in.gov/184/Planning-Department>



## **BROWNCOUNTY-IN.GOV**

Planning Department | Brown County, IN

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### **Jordan Borisuk**

Following

### **Betsy Hawkins**

There should be no area protected with fill or berms that would cause flooding of houses. Every time someone fills their area, water backs up on other land. Seems innocent unless you live where the water destroys your property.

### **Helen Williams Wildermuth**

**Betsy Hawkins** exactly. This is my fear. I have flooded twice in 15 years, both "100 year floods"

### **Sara Cataline**



That area will flood. Good luck to that project. Hopefully it won't happen.

### **Donna Lewis Hacker**

IDEA...TELL THOSE WANTING THIS TO BUILD THIS JUST AFTER THE T

ON 135, EITHER NORTH OR SOUTH OF THE T....THERE PROBABLY IS SOME LAND WILLING TO SELL THERE, PROBABLY 1/2 THE TRAFFIC....BECAUSE THATS WHERE THE TRAFFIC SPLITS, NO OTHER CHOICE...maybe the Little Nashville Venue that burned down several years ago, or a few other open flat areas near there on 135...

## Lorna Spitler

**Kevin McCracken**, this is a guy from Fischers that bought this property and doesn't have any clue of the impact on the county. Might be worth it to get it out to people in Columbus and Bloomington as well since the traffic effects travel between both as it is.

## Zach Wray

Let it happen we need it 😊

### Kevin McCracken

**Zach Wray** I regard this as bad progress: noise, traffic, light pollution, etc. Affordable housing would be great for our local economy since we don't have enough service workers to support the existing demand for service. Increasing the demand without a greater increase in the "supply" of workers will eventually harm every tourist-based business. Long-term, this will hurt our local economy, even if it enriches a developer from Indianapolis.

### Jason Harden

I say open it all up...let us really be "Little Nashville". Brown County is slowly dying. People are leaving here...no jobs to keep them here...something needs to happen. ·

## Buddy Mercer

Build it. It's called progress.

### Richard Wilson

**Buddy Mercer** and Brown County needs some kind of progress, one of the poorest counties in the state!

### Kevin McCracken

**Buddy Mercer** Progress that creates traffic hazards and noise is not good progress. Growth at any cost is bad for a community. If this happens, the value of

my home will decrease and my quality of life will diminish. Why would someone move to a communit...

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**William Huber**



**Buddy Mercer** there is always gonna be haters unless it's there idea or money.

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**Kevin McCracken**

**Buddy Mercer** What the county did to the Oliver's was wrong.

**Jordan Borisuk**

No plan is going to perfectly please everyone, I'd like to hear more of the plan before I cast it off.

**Aaron Harden**

**Buddy Mercer** absolutely buddy!!

**Celia Latz**

If "progress" means clearing trees, ruining natural beauty, and creating traffic problems, take progress elsewhere. We don't need it.

**Aaron Harden**

**Celia Latz** it is private land so.....

**Nancy N. Palmquist**

**Celia Latz** I think a large chunk is a field that's already been cleared for corn.

**Celia Latz**

Thank you for this info - I would hate to see trees cut down.

**Constance Stoune**

Y'all are hollering about the lack of jobs in the county. And and manufacturing is frowned on. The only industry allowed is the tourist industry. So be it. RVs are hot right now in a pandemic situation. You're in your own space, with the ability to fix your own meals, and sleep in your own bed. So extra accommodation for the big rigs is timely.

Hubby and I looked up the address on Goggle Maps. Yeah, its got a 10/10 flood rating, which we suspect means the property is flood prone. But here's the thing....

RVs are mobile.

We love camping in our older, fixer upper RV. But even RV campers know you have certain vulnerability to the weather. Last spring we were camping in Southern Indiana is a lovely area, but one with a creek that is vulnerable to flash flooding. Some of the flood stories are epic!!! So we know to keep an eye out on weather reports. Last spring we had to leave our site a few days early because floods were predicted. And it was a good thing, too. Yup. It flooded. But very few campers were caught flat footed.

Because we're free human beings, with free will and the abilities to weigh out the positive and negative results of our choices. Lord willing, we'll totally go back to that place again, because the positive experiences far out weigh the negative ones.

Now, if you were thinking about putting a mobile home park, where folks are actually living....that would be a a very bad idea. You can't just pull up a mobile home when there's a flood warning.

But this property will have to be maintained: and more than likely, it'll have amenities like bath houses and perhaps a little store with a few groceries, etc. that will need workers. Those are jobs, folks. Maybe not high paying jobs, but it's jobs. A start.

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**Brenda Hale Kelley**

**Joan Rigley**

**Aaron Harden**

Guess you should have bought the land then! Good for Steve!

**Jeremy Langley**

So many people worried about what other people do with their property. If you want to raise concerns about traffic or noise, you have at least some reasonable standing, being concerned with somebody cutting THEIR trees is ridiculous. Talking about low ...

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**Nancy N. Palmquist**

**Jeremy Langley** beg to disagree. This is the reason we have things like zoning boards and rules about how stuff is built. Without it you have chaos and huge messes. I'm ok with growth but a community has to take control or you'll end up with ugly, unsanitary and unsafe properties.

4

**Jeremy Langley**

**Nancy N. Palmquist** , ugly isn't anyone's business as your idea of ugly and others can vary significantly. Unsanitary and unsafe are dealt with through existing laws and ordinances enforced by local and state authorities. If you want a property to be aesthetically pleasing to you then buy it and make it look however you wish.

**Michelle Johnson**

**Jeremy Langley** doesn't seem the zoning board cares what happens anymore!!! The houses on old 46 by the fairgrounds 12 of them in a row have been zoned business and all of them are becoming tourist rentals!!!! I looked up long term rentals that were ava...

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**Jeremy Langley**

**Kevin McCracken** , your problems aren't their concern. They may have ideas for your property that would please them better or they may feel like you are hurting their property value. That doesn't give them the right to dictate what you do on your property either.

**Nancy N. Palmquist**

This strike's me as way too big and in a bad spot. When Big Woods proposed a place at the foot of our hill (Whychwood) we went to object (and good on Big Woods for listening and choosing a better spot), various people spoke about old 46 not being up to...

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**Jeremy Langley**

I really don't see this as adding much to the traffic problem since Wrecks Voils has destroyed Bill Monroe's and ran off the three biggest festivals they had every year. This traffic will just be filling in the gap in tourism his bullshit has cost the county.

4

### [Sara Cataline](#)



Maybe they should have to pay an inn keepers tax. More money for Brown County. I don't think it will all happen, because where that land is located, and flooding.

- [Greg Michaels](#)

I say build it

1

### [Darcy Gustavsson](#)

FWIW, a little research regarding who is associated with this filing led me to Prince Alexander Architecture, Indianapolis. The "About" section of their website references both the Prince's Lakes and Prince's Sweetwater Lakes developments in Brown Co...

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**PRINCEALEXANDER.BIZ**

What We Do

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4

### [Shawn Carpenter](#)

I will be anxious to hear the outcome of the meeting. We have bible study tomorrow evening and unable to make the meeting. Someone please take great notes. Thank you

### [Jordan Borisuk](#)

How many are planning on attending, regardless if you're for/against the plan?