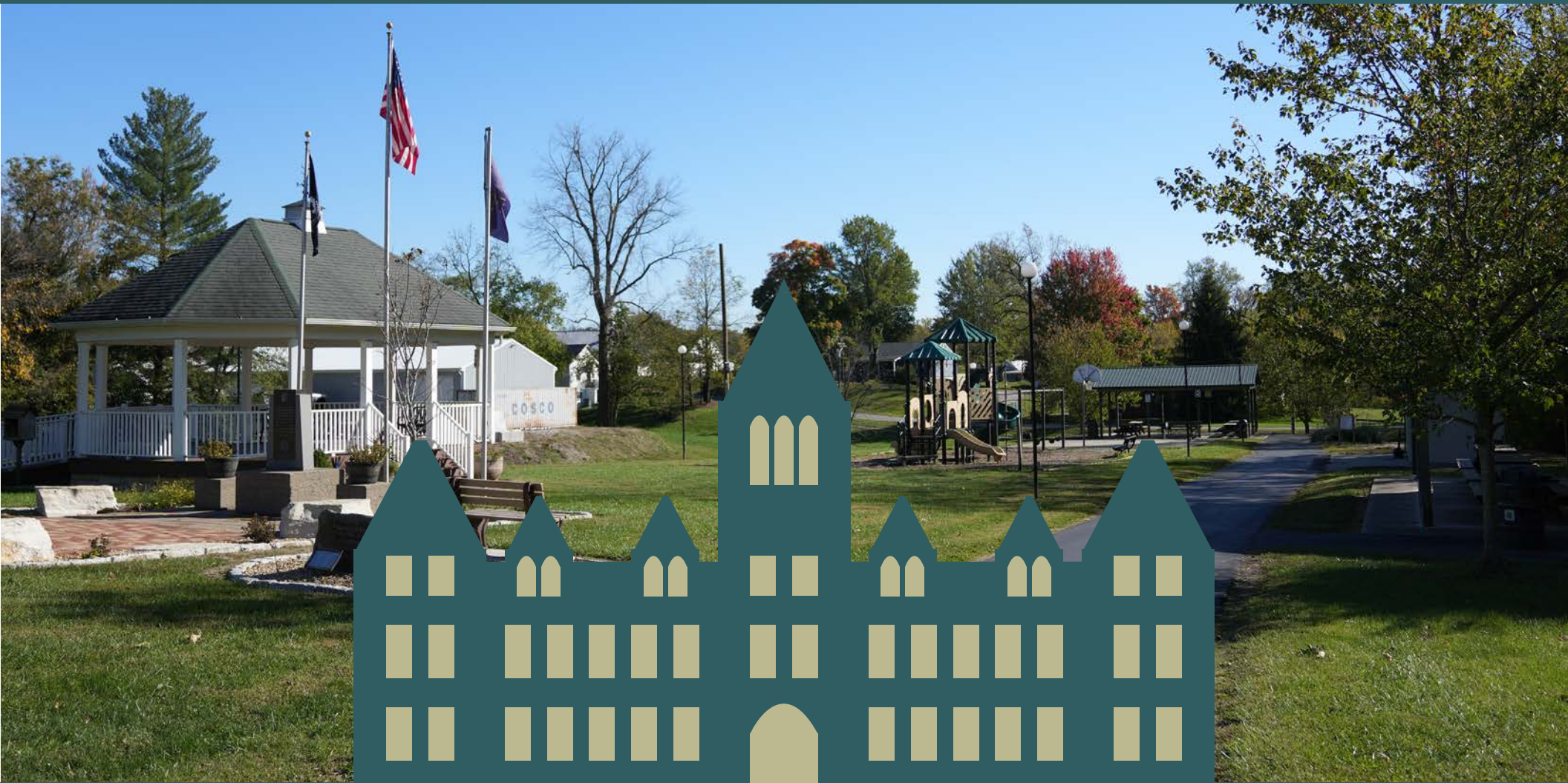


MOORES HILL



COMPREHENSIVE PLAN

Adopted: July 16, 2025



ACKNOWLEDGMENTS

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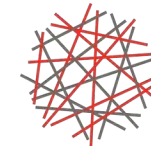
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All photos and images within the document are cited accordingly to their source. Unless otherwise noted, all mapping, charts, graphs, and other analysis-based imagery was created by HWC Engineering.

All demographic, housing, and economic data within this document was gathered from the U.S. Census Bureau, using the 2016-2021 American Community Survey summary datasets. Any data gathered using additional sources is cited accordingly within the text.

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Moores Hill's tree canopy.

EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

The Moores Hill Comprehensive Plan is a long-range guide to development and community building projects and programs. It serves as a guide for local leaders and staff to reference when making decisions about land use, transportation, utilities, and more. The plan evaluates the existing conditions of the community, including a demographic and socioeconomic profile and an inventory of the built and natural environment. This information, combined with significant community input, was used to craft a clear vision and goals for the future.

SCOPE OF THE PLAN

Created with input from residents, local leaders, and stakeholders, this plan sets goals and policies for land use, transportation, housing, economic development, and many more important topics. By coordinating decisions across various sectors, this plan will ensure that future development aligns with the community's values and priorities. Most importantly, this plan lays the foundation and framework on reusing and redeveloping the Moores Hill Elementary School.

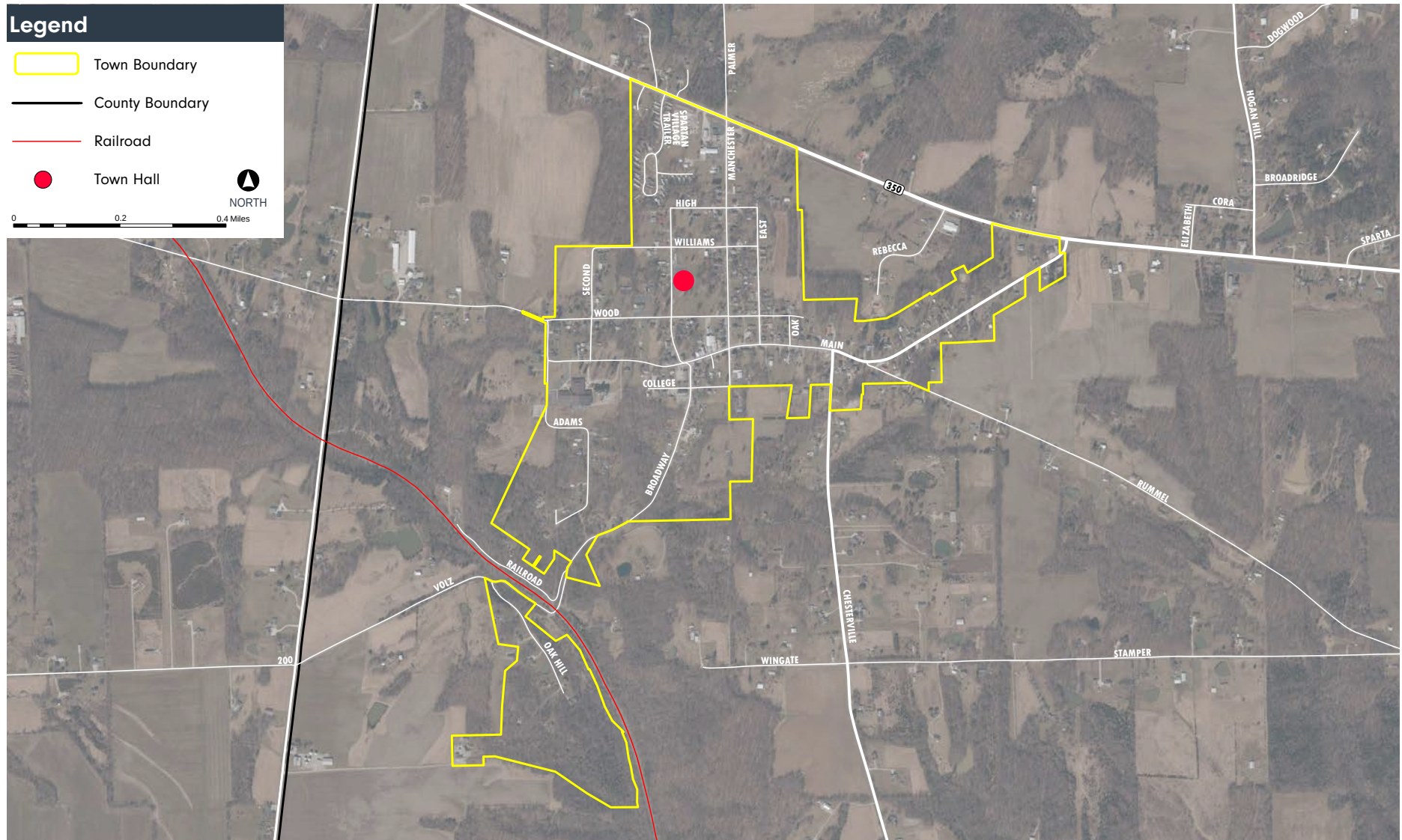
WHAT IS A COMPREHENSIVE PLAN?

At a minimum, a comprehensive plan must include a statement of objectives for future development, a statement of policy for land use development, and a statement of policy for the development of public ways, public lands, and public utilities. While the Moores Hill Comprehensive Plan may lay the groundwork for future policy changes within the town, it is not an ordinance and will not change the current zoning of any property after adoption. However, this document does contain a Future Land Use Map that will be used as a tool to inform decisions made by the Moores Hill Town Council when property owners submit zoning change applications.

PLANNING AREA

The Moores Hill Comprehensive Plan describes land use, policy, and programmatic recommendations for the incorporated limits of the Town of Moores Hill. Additional properties outside of the current town boundaries are also included because should they be developed; they would likely be annexed into the town. Moores Hill's incorporated town limits at the time of the comprehensive planning process can be seen in the map on page 7: Existing Town Boundary Map.

PLANNING AREA MAP



PLANNING PROCESS

Gaining consensus for a community's future vision of growth and development does not happen overnight; it takes considerable effort from town staff, elected officials, and public participants to engage residents and listen to their input. Due to the complexity of the comprehensive planning process, the Moores Hill Comprehensive Plan was broken into four key phases over a 10-month period.

Project Kick-Off and Visioning: The beginning phase of the process largely included data collection and analysis, as well as the preliminary visioning meetings with the Comprehensive Planning Committee and general public.

Consensus Building: The second phase of the process was built around gaining a consensus on the opportunities and challenges heard during the initial rounds of public engagement. Diving deeper into each topic helped develop the plan's overall goals and objectives.

Plan Development: The third phase largely focused on the creation of the document and identifying unique action strategies that would assist in the implementation and success of the plan's vision and goals.

Plan Review & Adoption: The final phase consisted of finalizing the document, presenting the finished product to the community, and working with the Town Council to formally adopt the comprehensive plan.

Online Survey

For those unable to attend in-person events, or who wanted to provide additional comments, an online survey was provided during the initial stages of the planning process.

Focus Group Meetings

The town held multiple focus group meetings asking residents, local business owners, landowners, representatives from local organizations and boards, and town staff to provide higher levels of input on a variety of land use, utility, and programmatic subjects.

Adoption Meetings

The plan was adopted July 16, 2025 through a regularly scheduled Town Council meeting and special session Planning and Zoning meeting.

COMMUNITY ENGAGEMENT

Community engagement opportunities were included during all four phases of the planning process, whether through face-to-face meetings, online surveys, the project website, or communications with town stakeholders and decisions makers. The overall vision of the community was shaped through these interactions, with its language refined through public review and approval. The following text gives brief explanations of engagement opportunities during the planning process, complete findings can be found in Chapter 3: Comprehensive Planning Committee (page 21) and the Appendix (page 116).

Steering Committee Meetings

A Comprehensive Planning Committee comprised of multiple community leaders and stakeholders convened four times over the process to provide input, review created documents and guide the overall development of the comprehensive plan.

Public Workshop & Open House

Two community events were held that asked Moores Hill residents to gather and provide their ideas on what Moores Hill should be in the future. The public workshop is the first event, and invited residents to provide feedback, ideas, and talk to town and consulting staff about their experiences living in the Town. The second event, the Open House, invites the community back to provide feedback on preliminary findings and recommendations to the public.

KEY GOALS & STRATEGIES

INTRODUCTION

The key opportunities and challenges identified over the planning process were then used, alongside OCRA's technical requirements for comprehensive plans, to develop the goals and strategies for Moores Hill. The goals within this plan support the vision statements for each subject, such as land use, housing, or broadband access. These overarching statements are supported by specific projects and policies in the form strategies, which will guide decision making and help the community achieve their ultimate vision.

Land Use

- Goal 1:** Promote infill and redevelopment of vacant sites and buildings along major streets for residential and mixed-use development.
- Goal 2:** Ensure the goals of this comprehensive plan are reflected in local ordinances.

Government and Fiscal Capacity

- Goal 1:** Increase awareness of town events, initiatives, and programs through outreach efforts and marketing campaigns.
- Goal 2:** Ensure future town expenditures are accounted for through a Capital Improvement Plan and budgeting for potential staff hires.

Public Facilities & Services

- Goal 1:** Ensure town services expand alongside population growth in a fiscally responsible manner.
- Goal 2:** Perform a feasibility study on the recently acquired Moores Hill Elementary School building and begin identifying potential uses.

Placemaking

- Goal 1:** Invest in the community's major entryways along Manchester Street and Main Street.
- Goal 2:** Partner with local organizations, churches, businesses, and involved residents to expand program offerings.

Economic Development

- Goal 1:** Reduce barriers for new businesses looking to start or relocate in Moores Hill.

Housing

Goal 1: Ensure the town's current and future housing stock can satisfy the needs of residents.

Transportation

Goal 1: Improve pedestrian connectivity and safety.

Goal 2: Improve the safety and quality of Moore Hill's road network.

Agriculture

Goal 1: Limit negative impacts to adjacent farmland as development occurs.

Natural Resources

Goal 1: Preserve and protect natural areas and tree canopies in Moores Hill.

Parks & Recreation

Goal 1: Create a town Parks Board and develop a Five-Year Parks & Recreation Master Plan.

Goal 2: Use future recreation improvement projects to install infrastructure that can be used for community events (Winter Walk, movies in the park, youth sports, etc.).

Broadband

Goal 1: : Continue to partner with SEI in expanding fiber access across Moores Hill.

Historic & Archaeological Resources

Goal 1: Preserve the character and use of Moores Hill's historic structures.

Goal 2: Work with the Carnegie Historic Landmarks Preservation Society in expanding Carnegie Hall's potential for private and public events.

Hazard Mitigation

Goal 1: Ensure Moores Hill's emergency management needs are met in county-led planning efforts.

MOORES HILL COMPREHENSIVE PLAN



GENERAL BACKGROUND

COMMUNITY OVERVIEW

INTRODUCTION

As of the 2020 Census, Moores Hill had a population of 675—an increase of 13.1% since 2010, outpacing state and regional trends. The town’s population is predominantly white (96.1%) with a notably high median age of 47.2 years, up from 28.4 in 2010. Educational attainment is lower than county and state averages, with only 8.2% holding a bachelor’s degree or higher. The town’s median household income is \$60,125—lower than the county and state, but higher than some neighboring towns. Employment is largely outside the town, with 88.3% of residents commuting and an average travel time of 37.8 minutes. The workforce is concentrated in manufacturing, health care, and wholesale trade, with limited local job opportunities contributing to high outbound commuting.

HISTORY

Platted in 1839 by Adam Moore and Andrew Stevens, the town originally contained nine lots adjacent to Moore’s gristmill. The community was originally known as Moores Mill, but postal authorities misspelled it as Moores Hill, and the name stuck. Many early settlers in the town were Methodist families from Delaware and the shore of Maryland. The first mercantile business was established by Samuel Herron. In 1854, the Methodist Episcopal Church established Moores Hill Male and Female Collegiate Institute, the fifth co-educational college in the United States. The college’s name was changed to Moores Hill College in 1887. Carnegie Hall is the centerpiece of the town. Built in 1907, Carnegie Hall was the main campus building for the college. It was added to the National Register of Historic Places in 1994. In 1857, a railroad was constructed through the town. Originally built by the Ohio and Mississippi Railroad in 1857, it was later leased to the Baltimore and Ohio Railroad, and then to CSX, who owns the freight railroad today.

Throughout the late 1800s and early 1900s, the town’s population dramatically fluctuated, ranging from 617 people in 1870 to 338 people in 1900. The town reached a low of 280 people in 1920. It was not until the 1970s when the town’s population reached back into the 600s. Today, the town has recently recorded positive increases in population, and according to the 2020 U.S. Census, the town has a population of 675 people. In 2021, South Dearborn Community School Corporation Board of Trustees voted to permanently close Moores Hill Elementary School, a major community and employment center for the community. The building is vacant at the time of writing.

POPULATION



675
Population



14.1%
Population Change
(since 2000)



37.5
Median Age

DEMOGRAPHICS

Population

Moores Hill's population was 675 people according to the 2020 U.S. Census. The town has experienced an increase of 78 people (13.1%) since 2010. Moores Hill's population increase is higher compared to trends seen in Indiana (4.7% increase) since 2010 and other communities in the southern Indiana region, such as Dearborn County. Surrounding towns have seen declines in population since 2010 such as Aurora (-7.2%) and Milan (-4.0%). According to ACS 5-Year Estimates, the median age of residents in Moores Hill is 47.2 years, significantly higher than the state (38.2 years) but comparable among many neighboring communities. Moores Hill's median age has rapidly grown from 28.4 years in 2010, a 40% increase in twelve years. Moores Hill's population is largely Caucasian (96.1%) with few residents identifying as other racial or ethnic backgrounds.

Approximately 77.6% of Moores Hill's residents over the age of 25 have achieved a high school diploma or higher. The percentage of those with high school level or higher educational attainment in Moores Hill is lower than Dearborn County (91.1%), Indiana (90.0%), Milan (87.8%), and Aurora (88%). Moores Hill's population with a bachelor's degree or higher follows a different trend. Approximately 8.2% of Moores Hill residents have a bachelor's degree or higher, which is significantly less than Dearborn County (24.7%) and Indiana (28.2%), but similar to other communities in the region.

Housing

Moores Hill currently has 289 total housing units, a decrease of 130 units (45%) since 2012. Approximately 60.1% of all units in Moores Hill are owner-occupied, 39.9% are renter-occupied, and 1.5% are considered vacant or abandoned. The town's vacancy rate is much lower than Dearborn County (4.6%) and Indiana (9.5%).

Family households make up 68.7% of occupied housing units within Moores Hill, while single-person households account for 18.9% of occupied units. Family households have decreased since 2012 whereas one-person households have increased from 14.4% since 2012. The number of households with children under the age of 18 has decreased since 2012, decreasing from 39.2% of occupied housing units in 2012 to 22.9% of units in 2022. According to American Community Survey data, the median home value within Moores Hill is \$108,700, lower than Dearborn County (\$210,800), Indiana (\$183,600) and surrounding communities such as Aurora (\$116,600) and Milan (\$131,300).

EDUCATION & INCOME



74.4%
High School Diploma or
Higher



8.2%
Bachelors Degree or Higher



\$60,125
Median Household
Income

Although the median home value provided by ACS data is often a baseline for housing expenses within a community, the values can often differ from actual market values. According to Zillow Home Sale data, Moores Hill's median home sale value in 2023 was \$272,230, a 59.7% difference from values reported on the American Community Survey. These Zillow numbers are unlikely to be entirely reflective of the town because they use Zip codes as their geographic unit of measurement, and likely include higher priced homes outside of the town limits. Lastly, the median rent within Moores Hill is \$930, an increase of 23.9% from \$708 in 2012.

Housing affordability in Moores Hill is determined by a variety of factors including wages, home value and rent increases, household incomes, and local economic pressures. One common rule when determining affordability is that the total housing costs of an individual or household should not exceed 30% of their gross monthly income. In Moores Hill, 35.1% of households with a mortgage are spending more than 30% of their income on housing costs, which is significantly higher than Dearborn County (17.1%) and Indiana (19.1%). On the other hand, only 48.3% of renters in Moores Hill are spending more than 30% of their income on housing costs, lower than Dearborn County (42.6%) and the state (46.9%). These numbers may indicate Moores Hill is becoming a less affordable place to live.

Economic Indicators

The median household income in Moores Hill is \$60,125. The town's income falls much behind



Commercial business in Moores Hill.

HOUSING



289

Total Housing
Units



\$108,700

Median Home Sale Value



\$903

Median Rent

Dearborn County (\$80,352) and Indiana (\$67,173), but higher than surrounding communities such as Milan (\$53,047). Moores Hill's median household income increased 28.7% between 2012 and 2022, similar to increasing trends seen in Dearborn County and many surrounding rural communities.

Approximately 47.2% of Moores Hill's population over the age of 16 are in the workforce, with the majority of those employed working within manufacturing (17.6%). About 16.4% of Moores Hill's workforce is employed in educational services, health care and social assistance and 13.2% of the town's workforce is employed in wholesale trade. According to the Indiana Department of Workforce Development, Dearborn County's July 2024 unemployment rate was 4.5%, slightly higher than Indiana (4.4%) and the United States as a whole (4.3%).

Due to Moores Hill's location between employment hubs and the Cincinnati Metropolitan Area, many residents work outside of Moores Hill. About 88.3% of residents work in a community other than Moores Hill. 11.7% of residents live and work in Moores Hill, suggesting that there is a lack of employment opportunities for residents. Outside employers likely include Hollywood Casinos, Anchor Glass Containers, and Matthews Aurora Funeral Solutions. The large number of people commuting outside the community is reflected in Moores Hill's average commute time of 37.8 minutes, which is similar to Dearborn County (30.1 minutes) and much higher than Indiana (24 minutes), and other nearby communities. Because many leave Moores Hill for work, the percentage of residents driving alone to work (89.1%) is higher than other communities of Moores Hill's size. The town also has lower proportions of those carpooling (5.7%), walking to work (0%), and working from home (5.3%).

HOUSING OCCUPANCY



60.1%
Owner Occupied
Housing Units



13.8%
Vacant Housing
Units



68.7%
Family Households

ANCHOR INSTITUTIONS

COMMERCIAL ANCHORS

Commercial and retail businesses provide several benefits for a community including employment opportunities, entertainment options, and places for residents to fill their daily shopping needs. Moores Hill has a limited amount of commercial assets and these commercial centers stand as potential partners when developing community-wide programming and placemaking opportunities.

RELIGIOUS ANCHORS

Religious institutions can act as major pillars of support within rural communities, often providing daycare and preschool facilities, operating food banks, or supporting local programs and events within their community. The First Baptist Church of Moores Hill is the only church within the town limits, but other churches are located nearby in unincorporated Dearborn County and Milan.

DEARBORN COUNTY CHAMBER OF COMMERCE (DCCC)

Membership is open to any business, organization or individual who supports its objective to advance the business, economic, cultural and civic welfare of Dearborn County, and to encourage retention and expansion of existing businesses. The chamber also assists new firms seeking to locate in the county and provides information concerning the county. The Dearborn County Chamber's mission is to promote, inform, educate and assist members to improve and grow their business, thus making our community a vital part of the local economy

DEARBORN COUNTY FOUNDATION (DCF)

DCF has been working to build the community's philanthropic resources since it was founded in December of 1997. The Foundation encourages people to create permanently endowed funds to support charitable needs throughout our community. The Foundation assists individuals in matching their charitable interests with community needs. Staff members, volunteer board and committee members work with donors to achieve their goals in charitable giving, while investing in the community's future.

SOUTHEASTERN INDIANA ECONOMIC OPPORTUNITY CORPORATION

SIEOC is a Community Action Agency that is part of a national network of federally funded Community Action Agencies (CAAs). SIEOC is a private, 501(c) (3) not-for-profit corporation that has provided a variety of services to people in. The mission of SIEOC is to Improve the conditions under which people live, learn and work. SIEOC offers a variety of programs to residents in southeast Indiana which include energy assistance, weatherization, housing choice vouchers, family development, and emergency funds.

EMPLOYMENT



280

Residents in Workforce



17.6%

**Employed in
manufacturing Jobs**



3.3 %

**Dearborn County
Unemployment Rate
(BLS)**

MOORES HILL COMPREHENSIVE PLAN



COMPREHENSIVE PLANNING COMMITTEE

INTRODUCTION

ROLE OF THE COMPREHENSIVE PLANNING COMMITTEE

Community engagement and input during the creation of the Moores Hill Comprehensive Plan were crucial in directing the development of plan recommendations. Residents contributed valuable knowledge of local issues, needs, and opportunities. This input helped highlight areas of consensus as well as topics that needed to be explored in more detail, ultimately ensuring the needs and desires of residents aligned with the vision of town leadership and elected officials.

Aligning the multitude of interests within the community was achieved through several engagement opportunities that asked for input and feedback from residents, businesses owners, key stakeholders, town officials, and other interested parties. Engaging a broad audience brought forth creative solutions with residents bring varied experiences and ideas, leading to more innovative approaches. Conversations at each engagement opportunity revolved around how Moores Hill has grown and developed in the past, what current trends are impacting the town, and what policy updates are needed to ensure the community can properly manage growth in the future. Community engagement methods included planning committee meetings, in-person workshop, stakeholder meetings, public open house, and an online workshop that was open over the course of the plan's development. Brief summaries of the engagement opportunities are presented on the following pages.



Steering Committee member discussing future land use drafts at the third Steering Committee Meeting.

COMMUNITY ENGAGEMENT SUMMARY

COMPREHENSIVE PLANNING COMMITTEE

A comprehensive planning committee was formed at the beginning of the planning process from key members of the community who represent the town's residents, businesses, government, and other unique stakeholders of Moores Hill. Committee members had several tasks during the process including identifying key strengths and challenges in Moores Hill, providing feedback on draft documents, attending the various public meetings during the process, and acting as champions of the plan. Four separate meetings were held exclusively with the comprehensive planning committee during the creation of the plan, with email correspondence occurring throughout the process. Committee members are listed below:

Lynn Allen, Town Council President

Debbie Bruns, Resident

Steve Bruns, Resident

Lanny Dell, Street Superintendent

Kelli Gentrup-Pettit, South Dearborn School Board, Vice President

Jeff Gnoose, Business Owner, Redevelopment Commission

Andrea Hornberger, Clerk-Treasurer

Becky Ingersol, Resident

Dan Jefferson, Resident

Nicole Macke, Resident

Brad Rowlette, Resident

Dustin Rowlette, Resident

Todd Russel, Business Owner

Michael Waltermann, Resident

Tammy Wismann, Winter Walk

MEETING SUMMARIES

The comprehensive planning committee met a total of 4 times over the course of plan's development. The group consisted of 16 members made up of residents, business owners, local elected officials, members of local and regional organizations, and other parties concerned with Moores Hill future. The committee was tasked with initially providing their thoughts on the town's future vision for growth and advertising the planning process, later providing feedback on the draft strategies and projects within the document and helping gain community consensus. The first committee meeting was September 10, 2024, with the final meeting January 16, 2025.

MEETING 1

The initial planning committee meeting was the kick-off for the Moores Hill Comprehensive Plan. The purpose of the initial meeting was to introduce participants to the expected planning process over the next 12 months and gather initial thoughts on the opportunities and challenges present in the community. Members discussed their ideas for Moores Hill's future and what challenges have arisen over the last decade. This meeting helped set the stage for key questions asked during the first workshop and during online engagement. Key themes from the meeting included:

- Ordinance updates will be needed after the comprehensive plan is complete to ensure it can be successfully implemented.
- Increasing the number of rooftops is the critical factor for attracting new businesses.
- The town has seen several residential properties rehabilitated in recent years.

MEETING 2

On October 30, 2024, the second planning committee meeting was held at the Moores Hill Town Hall. This meeting provided an overview of public input received so far and identified several common themes and potential goals for the plan. The group discussed the Former Moores Hill Elementary School property and major points for each OCRA topic, providing additional input and guidance on how the plan's future strategies and actions should appear. Key themes from the meeting included:

- Moores Hill has begun conversations with the school board to acquire the school.
- Industrial/employment-based industries could be suitable along SR 350.
- The Town needs a short and long-term business strategy.
- Town staffing is currently adequate for the community's size and needs.

MEETING 3

The third planning committee meeting was held on December 12 2024, and focused on refining the draft goals and strategies for the plan, specifically for public review at the community open house. The group also participated in several mapping exercises targeting future land use, infrastructure, parks and trails, and future growth considerations. Key themes from the meeting included:

- The town has acquired the rights to the Moores Hill Elementary building and will begin the process of transferring ownership through the beginning of 2025.
- The lot behind Town Hall is owned by the Funeral Home, with the owner wanting the space to be used for youth activities and amenities.
- Can the town extend utilities into Ripley County to take on more customers?

Meeting 4

The final planning committee meeting was held in tandem with the town's June Council, Planning and Zoning, and Redevelopment Commission meetings. The groups were given an opportunity to review the document and provide any final feedback before formal adoption.



Steering Committee Meeting #1

PUBLIC ENGAGEMENT OPPORTUNITIES

PUBLIC WORKSHOP

In-person engagement opportunities allow participants to interact and create a dialog with community leaders, the project team, and other residents. In addition, in-person engagement also ensures that decisions can better reflect their actual needs, values, and perspectives, leading to solutions that are more effective and sustainable.

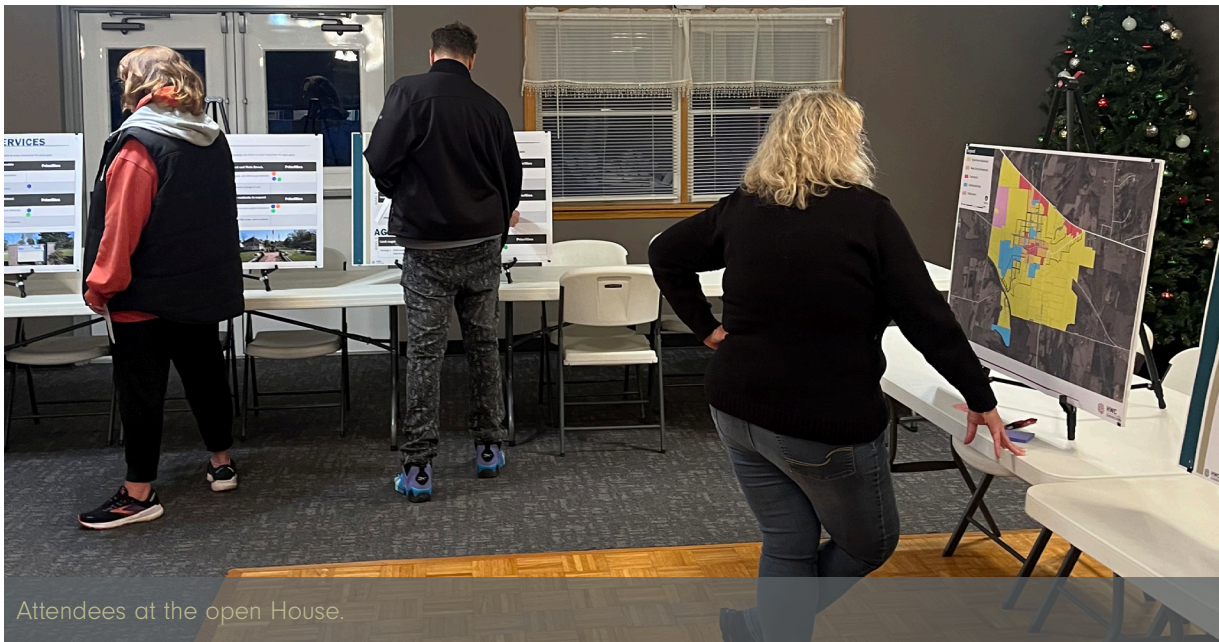
A Public Workshop was held October 17, 2024, inviting residents, business owners, and other interested parties to share their thoughts on Moores Hill's current strengths, future challenges, and goals for growth and development. The meeting included several facilitated exercises for participants to complete. These activities ranged from writing a six-word story on what attendees wished to see for the future of the Town, identifying existing assets and challenges on large aerial maps to identifying specific solutions most beneficial to the community. The bullets below identify the common trends and themes discovered through the Public Workshop:

- New residential growth and future annexation north of the Town could be beneficial to the community.
- The former elementary school could be reused as senior housing.
- The Town should make a park out of the land surrounding the Town Hall.
- The Town needs to focus on increasing sidewalk connectivity, especially along Main Street and Chesterville Street.
- We should beautify Manchester Street and add a digital sign at the Main entrance to the Town to advertise Town events.
- The South Dearborn School Board has a vote in November to decide what to do with the elementary school property. The Town is very interested in purchasing it and reusing it to benefit the Town.
- Businesses have left downtown, despite the community and Town being very friendly to new businesses. How can we bring them back?
- How can the Town market its events better? Newsletter?
- The Town is fully built out with fiber.
- The Town's sewer system needs more customers but the people who want it cannot afford to pay for extensions.
- Legions Park needs to be ADA accessible.
- The Town could benefit from additional street lighting and walking trails.
- There is limited space for further residential development. This may be the largest obstacle to new growth.

COMMUNITY OPEN HOUSE

The Community Open House, held on January 16, 2025, invited residents to the Moores Hill Town Hall for feedback on the plan's draft goals, strategies, and future mapping. The meeting was open-house style with over two dozen people attending and provided feedback. The intent of the open house was to ask for the public's assistance in prioritizing plan strategies and identifying ideas for potential projects and policy recommendations. For those unable to attend the in-person event, the meeting boards were added to the project website and a survey was created that allowed all interested parties to provide comments. The bullets below identify the common trends and themes discovered through the Community Open House with full results available in the Appendix (page 116).

- Attendees generally love the idea of a monthly newsletter.
- Improving sidewalks and adding lighting are some of the most important transportation issues facing the Town.
- There are mixed opinions on which Parks & Recreation goals to prioritize.



Attendees at the open House.

MOORES HILL COMMUNITY INPUT SURVEY

There were 112 survey responses to the Moors Hill Community Input Survey. The survey was open from August 2024 to December 2024. Survey results are found in the appendix, starting on page 123.



Attendees at the Community Workshop.

MOORES HILL COMPREHENSIVE PLAN



LAND USE

Vision for Land Use

Moores Hill will prioritize the development of infill housing while ensuring goals of this plan are reflected in local ordinances.

INTRODUCTION

The way land is used in the Town impacts how and where residents access important destinations, live, and experience their Town. The Town generally has large, curved street blocks, more open space, and is less dense compared to towns of similar size. As a result, much of Moores Hill's land use is characterized by one-story, single-family homes on large lots. Historically there have been commercial storefronts on Main Street, but new commercial opportunities along SR 350 have left vacancies on Main Street. Institutional buildings are generally on the fringes of the Town, such as the school and Carnegie Hall. There is no large-scale industrial land use in the Town. In recent years, there has been an increase in residential infill development, which has decreased the Town's vacancy rate, and poses a new challenge of residential growth.

PUBLIC INPUT

- Public engagement events have largely focused on the redevelopment of the elementary school, with some residents preferring the school to be reused as senior apartments while others would like to see a recreation and community center.
- Nearly 60% of survey respondents strongly agree that new development and reinvestment is needed in the downtown core (page 132).
- Over half (51%) of survey respondents believe that retail/convenience development is 'very needed', while 47% of respondents believe that restaurants/entertainment development is 'needed' (page 128).

KEY FINDINGS

- There is land to the northwest and east that can capture new residential growth via potential annexations and utility extensions.
- Rapid residential Infill development has decreased the availability of vacant lots for further residential growth.
- Commercial infill development on Main Street is a high priority, with an additional focus on commercial infill along SR 350.

EXISTING CONDITIONS

Due to Moores Hill's unique position relative to the Cincinnati Metropolitan Area (MSA), the Town has begun to see increased growth because of the outward expansion of suburban growth from the Cincinnati area. Despite this recent growth, Moores Hill is still a small town and has historically always been a small town. Until recent decades, Moores Hill has generally not been economically linked to a large metropolitan area. This is observable in the original design of the Town's self-sustaining physical layout, with a historic Main Street designed to have commercial businesses to support the Town's small population, and a grid-pattern of mainly residential streets. Today, there are nearly no businesses along Main Street, as all have closed or left to more profitable, auto-oriented commercial spaces along SR 350, the northern limit of the Town.

The main gateway into Town is Manchester Street, lined with older, historic residential homes. Generally, farther from the Town's core are newer homes, often one-story ranch-style homes on large lots. This is most evident along Main Street, East of Chesterville Road.

Institutional uses are found in the central part of the Town and include Carnegie Hall, the vacant Elementary School, the Forest Hill Cemetery, and the Moores Hill Town Hall and Senior Center. The southern part of the Town is generally characterized by low-density residential homes, often with exceptionally large lots, forested and partially used for agriculture.

Legend

- Single-Family Residential
- Mixed Density Residential
- Commercial
- Institutional/Public
- Employment

0 0.2 0.4 Miles

NORTH

Map of Marietta, Georgia, showing land use designations. The map is overlaid with a grid of colored polygons representing different land use types. A legend in the top left corner defines the colors: Single-Family Residential (yellow), Mixed Density Residential (orange), Commercial (red), Institutional/Public (light blue), and Employment (pink). A scale bar and north arrow are also present in the legend. The map shows a central urban area with a mix of residential, commercial, and institutional uses, surrounded by predominantly single-family residential areas. Major roads like US-41 and US-28 are visible, along with the Chattahoochee River and the city limits boundary.

FUTURE LAND USE PLAN

PURPOSE

Land use plans are intended to provide guidance to community leaders and elected officials when determining the suitability of zoning changes and other requests for development. The future land use map was created through examination of existing land use patterns, current zoning districts, utility service areas, environmental features, and community input. In many instances, the existing land use is the desired future use. However, there are some areas where changes in land use are anticipated as farm properties are developed for the first time or vacant and under-utilized properties may be redeveloped.

FUTURE LAND USE CLASSIFICATIONS

The following describe the base characteristics of future land use classifications for Moores Hill's Future Land Use Map. The map identifies desired land uses that support the community's vision for future growth and development. This is not a zoning map and does not legally bind a property to its identified land use. It is only a tool for elected and appointed officials to use when making future zoning and development decisions.

Single-Family Residential

The Single-Family Residential classification supports low to medium-density, single family residential development, often in the form of conventional subdivisions. These areas should be served by water and sewer utilities although there are existing single family lots served with on-site well and septic systems. These areas may act as a buffer between agricultural land and more intensive land uses, such as commercial or industrial development. Parks, schools, religious institutions, and other community facilities can also be found within these areas.

Mixed-Residential

The Mixed-Residential classification designates appropriate locations for housing development that may include single family homes, duplexes, townhomes and patio homes depending on surrounding context and available transportation and utility infrastructure. New neighborhoods should have walkable, well-connected street systems that connect to adjacent neighborhoods and nearby destinations. They should be designed around natural features to highlight existing woodlands and water bodies as accessible community amenities. Parks, schools, religious institutions, and other community facilities may be included in the mixed residential neighborhood classification at appropriate locations.

Multi-Family Residential

This classification is used to identify areas with existing multi-family apartments. Developments in these areas can contain larger structures to consolidate units while still adhering to adjacent context including building heights, materials, and landscaping. They should have walkable, well-connected street systems that connect to adjacent neighborhoods and nearby destinations. Multi-family development requires water and sewer utilities and can be placed near more intensive land uses such as commercial and industrial.

Commercial

The Commercial classification accommodates a range of commercial/business activities, including retail, office, and service uses for residents, businesses, and visitors along the major thoroughfares in Moores Hill. The scale of these commercial activities varies from small-scale neighborhood service centers to regional shopping destinations and professional office parks. Commercial development areas should be planned with coordinated access to ensure safe and efficient functioning of the adjacent road network and limited impact to surrounding residential land uses.

Employment

The Industrial classification indicates appropriate locations for light or medium industrial uses, including manufacturing, processing, distribution, and storage, as well as high-intensity commercial uses. Building types may include both large footprint users with multi-story buildings on large parcels or groups of smaller structures in a business park setting. Some of these uses may involve exterior storage or movement of goods and require measures to mitigate adverse visual impacts. These areas should be located near major thoroughfares and be able to access highways without impacting daily traffic in the downtown core. Heavy industrial uses are not desired.

Institutional

The Institutional classification identifies areas dedicated for public use such as schools and town-owned buildings and property. These uses may vary in scale and impact to the transportation system. Large institutional uses should be located along thoroughfares with the capacity to handle anticipated traffic volumes. The areas identified with this classification typically reflect existing development, as many institutional uses are distributed within single family residential and other future land use classifications.

GOAL 1

Promote infill and redevelopment of vacant sites and buildings along major streets for residential and mixed-use development.

As Moores Hill continues to grow, it is important to prioritize vacant or dilapidated parcels and buildings first as these lots are already connected to city services, streets, and neighborhoods. Infill development can help reduce costs for the town and property owners, limiting the need for new utility or roadway extensions.

Moores Hill can partner with county-wide and regional organizations such as the Dearborn Chamber of Commerce and the Southeastern Indiana Economic Opportunity Corporation (SEIOC) to attract local developers and regional funding sources that aide in housing rehabilitation and development. In addition, the town must review zoning and development standards to ensure barriers to infill and housing growth are reduced or removed. These barriers may include minimum lot size or building footprint requirements, streamlined permitting process, parking requirements, or accessory dwelling restrictions.

Strategy 1: Create partnerships with Dearborn County and regional organizations who can assist in incentivizing and guiding reinvestment.

Strategy 2: Review and amend local ordinances to ensure Moores Hill's vision for growth and development can be successfully implemented.

GOAL 2

Ensure the goals of this comprehensive plan are reflected in local ordinances.

As suburban expansion from the Cincinnati Metropolitan Area encroaches further into Dearborn County, it is crucial that town ordinances, zoning, and subdivision controls reflect the goals within this plan in the face of potential development. These updates should also include language focused on utility extensions and annexations, to ensure Moores Hill is able to capture tax revenue from new or existing development connected to town utility services.

Moore Hill can not force annexation on existing development, but should communicate with interested residents and provide information so property owners can understand the process, costs, and benefits of being annexed.

Strategy 1: Update zoning and subdivision ordinances to require annexation in instances where the town provides water or sewer services.

Strategy 2: Hold informational sessions that discuss process and benefits for property owners considering annexation into Moores Hill.

IMPLEMENTATION

Update Moores Hill's ordinances into a complete Unified Development Ordinance (UDO) that aligns with this plan.

Action Items	Timeframe	Responsible Parties
- Coordinate with SIRPC or other regional organizations to identify potential grant opportunities for ordinance work. - Assess the scope of UDO, including what needs updated and what will need to be created from scratch, and create an RFQ/RFP with those criteria in mind. - Identify potential board members, town staff, residents, local developers and other interested parties who would be willing to serve on a committee to create the UDO.	Short-Term (0-3 years)	Town Staff, Moores Hill Town Council, Outside Consulting Group, SIRPC

Leverage local programs and organizations for housing rehabilitation and infill.

Action Items	Timeframe	Responsible Parties
- Use this document to guide town staff, council members, and stakeholders about the collective vision of the future of Moores Hill. - Educate town staff, town council, and residents about the importance of ordinances in protecting the character and safety of the community. - Use this plan as the legal foundation to create and adopt new ordinances.	Ongoing	Town Staff, Moores Hill Town Council, Local Residents



Residential home in Moores Hill.

MOORES HILL COMPREHENSIVE PLAN



GOVERNMENTAL & FISCAL CAPACITY

Vision for Governmental & Fiscal Capacity

Moores Hill will enhance government capacity according to growth while maintaining financial stability to meet the needs of residents and businesses.

INTRODUCTION

A well-functioning town government is crucial for Moores Hill's commitment to provide high-quality services for residents and businesses. The Town government has a small staff and a 3-member Town Council that oversee and approve decision making, pass budgets, and ensure daily functions are maintained. It is important that as the Town continues to grow, the Town government is adequately staffed, has appropriate resources and expenditures, and still provides exceptional services to its residents.

Identifying potential capacity challenges Moores Hill of the future is important to ensure government activities and services can continue at adequate levels of service, and accomplish the goals and strategies within the Moores Hill Comprehensive Plan can be carried out effectively.

PUBLIC INPUT

- According to the community survey, there are mixed opinions on how respondents feel about the provision of government services (page 133).
- Many residents at the public workshop expressed satisfaction to the dedicated and friendly public servants that genuinely care about the condition of the Town and that this kind of service could not be found in larger communities (page 118).

KEY FINDINGS

- The Steering Committee and Town staff identified that there are no pressing staff needs at the time of writing (page 119).
- A possible building inspector position could be added if population and the number of structures in the Town continues to grow (page 119).
- If the sewer plant runs at full capacity in the future, the Town may need additional staffing.
- The Fire Department staffing needs are adequate and managed by the township.

EXISTING CONDITIONS

INTRODUCTION

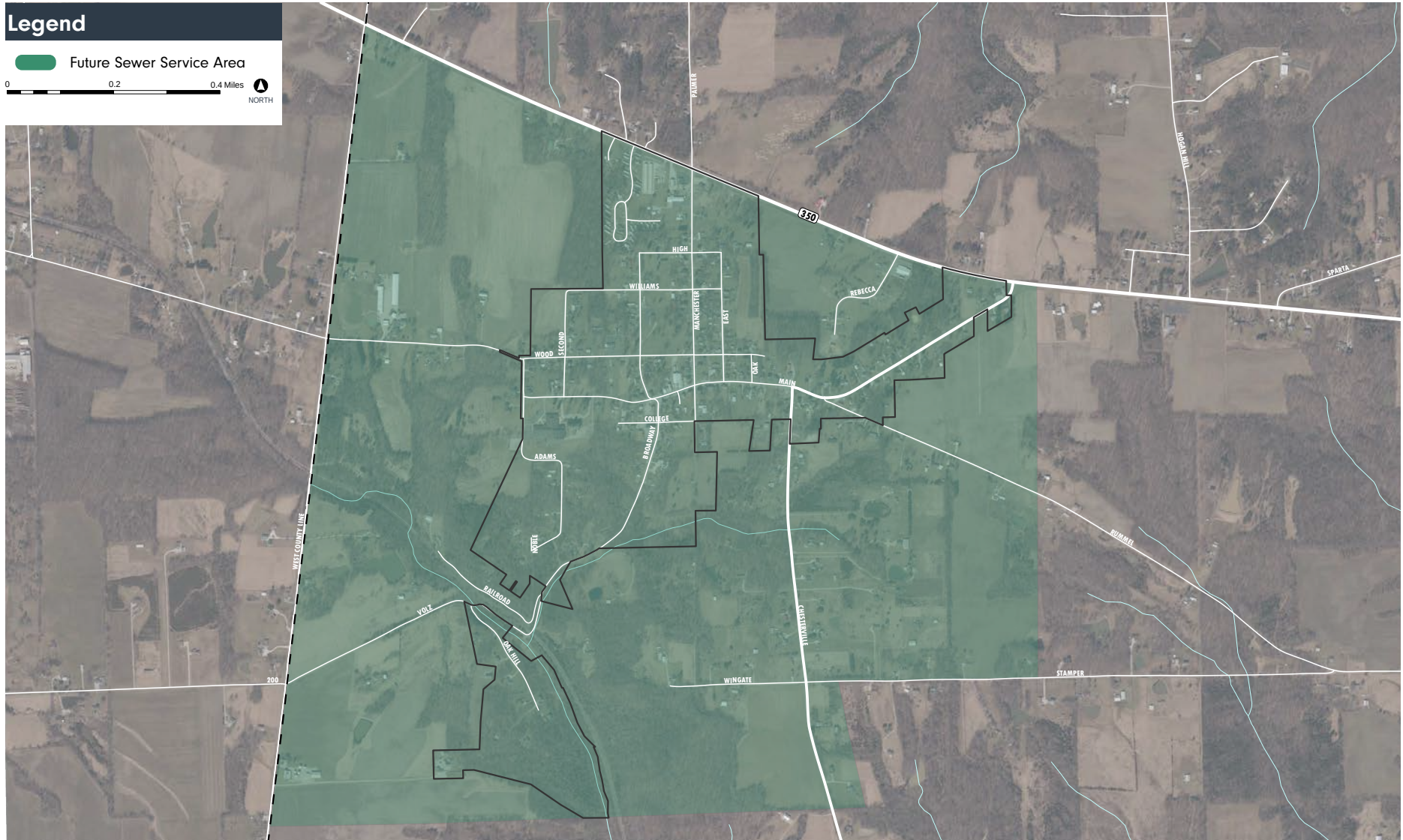
Moores Hill utilizes both elected and volunteer, and full-time staff to oversee the daily operations of the community. The town council consists of three members who are elected on a four-year cycle and serve as the legislative and fiscal body of the community, with the responsibility of passing ordinances, land use decisions, and budget issues. The town's clerk-treasurer is also an elected position and supports both general town functions and the town council. While Moores Hill is a small community, it does have a Plan Commission and Redevelopment Commission which can provide further support and guidance for land use and redevelopment decisions, as well as qualify for state funding opportunities specific to TIFs or other economic tools.

According to published cash and investment records on the Indiana Department of Local Government Finance (DLGF) Gateway, Moores Hill had a net negative cash balance during 2023. The town's receipts for the year totaled \$1,252,392.84 while total disbursements totaled \$1,149,026.30. Moores Hill's total cash balance increased from \$1,2224,626.20 at the beginning of January to \$1,327,992.74 at the end of December.



Ensuring the Town has enough funds to maintain public infrastructure is vital for community resilience.

FUTURE SEWER SERVICE MAP



GOAL 1

Increase awareness of town events, initiatives, and programs through outreach efforts and marketing campaigns.

Town residents should always be up to date on special events, news, and information in Moores Hill. Community events, such as Winter Walk, help foster community involvement and rely on advertisement or word of mouth to draw new visitors each year. While social media is a useful tool to reach online audiences, messages often get lost on a feed when thousands of posts are showing up each day. To provide a different form of communication, the town can create monthly letters that describe town events, initiatives, and news for the month. These letters can be easily distributed at Town Hall, local establishments, through utility bills, at the post office, and through digital platforms.

As Moores Hill grows, these letters can ensure new residents are provided news, information, and insider knowledge about life in Moores Hill. Unique welcoming packages could be made that include lists of regional destinations, local history, restaurants, and even coupons to local establishments, as well as personalized messages from the Town Council.

Strategy 1: Create a monthly town newsletter that details town events, resident sponsored initiatives, news, and information to a mailing list.

Strategy 2: Partner with local organizations and businesses to create a welcome package that introduces new residents to what Moores Hill has to offer.

GOAL 2

Ensure future town expenditures are accounted for through a Capital Improvement Plan and budgeting for potential staff hires.

Moore's Hill has always been a rural community, never recording a population above 1,000 residents. However, this may change over the next decade as growth from population centers in the Cincinnati Area expands west. New residents necessitate a long-term plan for capital improvements, as more roads, infrastructure, and utilities are likely to be extended and expanded, increasing maintenance costs over time.

Town infrastructure is generally in good condition as of 2025, but with increased capital costs going towards new infrastructure, it is in the town's best interest to develop a Capital Improvement Plan (CIP) to monitor when and how upcoming infrastructure projects and capital expenditures will be completed. If there are increased revenues and maintenance responsibilities, the town may need to hire additional staff to maintain new infrastructure and oversee increased municipal services and should consider what future staffing needs may arise.

Strategy 1: Develop of a Capital Improvement Plan that details capital expenditures over a five-year period and update it as needed.

Strategy 2: Monitor population growth, new building permits, and town revenues to gauge whether a Building Inspector, and other supporting positions, are needed over five years.

IMPLEMENTATION

Create a monthly town newsletter that details town events, resident sponsored initiatives, news, and information to a mailing list.

Action Items	Timeframe	Responsible Parties
• Create physical and digital templates for mailers that can be easily accessed and filled in by town staff or volunteers. • Ask residents to submit their information through a contact form on the town's website that can be used as a digital mailing list. • Open the newsletter to local community groups and businesses who wish to share upcoming events or promotions.	Short-Term (0-3 years)	Town Staff, Residents, Local Organizations, Business Owners

Develop of a Capital Improvement Plan that details capital expenditures over a five-year period and update it as needed.

Action Items	Timeframe	Responsible Parties
• Collect any capital expenditures (equipment, utilities, facility upgrades, etc.) town departments are likely to need over the next five years. • For each potential expenditure, list a department, time-frame, estimated cost, and potential funding source. • Consolidate these needs into a plan approved by the Town Council that is updated on an annual basis.	Short-Term (0-3 years)	Town Staff, Town Council, Public Works, Emergency Services



Legions Park

MOORES HILL COMPREHENSIVE PLAN



PUBLIC FACILITIES & SERVICES

Vision for Public Facilities & Services

Moores Hill will ensure quality services and facilities to its residents and businesses while re-envisioning the use of the elementary school.

INTRODUCTION

As a small town, public facilities and services play a vital role in the development and well-being of Moores Hill, fostering a higher quality of life for residents. Public facilities like parks, schools, and community centers serve as gathering spaces that promote social interaction and a sense of community. Reliable infrastructure, such as roads, sewer, and emergency service, supports economic growth by connecting residents to opportunities and businesses. In small towns, where resources may be limited, well-maintained public services not only improve daily living but also attract new residents and investments, ensuring sustainable growth and prosperity. While the town does an excellent job providing services and maintaining facilities in a fiscally responsible manner at present, planning for additional facility and service enhancements is paramount as Moores Hill continues to grow and attract new residents and businesses.

PUBLIC INPUT

- Many residents at the public workshop would like to see a recreation or community center in the Town (page 118).
- There is a wide range of ideas how the old Elementary School should be reused. Some would like to see the school converted into senior housing while others would like to see it turned into a community center (page 118).
- According to the community survey, there are mixed opinions on how respondents feel about the provision of government services and public facilities (page 133).

KEY FINDINGS

- There are many locations in which the Town would like to extend utilities, but property owners cannot afford the upfront costs of utility expansions.
- The Town Hall and Senior Citizen Center Building is in good addition, although if the Town continues to grow, there may need to be some improvements to the building.

EXISTING CONDITIONS

Moore's Hill / Sparta Township Fire Department

Moore's Hill Fire and EMS is a volunteer organization with approximately 20 certified fight-fighters. Their range extends into all of Moore's Hill and the surrounding Sparta Township.

Moore's Hill Public Works

While not an official department, Moore's Hill's public works is comprised of a wastewater plant operator, Street Superintendent, and additional staff. While current staffing levels have been adequate, there was an agreement during the planning process that new hires may be needed if the town's population continues to grow.

Moore's Hill Police Department

The Moore's Hill Police Departments is comprised of a Town Marshall and supporting officer. On top of daily policing needs, the Town Marshall also covers ordinance infractions.

Moore's Hill Parks

Moore's Hill holds a single town park, Veterans Memorial Park, but has available land space to hold other recreational amenities. The town does not have a current 5-Year Master Parks & Recreation Plan, which would assist in available funding at the state and federal levels through DNR.

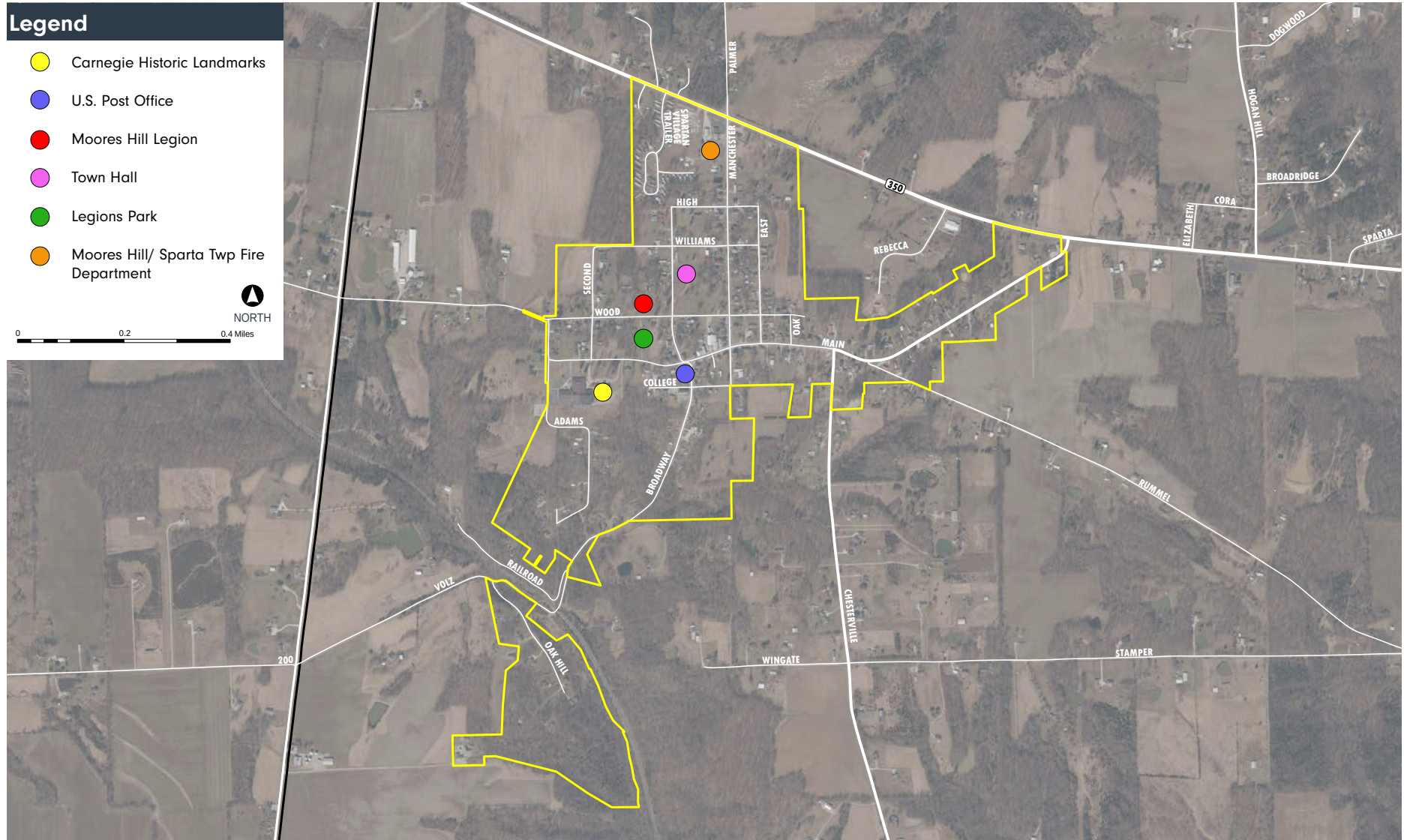
Moore's Hill Redevelopment Committee

The Redevelopment Commission promotes and implements economic development projects, acting as a catalyst to redevelop infill sites and draw new development to shovel ready properties. The is done through techniques including real estate acquisition, site preparation, and infrastructure development, as well as distributing grant funds and utilizing economic development tools such as tax abatement.



Moore's Hill - Sparta Twp VFP & EMS

COMMUNITY ASSETS MAP



GOAL 1

Ensure town services expand alongside population growth in a fiscally responsible manner.

The Town of Moores Hill is under the jurisdiction of the Moore Hill - Sparta Township EMA, which covers the Town and unincorporated parts of Sparta Township. With population increases likely within the next 20 years, the town leadership should continue working with respective agencies and organizations to coordinate on relevant plans, discuss organizational needs and challenges, and to gauge whether expansions or additions of stations are needed in the future. The town should meet with fire chiefs and EMS leaders on a yearly basis to discuss current conditions and future planning.

Town utilities, such as sewer, are benefits that assist in managing development, but also come with high prices of extensions and maintenance. As development occurs Moores Hill should ensure utility projects are fiscally responsible, with infill development prioritized over greenfield development to lessen the town's expenditures while still allowing growth to occur.

Strategy 1: Continue working with local emergency service providers and staff (fire, police, EMS) to ensure their coverage is sufficient in the case of growth.

Strategy 2: Use town-owned utilities to manage and direct development within and adjacent to town limits.

GOAL 2

Perform a feasibility study on the recently acquired Moores Hill Elementary School building and begin identifying potential uses.

The most discussed topic during public engagement was the opportunity and potential reuse of the former Moores Hill Elementary School. What once was the flagship institution for the town is back within the community's possession, and residents have expressed many ideas on what and how to reuse the building and adjacent land. The first step in understanding the potential new uses of the site would be to conduct a feasibility study on the school, to determine what uses could be functionally possible and successful.

Once a feasibility study is conducted, along with local and regional organizations, the town can survey local residents via online, in-person, and mailing surveys to understand what town residents would like to see in the former elementary school. With these two steps completed, the town can release an RFP and work with local developers to reuse the building as what is recommended by the town and its residents.

Strategy 1: Partner with local organizations in Dearborn County and the SIRPC region with the capacity or resources needed to perform a feasibility study.

Strategy 2: Survey Moores Hill residents on their ideas for the former school building and create an RFP in response.

IMPLEMENTATION

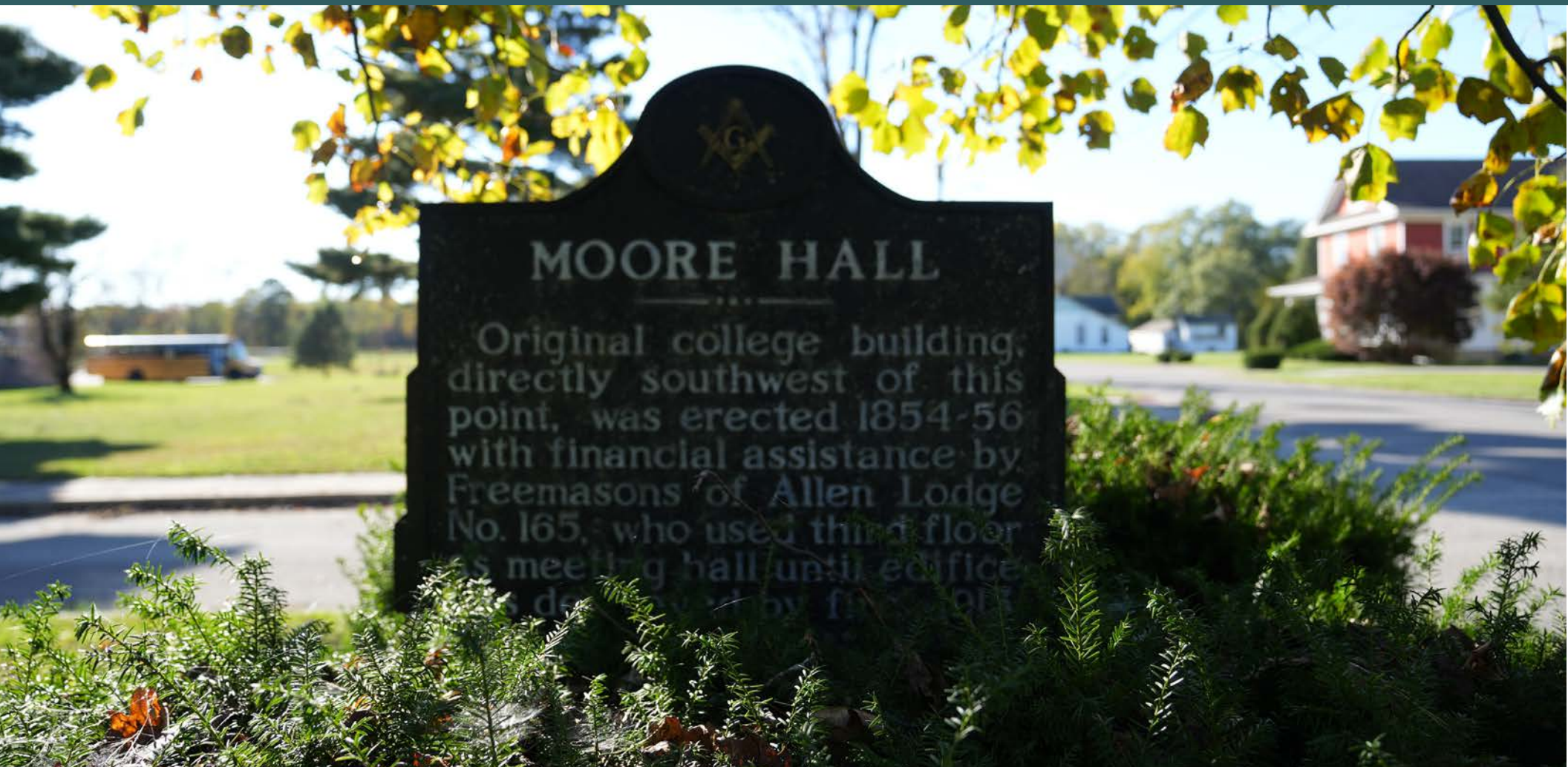
Conduct an assessment of the recently acquired Moores Hill Elementary School building to evaluate its feasibility and explore potential future uses.

Action Items	Timeframe	Responsible Parties
- Identify and hire a consulting firm that specializes in feasibility studies and redevelopment of former schools and other public-use structures. - Conduct public workshops and surveys to collect public input on how residents would like to see the school reused. - Partner with Dearborn County organizations to determine potential funding sources for redevelopment or the option of selling the school to a private development. - Integrate the findings into a RFP that is targeted towards developers with experience handling adaptive reuse in rural communities.	Short Term (0-3 years)	Moores Hill Town Council, Town Staff, Local Residents, Consulting Firm, SIRPC, One Dearborn



Forest Hill Cemetery

MOORES HILL COMPREHENSIVE PLAN



PLACEMAKING

Vision for Placemaking

Moores Hill will use its strong sense of place and community to incorporate placemaking initiatives across the Town.

INTRODUCTION

Placemaking efforts are crucial in Moores Hill as it transforms ordinary public spaces into vibrant, engaging areas that reflect the community's identity and aspirations. By fostering a sense of place, placemaking enhances social connections, encourages local pride, and supports economic vitality. Well-designed spaces such as community centers, parks, and people-friendly streets invite people to gather, interact, and participate in community life, strengthening the social fabric. Placemaking can also boost local economies by attracting visitors, encouraging business growth, and increasing property values. Placemaking efforts in Moores Hill should not be limited to the town's physical appearance; it must also be a community-driven effort to develop unique programming that is inclusive to residents and marketed to visitors of all ages and backgrounds.

PUBLIC INPUT

- Many residents at the public workshop want to see beautification along the Town's gateway, Manchester Street (page 118).
- Roughly 78% of survey respondents believe that Moores Hill has a strong sense of community pride (page 136).
- 61% of survey respondents disagree that there are a variety of programs, resources, and events for Moores Hill residents, including those catered towards children and seniors (page 136).
- Over 60% of survey respondents disagree that Moores Hill has unique branding, signage, and an online presence that sets it apart from other communities (page 136).

KEY FINDINGS

- The town has taken strides to improve its online presence with the addition of a new website.
- Moores Hill's small-town atmosphere, close-knit community, and proximity to major employment and population centers is a draw for both potential residents and visitors.
- Increasing businesses in the Town, especially along Main Street would likely enhance the image and success of the Town.

EXISTING CONDITIONS

PLACEMAKING IN MOORES HILL

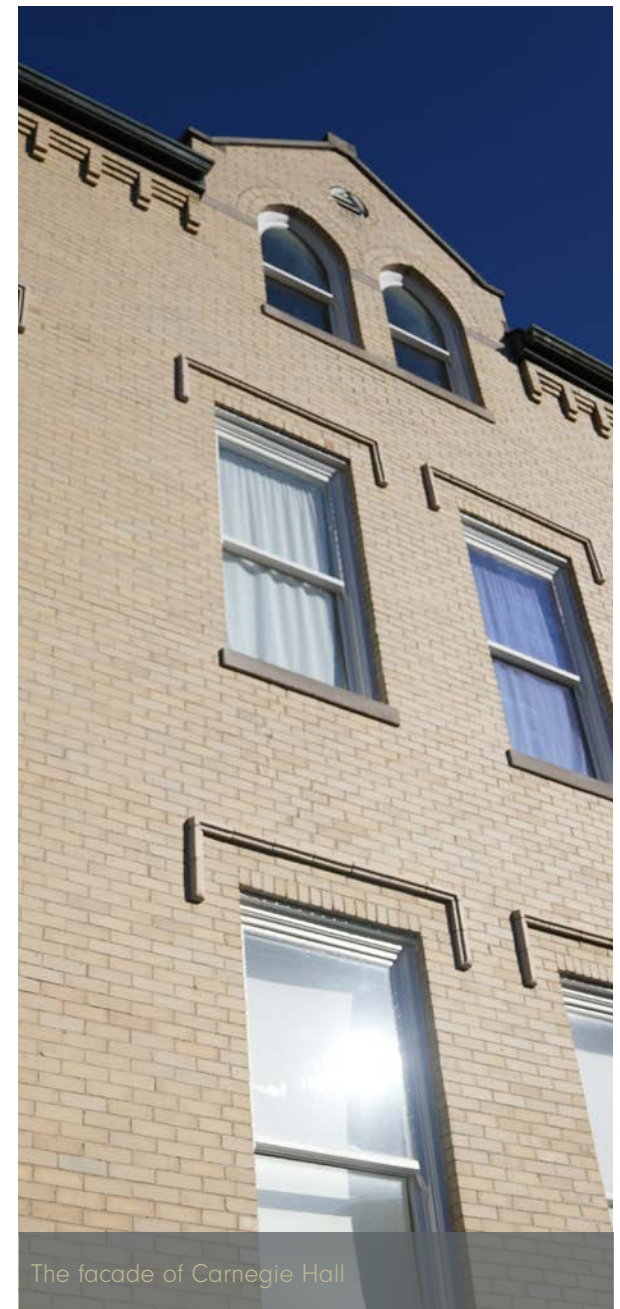
Moores Hill's rural and small-town atmosphere greatly contributes to its uniqueness and is reflected in its placemaking initiatives. Additionally, the Town's proximity to the Cincinnati Metro Area coupled with its small-town charm and close-knit community has likely been a driving factor in recent population growth. With this additional growth, it is crucial that the Town take the necessary steps in further placemaking initiatives.

Manchester Street is the Northern gateway to the Town, with access off SR 350. Currently, there is no attractive gateway, landscaping, and intuitive wayfinding signs that signal to travelers about Moores Hill, and what the Town has to offer. Manchester Street is generally lined with old, historic single-family homes, and has good tree canopy coverage, although beautification placemaking efforts can be made to further enhance the look of the gateway.

Additionally, the Town's Main Street has a limited number of businesses. To further placemaking goals, the Town can support owner-occupied building facade improvements.

Moores Hill also has several local organizations that actively work to improve the quality of place within the town. Ranging from the Dearborn Foundation, The Dearborn Chamber of Commerce, and the Southeastern Indiana Economic Opportunity Corporation (SIEOC). These groups are comprised of dedicated residents who help enact change in the community and help expand the town's capacity for placemaking efforts.

The Town also has institutional buildings that can be further enhanced to improve the quality of place. Carnegie Hall and the Elementary School are both large buildings that can be transformed into new uses. Some uses include a community center, a recreation center, senior housing, event center, or commercial spaces.



The facade of Carnegie Hall

GOAL 1

Invest in the community's major entryways along Manchester Street and Main Street.

Moore's Hill's current gateway/entryway into the community along Manchester Street and SR 350 lacks attractive features, signage, and visually appealing landscape that show the uniqueness and attractions that the town has to offer. Traveling along SR 350, many drivers unfamiliar with the area may not even recognize that they are traveling past Moore's Hill, as no recent wayfinding signage exists to alert travelers.

Manchester Street and Main Street, identified through public engagement, were identified as locations for placemaking efforts, as they are the primary entryways into Moore's Hill from the north and hold the highest number of historic homes. In the future, the Town should use grant opportunities to invest in better lighting, street trees, gateway signs, landscaping, and banners, that beautify the gateways, attract attention from travelers, and improve the quality of life of residents along these corridors.

In addition, to illustrate the town's unique characteristics and charm, Moore's Hill can work internally or with marketing firms to create a branding strategy that reflects the new image of the community. New branding should be replicated on online platforms, in gateway decor, community signage, and any outreach materials.

Strategy 1: Use future grant funding to install lighting fixtures, larger sidewalks, streetscape, and other visual elements along roads with high visibility.

Strategy 2: Work with the Town Council and a local marketing firm to develop a comprehensive strategy for new branding, town signage, and marketing materials in the future.

GOAL 2

Partner with local organizations, churches, businesses, and involved residents to expand program offerings and highlight community culture.

Moore's Hill can partner with organizations to enhance and expand program offerings for local residents. With increased partnerships and collaborations, the town should also survey residents to understand what programs community members would like to see in the future. Some previous events that the community has hosted include movies in the park and the Winter Walk.

Strategy 1: Leverage local organizations, businesses, and residents to expand cultural initiatives in Moore's Hill.

Strategy 2: Survey Moore's Hill residents to determine the types of programming they would like to see, such as movies in the park, additions to the Winter Walk, or other community events.

IMPLEMENTATION

Enhance Manchester Street and Main Street with additional landscaping, lighting, signage, and pedestrian furnishings.

Action Items	Timeframe	Responsible Parties
- Form a local project committee of town staff, the Moores Hill Redevelopment Commission, and business/property owners to determine project goals. - Refine the goals into specific project elements that may include additional streetscape amenities (i.e. benches, bike racks, lighting, etc.), landscaping, curb bump-outs, crosswalks, ADA curb ramps, and signs. - Identify and procure funding, including grants such as INDOT's Community Crossings Matching Grant (CCMG) and available tax dollars. - Consult with a design professional for completion of design and construction documentation. - Bid and construct phased improvements as funding is available.	Medium-Term (4-7 years)	Town Council, Town Staff, Moores Hill Redevelopment Commission, Consulting Firm, Redevelopment Committee

Leverage local organizations, businesses, and residents to expand cultural initiatives in Moores Hill.

Action Items	Timeframe	Responsible Parties
- Include community organizations and businesses that organize, promote, and operate local festivals and programs in planning and design discussions for park and public space improvements. - Showcase the historic and cultural work of location residents across town when possible, which can include pieces from Moores Hill College or displaying the local restored fire engine.	Medium-Term (4-7 years)	Town Council, Town Staff, Community Organizations

MOORES HILL COMPREHENSIVE PLAN



ECONOMIC DEVELOPMENT

Vision for Economic Development

Moores Hill will grow its commercial footprint by reducing barriers for new businesses.

INTRODUCTION

Economic development can take many shapes and forms, with the ultimate intent to improve the quality of life for residents. As a historic town with roots in education via Carnegie Hall, Moores Hill has opportunities to leverage its local assets, such as its proximity to larger cities, populations, and scenic rural setting, to attract businesses, tourists, and new residents. Initiatives focusing on revitalizing Main Street areas, supporting small businesses, and enhancing infrastructure can help create a revitalized local economy. Additionally, promoting local heritage and hosting community events can draw visitors and stimulate commerce. Strategic redevelopment opportunities exist in institutional buildings such as Carnegie Hall and the elementary school which can kick-start economic development while maintaining the unique character that defines Moores Hill.

PUBLIC INPUT

- According to the community survey, there are mixed opinions on whether Business owners and entrepreneurs can rely on support from the town and county-wide organizations if needed (page 137).
- According to the community survey, over 86% of survey respondents disagree that Moores Hill has a wide range of retail, restaurants, and entertainment options that serve the needs of current residents (page 137).
- Nearly 70% of survey respondents agree that Moores Hill should focus on development enhancing quality of life instead of employment-based development (page 137).

KEY FINDINGS

- The town is very welcoming to new businesses, although challenges to increase businesses growth may be marketing and utility extensions.
- Businesses development is significantly more likely to occur along SR 350 due to higher traffic volumes, which the Town can still capture.
- Most residents in the Town do not want any more self-storage facilities.
- Businesses have come and go along Main Street, and the Town needs strategies on how to attract, maintain, and grow businesses along Main Street.

EXISTING CONDITIONS

ECONOMIC DEVELOPMENT IN MOORES HILL

Similar to other rural Indiana communities, manufacturing industries employ a large portion of Moores Hill residents at 17.6%, a decrease from 2012 when 22.3% of residents work in manufacturing industries. Other industry types which have seen large increases are transportation, warehousing, and utilities (3.9% in 2012 to 11.6% in 2022) and wholesale jobs (3.9% in 2012 to 10.4% in 2022).

The Dearborn County Chamber of Commerce (DCCC) serves as a resource center for its members and the community. The DCCC, along with the Southeast Indiana Chamber Foundation, host the Leadership Dearborn Program each year that provides opportunities for members to learn, grow, and enhance their managerial capabilities. Furthermore, the Dearborn County Foundation, Inc (DCF) also supports economic development initiatives by encouraging people to create permanently endowed funds to support charitable needs throughout the community. The DCF funds student scholarships and has awarded more than \$33 million in grants since 1997. The grants support the needs/interests of the community in the fields of Art, Culture and Humanities, Community and Public Benefit, Education, Public Safety, Environment and Animal Protection, Human Services, and Youth Programs.

READI

The Regional Economic Acceleration and Development Initiative (READI) is a program in Indiana designed to promote economic growth by investing in quality-of-life, quality-of-place, and workforce development projects across the state. READI provides funding to support regional collaborations that drive talent attraction, business investment, and long-term economic prosperity. While the Southeast Region received some READI money, the Town has not specifically received any money in the last cycle. In the next cycle, the Town can submit grant applications for future funding of economic development projects.

TAX INCREMENT FINANCING (TIF)

Tax Increment Financing is a public financing tool that helps local governments stimulate economic development in designated areas. While the Town currently does not have any TIFs in use, it has the power to create them. It works by capturing the increase in property tax revenue (the “tax increment”) that results from new development or improvements within a specific district. Instead of going into the general fund, this additional revenue is reinvested in the area to fund infrastructure, public services, or other projects that encourage further growth. TIFs can encourage economic growth, revitalizes blighted areas, support local businesses, and increase property values.



Opportunities in vacant storefronts on Main Street.

GOAL 1

Reduce barriers for new businesses looking to start or relocate in Moores Hill.

Businesses in Moores Hill have slowly shifted from Main Street and the historic commercial core to areas along SR 350 due to access and visibility. However, there are opportunities for infill in existing commercial buildings and lots in the town's core that can be opportunities for redevelopment and new business creation in the future. The greatest challenge for business owners wanting to utilize these structures is time and funds it takes for rehabilitation. Fortunately, there are options available to Moores Hill to assist in these endeavors.

The Moores Hill Redevelopment Committee has the ability to draw on state and federal resources to support the town's economic initiatives. Small businesses loans, facade improvement programs, and owner-occupied rehabilitation programs are some of the resources available to the community. Additionally, the Redevelopment Committee can create TIF (Tax Increment Financing) Districts that allow property taxes to be directly invested into a community's infrastructure and public facilities.

It is also imperative that Moores Hill pushes open communication with local business owners to discuss ongoing opportunities, challenges, and incentives to ensure barriers to growth are reduced, and as an opportunity to share insider businesses knowledge with aspiring entrepreneurs. This can allow Moores Hill leadership the opportunity to address ongoing issues and plan for policy changes and grant opportunities that may assist business development down the road.

Strategy 1: Utilize the Moores Hill Redevelopment Committee and its ability to create Tax Increment Financing (TIFs) and draw upon unique funding and program opportunities at the state level.

Strategy 2: Organize round-table discussions with current businesses owners, local and regional economic development organizations, and interested residents to identify marketing and incentive strategies to attract preferred business types.

IMPLEMENTATION

Consider creating a TIF or other economic tools to aid in the redevelopment of the elementary building.

Action Items	Timeframe	Responsible Parties
- Assess if the area qualifies based on blight, economic distress, or underdevelopment. - Hire a consulting Firm, if necessary, to conduct a feasibility study to determine potential benefits. - Outline the goals, proposed projects, and financial plans and specify how tax increments will be used. - Notify local taxing districts (schools, libraries, etc.) affected by the TIF and hold community meetings to gather input and address concerns. - Establish a Base Tax Year and set a base year for property values within the district. - Implement and Monitor the TIF District and begin redevelopment projects using TIF funds.	Short-Term (0-3 years)	Town Council, Town Staff, Moores Hill Redevelopment Committee, Local Residents, Consulting Firm



Vacant storefront on Main Street.

MOORES HILL COMPREHENSIVE PLAN



HOUSING

Vision for Housing

Moores Hill will continue to support rehabilitation of existing homes while ensuring housing variety is satisfactory for the needs of its residents.

INTRODUCTION

Moores Hill's small-town charm, rural character, redevelopment potential, and access to major employment centers have contributed to recent increases in the Town's population. It is critical for the Town to continue this trend to attract new residents and subsequent residential development. Moores Hill's existing housing stock is primarily made up of single-family homes on larger lots. Recent growth has occurred via residential infill developments and renovations of vacant or abandoned housing units, which has dwindled the number of vacant lots. Moores Hill can attract further infill development and potentially subdivision development, dependent on the ability to extend Town utilities and annexation powers. Lastly, it will be critical that the community attracts various housing types to serve the needs of its residents.

PUBLIC INPUT

- 50% of survey respondents disagree that there are diverse housing options for people of all ages and lifestyles in Moores Hill (patio homes, rentals, single-family, etc.) (page 134).
- Over 80% of Town residents agree that Moores Hill should focus on rehabilitating current homes before building new ones (page 134).
- Nearly 75% of survey respondents disagree that Moores Hill has adequate community amenities and retail options to support new housing growth (page 134).
- Almost 75% of survey respondents agree that Code enforcement and property upkeep is an issue in Moores Hill (page 134).

KEY FINDINGS

- Moores Hill's median home sale values have increased 23% over the last decade, climbing from \$83,900 in 2012 to \$108,700 in 2022.
- The number of vacant infill lots in the Town has been decreasing, which may impact the supply of future housing units.
- There is high demand for senior housing units, as senior housing in surrounding communities is fully leased out.

EXISTING CONDITIONS

HOUSING IN MOORES HILL

Moores Hill currently has 289 total housing units, an increase of 130 units (45%) since 2012. Of the town's housing units, 60.1% are owner-occupied, 39.9% are renter-occupied, and 1.5% are vacant. This differs from Dearborn County and Indiana who experience a 4.6% and a 9.5% vacancy rate, respectively, although could be a misreport by the Census Bureau.

Family households make up 68.7% of occupied housing units within Moores Hill, while single-person households account for 18.9% of occupied units. Family households have decreased since 2012 whereas one-person households have decreased from 14.4% since 2012. The number of households with children under the age of 18 has also experienced a decrease since 2012. Increasing from 39.2% of occupied housing units in 2012 to 22% of units in 2022.

Although the median home value provided by ACS data is often a baseline for housing expenses within a community, the values can often differ from actual market values. According to Zillow Home Sale data, Moores Hill's median home sale value in 2023 was \$272,230, a 59.7% difference from values reported on the American Community Survey. These Zillow numbers are unlikely to be entirely reflective of the town because they use Zip codes as their geographic unit of measurement, and likely include higher priced homes outside of the town limits. Lastly, the median rent within Moores Hill is \$930, an increase of 23.9% from \$708 in 2012.



GOAL 1

Ensure the town's current and future housing stock can satisfy the needs of residents.

With evolving housing needs among residents, it is imperative that the town's zoning ordinances do not prohibit future housing needs. It is important for the community to recognize the need of a variety of housing choices, which permit residents and developers to build housing based on market demand. This includes options for to downsize, senior housing, workforce housing, entry-level homes for young couples, single-family homes, and rental options for those that may need it.

Ensuring zoning ordinances allow for housing variety in a fast-changing world, ensures that demand is met, rents are stable, and residents can find housing options that best fit their needs to thrive in Moores Hill. Without ensuring housing choice, the town risks losing residents that seek housing opportunities elsewhere, especially seniors looking to downsize, and young couples and families looking for affordable starter homes.

Strategy 1: Update zoning and subdivision regulations to reduce barriers for diverse housing options including single-family, duplex, patio homes, and multi-family structures such as senior housing.

GOAL 2

Support the efforts of owner-occupied home rehabilitation.

Moore's Hill has seen a dramatic increase in owner-occupied home renovation over the past 10 years, which has improved the community's visuals and attracted new investment. Yet, there are still some owner-occupied homes that need assistance in exterior rehabilitation, including physical structures and lawn-care maintenance. Moore's Hill can partner with Dearborn County and other organizations such as the Dearborn County Foundation to form partnerships that administer grants and resources to homeowners who may not be able to afford costly renovations to their property.

Most attendees at the Open House liked the idea of establishing a small-revolving loan fund available to residents interested in owner-occupied rehabilitation. These funds would be available to property owners who are unable to make improvements to their homes. Property-owners would be able to take loans from the town, paying them back over time, and allowing the cycle to continue with other property-owners taking loans from the original pool of money. The fund is designed to continuously replenish itself through loan repayments, allowing for repeated lending to new borrowers.

Strategy 1: Utilize Dearborn County and regional partners who prioritize housing initiatives as source for funding and technical resources.

Strategy 2: Consider the creation of a small-revolving loan fund available to residents interested in owner-occupied rehabilitation.

IMPLEMENTATION

Explore the creation of a residential rehabilitation program that may include volunteer assistance, grants, and/or loans to help homeowners to maintain their properties.

Action Items	Timeframe	Responsible Parties
• Conduct a needs assessment with neighborhood leaders and homeowners, especially in areas with more older homes. • Identify common issues such as exterior materials, accessibility concerns, or vegetation and areas most in need of assistance. • Conduct best practice research to see what types of programs have been successful in other communities. • Work with existing community organizations to identify who could organize and administer a volunteer program to assist homeowners with basic maintenance and repair. • Identify town and local funding resources that could be leveraged to acquire additional funds to seed a grant or loan program. • Develop program criteria and eligibility requirements. • Roll out the program and advertise it to potential participants.	Medium term (4-7 Years)	Town Council, Town Staff, Moores Hill Redevelopment Committee, Local Residents

MOORES HILL COMPREHENSIVE PLAN



TRANSPORTATION

Vision for Transportation

Moores Hill will improve safety for all modes of transportation while mitigating sidewalk gaps and connections.

INTRODUCTION

Moores Hill's rural location helps avoid high-traffic, while nearby county highways link residents to neighboring communities and opportunities. Despite an increasing population and recent growth, most of the Town's streets are still small, local, and have low traffic volumes, which create a generally safe, quiet, and enjoyable travel experience for all users.

SR 350 acts as the primary collector to the Town and as a means to access surrounding communities such as Milan and Aurora. Most commercial businesses in the Town are also located along SR 350. The Town can capture further commercial growth and potentially new residential developments along this corridor. Lastly, the closest interstates to the Town are I-74, which link the Town to Indianapolis and Cincinnati and I-275, which provides access to Cincinnati suburbs.

PUBLIC INPUT

- Over 75% of survey respondents agree that roads and sidewalks/trails are maintained and generally in good condition (page 138).
- Over 75% of survey respondents agree that it is safe for residents to walk to destinations (parks, post office, shopping) within Moores Hill (page 138).
- Many residents at the community workshop noted how that sidewalk connectivity remains an issue and identified new sidewalk/path locations along Main Street, Chesterville, and along the railroad right-of-way (page 118).
- Many steering committee members identified that speeding remains an issue on some town-owned streets (page 119).

KEY FINDINGS

- While the conditions of the current sidewalk infrastructure is adequate, there are gaps in neighborhoods, especially along main Street, east of Centerville Road.
- The condition of Town-owned streets is generally in good condition, with few structural maintenance issues.

EXISTING CONDITIONS

TRANSPORTATION IN MOORES HILL

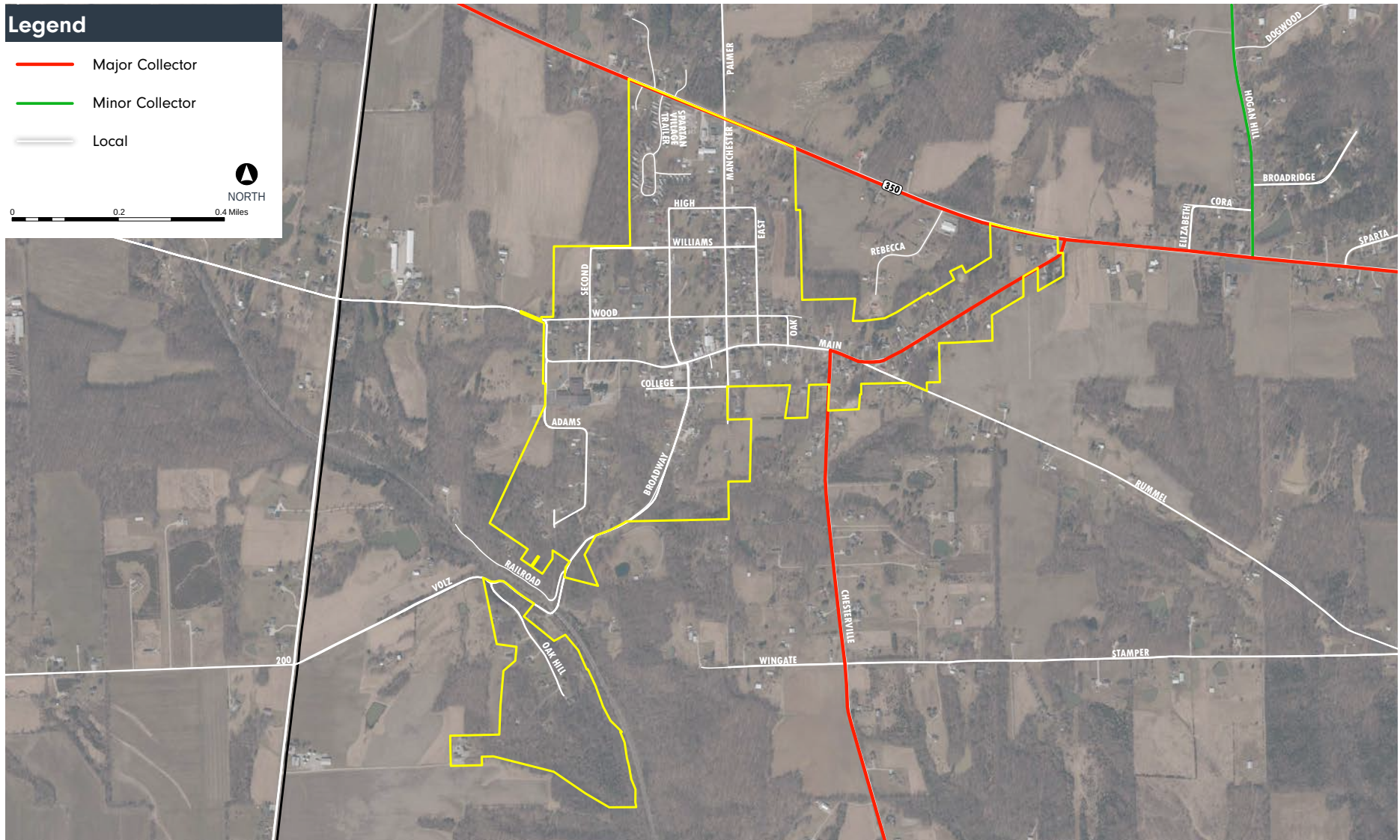
Moores Hill's transportation network is primarily made up of small, local streets, a major collector, and sidewalks primarily along Main Street allow for safe and efficient travel for residents, workers, and visitors. State Road 350 forms the main travel corridor in the community. State Road 350 also holds the majority of the town's commercial land uses and links Moores Hill to Milan to the north and to Sparta in the south. Chesterville Road is the town's second major roadway that connects to Main Street and State Road 350. It is also the major North/South travel corridor in the Town. Besides SR 350, Chesterville Road, and The Eastern portion of Main Street, all other roads in the Town are local streets.

Although residents agreed that it is easy to walk to destinations within Moores Hill, there is a lack of sidewalk infrastructure that could further improve safety and connectivity throughout the community. Current pedestrian infrastructure is primary located along the Main Street and along local streets adjacent to Main Street.



Challenges due to gaps in the overall sidewalk network remain.

EXISTING FUNCTIONAL CLASSIFICATION



FUTURE PEDESTRIAN NETWORK MAP



GOAL 1

Improve pedestrian connectivity and safety.

A safe and efficient transportation is a cornerstone of every successful community. While most residents drive to access destinations, many residents walk for recreation. This especially impacts children, who walk and play on town streets and sidewalks. Most of Moores Hill's roads are small, local streets, with little automobile traffic, although sidewalk gaps and safety issues still remain.

The community should identify areas of increased pedestrian activity, especially corridors such as Main Street and Manchester Street, and ensure pedestrian facility improvements on these corridors are included in the Capital Improvements Plan. These improvements can include new crosswalks, increased lighting, additional stop signs, and more. In addition, as the town performs standard road maintenance these opportunities should be used to add safety features, such as lighting, curb bump-outs, and crosswalks.

Strategy 1: Identify roads connecting local destinations with high pedestrian traffic for sidewalk and crosswalk enhancement, and confirm they are addressed within the town's Capital Improvement Plan.

Strategy 2: Use future road construction projects to install pedestrian infrastructure and safety features (lighting, curb separations, etc.).

FUTURE TRANSPORTATION



GOAL 2

Improve the safety and quality of Moore Hill's road network

Many residents at public engagement events and steering committees identified issues of speeding and safety on some of Moore's Hill's roads, which impacts the safety of pedestrians and other drivers. Reducing speeding and eliminating dangerous road design does not have to be costly or take time to mitigate. The community can experiment with tactical urban designs that are cost-effective and take little time to implement. Some solutions may include investing in traffic-calming measures such as plastic bollards and flex posts which can be placed on intersections, that narrow intersections and to force drivers to reduce high turning speeds.

In addition, Moore's Hill should continue utilizing Community Crossing Grants from the State of Indiana to obtain funding for road projects and use these opportunities to introduce new crosswalks, curb bump-outs, and streets redesigns with traffic calming measures.

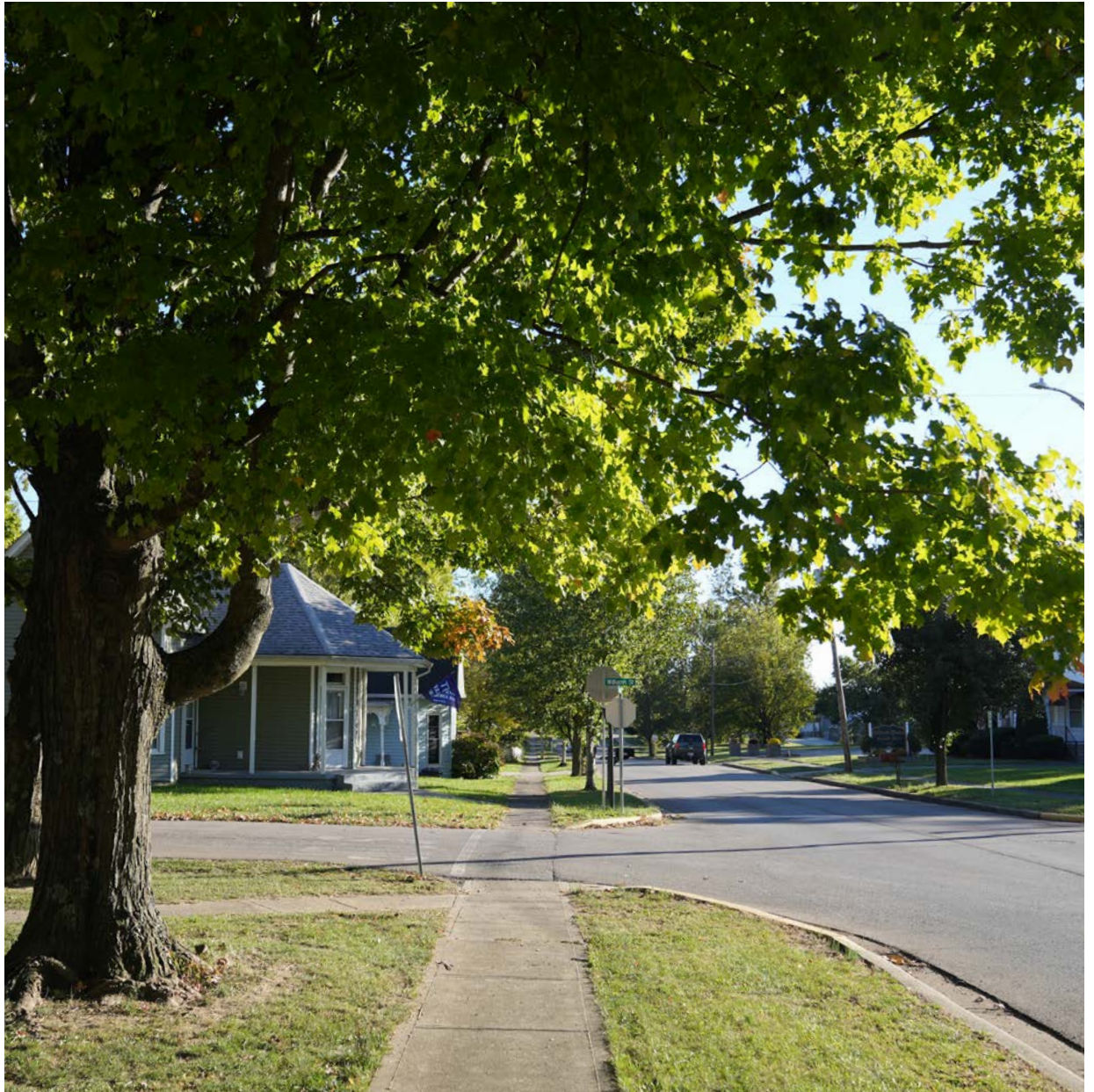
Strategy 1: Implement low-cost, temporary traffic calming measures as a pilot program to identify what works best at issue intersections and areas with speeding concerns.

Strategy 2: Continue utilizing Community Crossings grants and other funding opportunities for road repair and enhancements.

IMPLEMENTATION

Use the Future Transportation Map to improve pedestrian facilities, connectivity, and safety.

Action Items	Timeframe	Responsible Parties
• Identify key streets and neighborhoods in the Future Transportation Map (page 77) that should receive sidewalks to improve safety and accessibility. • Build that list of sidewalks into the town's new Capital Improvements Plan. • Determine what projects can be accomplished through typical road maintenance projects and what will need standalone projects. • Inform property owners of programs other communities use to quicken the construction of sidewalks, such as cost sharing. • Communicate the town's needs for pedestrian improvements to INDOT to ensure future projects on SR 350 hold pedestrian facilities.	Medium Term (4-7 Years)	Public Works, Town Council, Town Staff, INDOT, Dearborn County Highway Department



Ensuring safe access to a variety of modes of transportation is essential for the quality of life in Moore Hill.

MOORES HILL COMPREHENSIVE PLAN



AGRICULTURE

Vision for Agriculture

Moores Hill will protect and promote its agricultural heritage.

INTRODUCTION

Moores Hill's culture and small-town charm were shaped by the region's deep agricultural roots. Moores Hill is surrounded by farmland, with tiled ground within and immediately adjacent to Town limits. While preserving farmland was not a goal identified by residents during engagement, finding a balance between growth and preservation will be a key task for community leaders in the future as development pressures begin capturing lands adjacent to town.

PUBLIC INPUT

- "Small-town charm" is often the first descriptions residents give of their Town, which is tied to the surrounding agricultural lands that promote the quiet, peaceful, and relaxing scenery of the Town (page 118).
- There was a general consensus from planning committee members and focus group participants that, although the town may not be an agriculturally dominated community today, it is still very prevalent in the community's character and culture (page 119).

KEY FINDINGS

- Much of the agricultural land in town limits has access to public utilities and is suitable for development.
- Residents prioritize the development of new businesses and amenities but understand the benefit of respecting agricultural activities and history (page 118).

EXISTING CONDITIONS

AGRICULTURE IN MOORES HILL

Moores Hill has large tracts of annexed farmland in the southern part of the Town, along Volz Road. Farmland with access to utilities has a higher likelihood of being bought and developed into residential neighborhoods. There are areas outside town limits that are farmland, primarily to the northeast and northwest, that could be annexed for new development in the future if conditions allow. While less than 20% of the town's existing land uses relate to agriculture, the community is surrounded by fields dedicated to row crop production. These fields could be impacted by future development and should be protected from potential land use conflicts if growth occurs.



Agricultural lands outside Town limits.

GOAL 1

Limit negative impacts to adjacent farmland as development occurs.

Moore's Hill has historically been a rural community with close ties to the agricultural industry. As the town grows, it is important to take steps to acknowledge, preserve, and promote the community's agricultural heritage, especially so future generations can learn and appreciate the town's history. Moore's Hill can collaborate with farmers that own fields adjacent to town limits to discuss future plans with properties, and ensure the agricultural viability of the land is not lost. The community should use the Purdue Agricultural Extension Office to understand how best to preserve agricultural land and heritage while accommodating new growth.

Strategy 1: Utilize publications from the Purdue Agriculture Extension Office and similar rural communities across the state to influence updates to local zoning and subdivision ordinances.

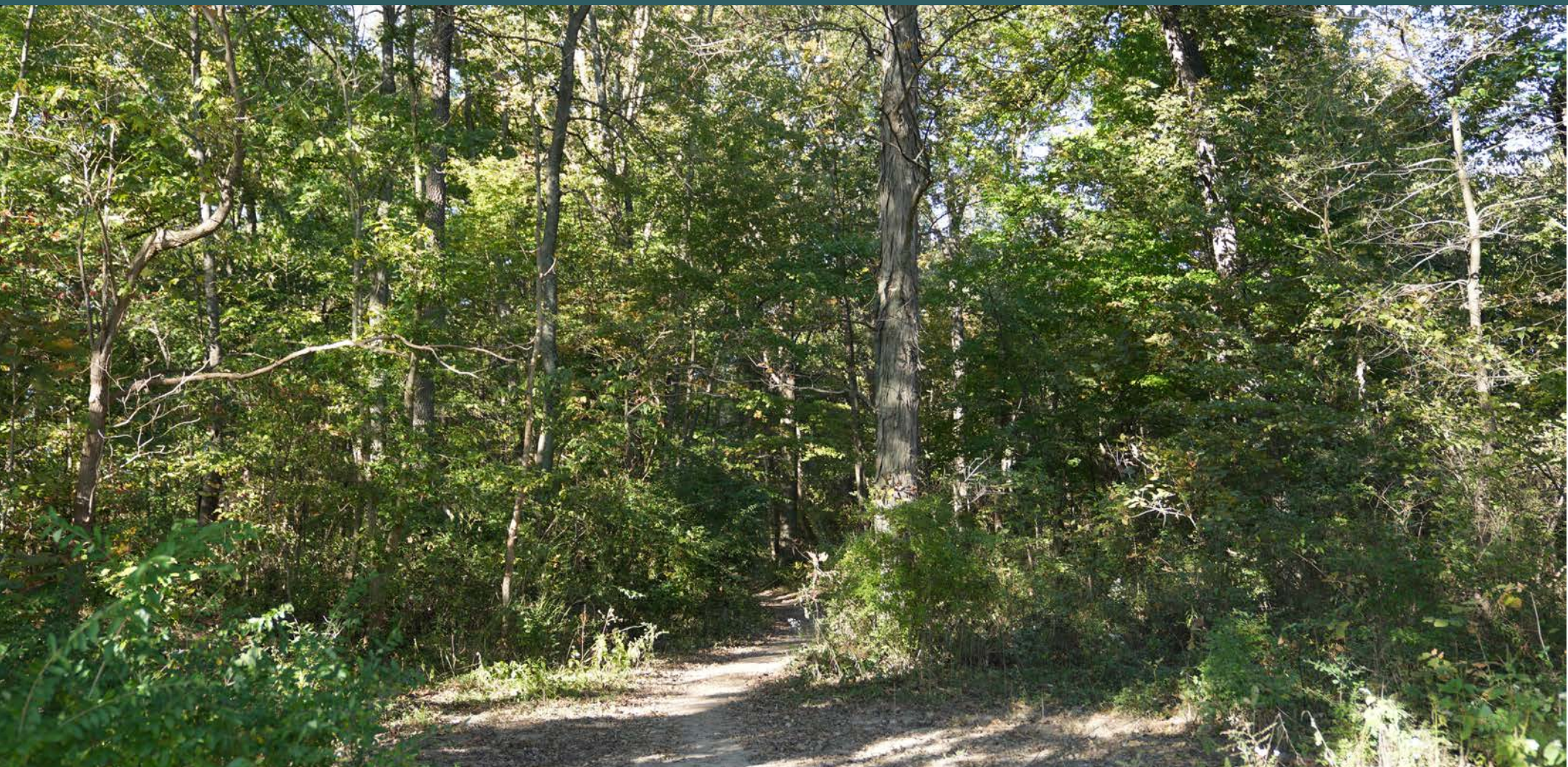
IMPLEMENTATION

Integrate agricultural heritage in new projects.

Action Items	Timeframe	Responsible Parties
- Identify low-cost programming and design opportunities such as plaques, historical markers, and structures that can showcase local agricultural heritage. - Use community surveys and partner with local organizations such as churches to determine what cultural or historic information should be adapted into facilities. - Ensure that the new plans update incorporates these strategies for potential funding in the future.	Medium Term (4-7 Years)	Town Staff, Town Council, Local Organizations



MOORES HILL COMPREHENSIVE PLAN



NATURAL RESOURCES

Vision for Natural Resources

Moores Hill will protect and expand its parks, woods, and tree canopies to ensure high quality of life and recreation opportunities for its residents.

INTRODUCTION

Moores Hill's rural atmosphere is heavily influenced by the wooded areas, creeks, wetlands, and open spaces in and around the community. These areas provide recreational opportunities for residents, function as scenic views for visitors, and serve as ecological safe havens for wildlife. There are many wooded areas and wetlands within town limits, with the potential to be used for future preservation and recreational space. As development expands outward along State Road 350 it will be important for community leaders to identify additional natural assets and preserve them for future use and enjoyment, without limiting Moores Hill's ability to grow.

PUBLIC INPUT

- Most residents love living in Moores Hill because of the woodlands, tree canopies, and natural beauty that enhance their community (page 118).
- Some residents at the community workshop would like to see more street trees, especially along the Town's gateway, along historical Manchester Street (page 118).
- Nearly 60% of online survey respondents strongly agree that Moores Hill has woodlands and natural areas (streams, ponds, prairies) that should be protected from future development (page 132).

KEY FINDINGS

- There are virtually no floodplains within the Town's boundaries, which is positive when quickly developing new residential and commercial developments.
- The Town and its surrounding areas have great natural woodlands and tree canopies, that greatly enhance the Town's peaceful and natural setting.
- There are natural wooded areas within the Town that could be potentially utilized for future preservation or recreation opportunities.

EXISTING CONDITIONS

NATURAL RESOURCES IN MOORES HILL

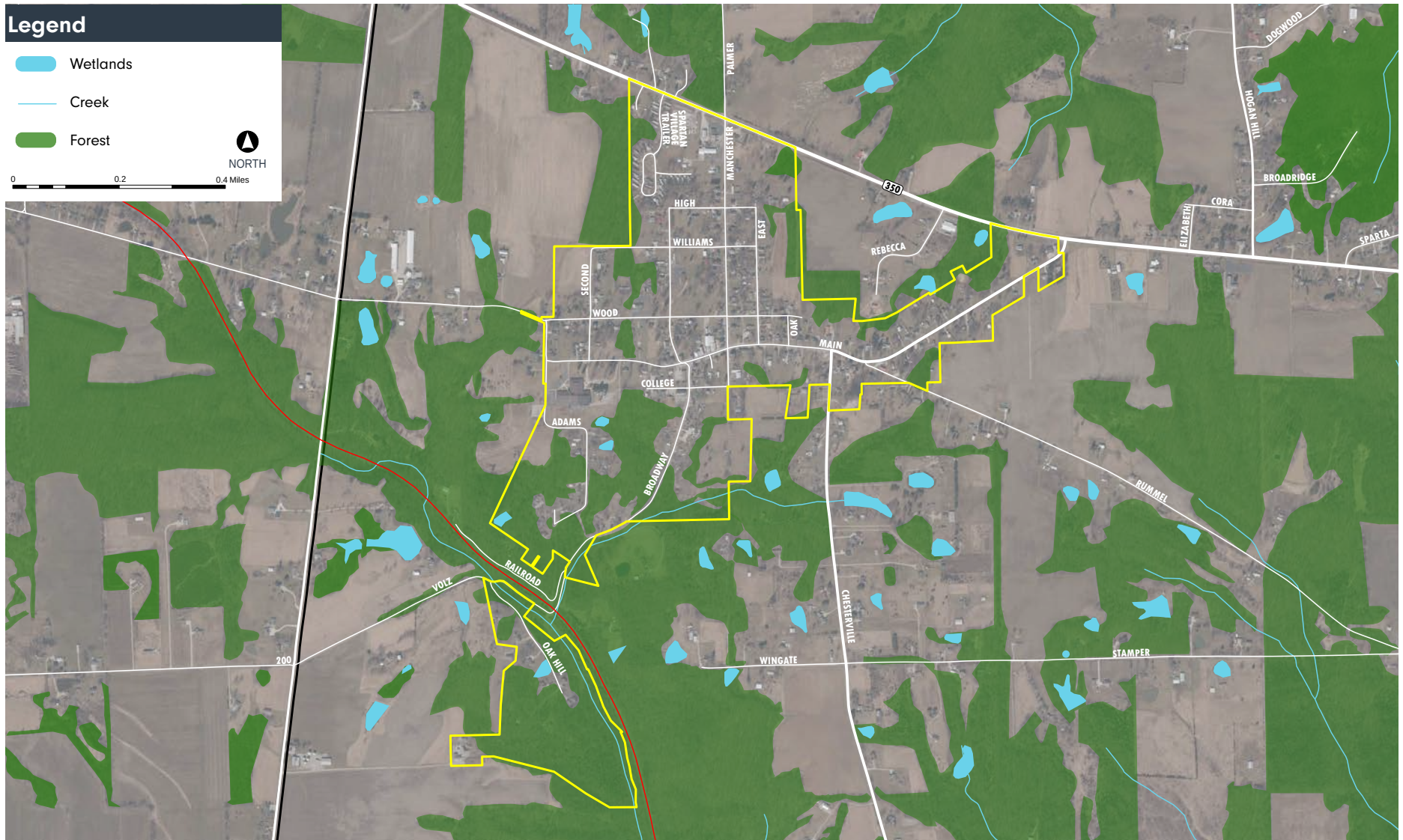
The main natural resources within Moores Hill are woodlands and fields used for agricultural purposes. Outside of town limits there are various wetlands and small water bodies, both natural and man-made, as well as a small tributary. Whitaker Creek runs along the town's southern border, running parallel to the CSX tracks. A small tributary runs into the Whitaker Creek from a small pond outside the Town limits.

There are many wooded areas in Moores Hill's town limits with major preservation or recreational opportunities, both owned by County or private entities. The first space is the large, wooded area along both sides of Broadway Street, south of College Street, with large-growth trees, small water bodies, and open areas. Another area is on the southern edge of the community below Oak Hill Road and is densely forested. As of the creation of this document, neither space has a definite plan for the future.



Woodlands along the Town limits enhance the quality of life for Town residents by providing recreational opportunities and contributing to the rural character.

NATURAL RESOURCES MAP



GOAL 1

Preserve and protect natural areas and tree canopies in Moores Hill.

Natural areas such as creeks, woodlands, wetlands, and tree canopies significantly increase the quality of life for residents. Access to these natural features provides outdoor activities, improves mental and physical health, and provides attractive scenery. As new development occurs in the future, the town can take proactive steps to ensure existing natural areas are protected from development. The woodlands north of Williams and Second Street are a prime example of areas that should be preserved, as these woods already have established foot paths and trails used by local residents. Moores Hill can work with property owners and developers in preserving these lands while incorporating development that has direct access to these resources. In addition, town leadership might consider an adopt-a-tree program that allows local residents care for valuable and large street trees, and allowing them to plant their own. With these two strategies in place, Moores Hill can ensure its natural resources have the protection needed to last for generations.

Strategy 1: Protect existing tree coverage during new development and consider an adopt-a-tree program for interested residents.

Strategy 2: Identify natural areas in and adjacent to town limits that can provide future access to recreation and open space.

IMPLEMENTATION

Create an ordinance that protects existing tree canopies and encourages the development of more canopies.

Action Items	Timeframe	Responsible Parties
- Review and study existing ordinances on tree canopy preservations in surrounding areas. - Draft ordinance language that encourages protection of tree canopies. - Periodically check the condition of trees across town and identify areas that need improvement.	Short-Term (0-3 years)	Town Council, Town Staff

MOORES HILL COMPREHENSIVE PLAN



PARKS & RECREATION

Vision for Parks & Recreation

Moores Hill will expand park and recreation opportunities for residents while maintaining existing amenities.

INTRODUCTION

One of Moores Hill's greatest assets and future opportunities is its parks. While the Town has access to existing woodlands and is generally surrounded by greenery, farmland, and forests, parks provide Town residents with much more. Parks in Moores Hill can provide community-wide festivals, youth and adult sports leagues, private events, and general exercise and play. Moores Hill has one park, Legions Park, which is moderately sized, and can potentially re-purpose the old playgrounds and fields at the elementary school to provide further recreational and park spaces for future and current residents.

PUBLIC INPUT

- Over 75% of survey respondents agree that Moores Hill's parks are well-maintained (page 140).
- 50% of survey respondents disagree that the current park spaces fill the equipment/facility needs of residents (playgrounds, ball fields, sports courts, etc.) (page 140).
- 53% of survey respondents disagree that there are a variety of programming opportunities within park spaces throughout the year catered for all members of the community (page 140).

KEY FINDINGS

- Moores Hill has one park, Legion Park, in the center of the Town.
- Legions Park needs ADA upgrades.
- There are no formal sports playing fields in the Town, meaning kids must leave town to access sports leagues.

EXISTING CONDITIONS

Legions Park

Located Across the street from the Moores Hill Legions Building, Legions Park is a 1.2-acre community park. The park has ¼ mile of walking trails, a playground, two covered picnics tables, a pavilion, bathrooms, and a monument. The park has limited sidewalk access to the South, along Main Street and has some parking available on the North side along Wood Street.

In addition, the space next to Town Hall is currently an empty lot owned by the adjacent funeral home. This place has restrictive covenants that limit future use of the property to open space or youth recreation. Another potential property is the elementary school's cross country track that remains vacant at the time of writing. This property can provide much-needed recreation opportunities for the Town's youth.



Legions Park

GOAL 1

Create a Town Parks Board and develop a Five-Year Parks & Recreation Master Plan.

Moore's Hill currently only has one park, Legions Park, which is partially maintained by the Moore's Hill Legion Post. With the elementary school now closed, there are no playing fields and sports leagues for the Town's children, which means that families have to travel out of town more many recreational activities. To expand programming, the Town should create a Town Park Board, which can identify funding structures and began the process of acquiring and developing land for future recreation programming. The new Park Board would also be charged with creating a 5-Year Parks & Recreation Master Plan that outlines project and programming. With this plan in place, the board can acquire state grants to make those goals a reality.

It is also important that new recreation infrastructure is versatile, in that new park infrastructure can be used for multiple activities. For example, fields should be versatile to play multiple sports, trails should accommodate both bikes and walkers, and space should be able to accommodate special events, such as Winter Walk. The open lot adjacent to Moore's Hill Town Hall should also be incorporated in future planning endeavors, as it holds covenants that restrict its use to recreational purposes.

Strategy 1: Utilize a Five-Year Parks & Recreation Master Plan to expand recreational facilities and programming in Moore's Hill.

Strategy 2: Use future recreation improvement projects to install infrastructure that can be used for community events (Winter Walk, movies in the park, youth sports, etc.).

IMPLEMENTATION

Create a 5-Year Parks & Recreation Master Plan.

Action Items	Timeframe	Responsible Parties
• Create a formal Moores Hill Parks Board that would assume the responsibilities of parks and recreation planning and upkeep. • Draft an RFP to find a specialized, local, consultant group with an understanding of Moores Hill's current priorities if the town does not have capacity to update the plan internally • Form a project steering committee made of town staff, residents, business owners, and local non-profits. • Update the 5-Year Master Parks Plan with strategies outlined in this plan. • Continue working with the consultant group on a needed basis for implementation steps that may be outside the town's current capacity.	Medium Term (4-7 Years)	Town Staff, Town Council, Local Consultant, Local Businesses



Former Moores Hill Elementary School.

MOORES HILL COMPREHENSIVE PLAN



BROADBAND ACCESS

Vision for Broadband Access

Moores Hill will continue to support fiber Internet expansions and increase digital opportunities for its residents.

INTRODUCTION

Broadband Internet is a critical asset, especially for rural communities like Moores Hill, as it serves as a cornerstone for economic growth, education, and community development. Access to reliable high-speed Internet enables local businesses to reach wider markets and adopt modern tools to stay competitive. For students and educators, broadband facilitates access to online learning resources, virtual classrooms, and essential academic tools, ensuring that rural students are not left behind in the digital age. It also strengthens community connections by providing platforms for communication and access to vital public services. By bridging the digital divide, broadband Internet can help Moores Hill thrive in an increasingly interconnected world.

PUBLIC INPUT

- Around 65% of survey respondents agreed that there are affordable high-speed Internet options in Moores Hill for residents and businesses (page 138).
- Many residents expressed appreciation for new fiber Internet options, as most small, rural towns do not yet have access to fiber.

KEY FINDINGS

- The Town is fully built out with fiber Internet, with many residents already switching to fiber Internet plans.
- There might be resistance to switch to fiber among some residents, due to lack of information or digital education.
- Moores Hill's census block has a digital divide index of 39.95, around the average score for rural communities in Indiana.

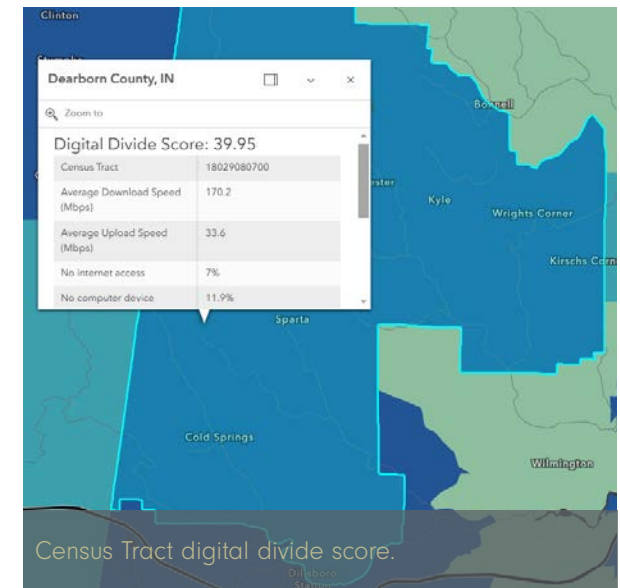
EXISTING CONDITIONS

BROADBAND ACCESS IN MOORES HILL

Purdue University's Center for Regional Development maintains the Rural Indiana Stats online database, a collaboration with the Indiana Office of Community and Rural Affairs (OCRA). This database collects and presents information on a variety of topics related to broadband and a county's digital inclusion, which consists of multiple factors such as internet speeds, population with no access to internet or computing devices, poverty rates, and others.

Dearborn County has a digital divide score of 49.82, showing there are substantial gaps in broadband availability and digital literacy within the county, and is similar to the state overall. The census tract that Moores Hill is located in has a digital divide score of 39.95, which is better performing than the county score. The score ranges in value from 0 to 100, with 100 indicating the most severe digital divide. Stanford University defines the digital divide as the "gap between the underprivileged members of society, especially the poor, rural, elderly, and handicapped portion of the population who do not have access to computers or the Internet; and the wealthy, middle class, and young Americans living in urban and suburban areas who have access." The image at the bottom of the page shows the region surrounding Moores Hill and the digital divide scores based on Purdue University's analysis and mapping.

According to 2022 data statistics Moores Hill's census tract has an average download speed of 170.2 Mbps with only 7% of residents not having access to Internet with at least 100/20 Mbps speeds (download/upload). The average speeds in Moores Hill far exceed the federal minimums for broadband and are higher than other similarly populated rural areas in the state. Moores Hill's census tract also scores lower (better) in other digital inclusion categories as well, including households with no commuting device (11.9%), infrastructure score (22.1), and average upload speed (33.6 Mbps).



According to broadbandnow.com there are 9 Internet providers in Moores Hill (based on zip code), many of which provide residential services, that provide a combination of fiber, cable or DSL, wireless, and satellite services. Only Viasat, hughesnet, SEI, and starlink have coverage that reaches over 50% of the area.

Currently, SEI has been expanding fiber Internet in the Town. With fiber, students in Moores Hill can access online learning resources, remote workers can stay connected to employers, and telehealth services become more accessible, reducing the need for long-distance travel. Additionally, businesses in rural areas can compete in global markets, attract new opportunities, and foster local job creation. Unlike traditional broadband, fiber offers faster speeds and greater bandwidth, ensuring that rural communities are not left behind in an increasingly digital world.



Fiber Internet in rural communities is crucial for enhancing the quality of life.

GOAL 1

Continue to partner with SEI in expanding fiber access across Moores Hill.

SEI has been expanding fiber access across Dearborn County and the town over the past year, which has allowed hundreds of residents take advantage of high-speed Internet connections not typically available to rural patrons. Expanding fiber in rural communities is crucial, as it leads to increased opportunities and online connections for local residents. Despite major gains in fiber connectivity, there are still households in town that do not have access to high-speed Internet. These gaps could be closed by operating a free Wi-Fi connection at Town Hall, Veterans Memorial Park, or another public space so residents who need a connection don't have to travel far for one. This could benefit students, who need to access online learning resources and lessons and elderly residents who may only need Wi-Fi from time to time.

Strategy 1: Consider the benefits and costs of adding free Wi-Fi at Town Hall or other community space for public use.

IMPLEMENTATION

It was determined by the Planning Committee and town staff that due to Moores Hill's successful ongoing efforts with local broadband partners, this goal does not warrant a specific project.

MOORES HILL COMPREHENSIVE PLAN



HISTORICAL & ARCHAEOLOGICAL RESOURCES

Vision for Historical & Archaeological Resources

Moores Hill will preserve its historic assets while actively reinventing and rehabilitating them to ensure their success in the future.

INTRODUCTION

Platted in 1839 by Adam Moore and Andrew Stevens, the town originally contained nine lots adjacent to Moore's gristmill. The community was originally known as Moores Mill, but postal authorities misspelled it as Moores Hill, and the name stuck. Many early settlers in the town were Methodist families from Delaware and the shore of Maryland. The first mercantile business was established by Samuel Herron. In 1854, the Methodist Episcopal Church established Moores Hill Male and Female Collegiate Institute, the fifth co-educational college in the United States. The college's name was changed to Moores Hill College in 1887. Carnegie Hall is the centerpiece of the town. Built in 1907, Carnegie Hall was the main campus building for the college. It was added to the National Register of Historic Places in 1994. In 1857, a railroad was constructed through the town. Originally built by the Ohio and Mississippi Railroad in 1857, it was later leased to the Baltimore and Ohio Railroad, and then to CSX, who owns the freight railroad today.

PUBLIC INPUT

- Although the majority of Moores Hill residents agree the community's character and identity are strengthened by historic assets, 53% do not believe the town's overall appearance of structures leaves a good impression for visitors (page 136).
- Many residents would like to see historic Carnegie Hall reused, such as a recreation or community center.
- Nearly 73% of survey respondents agree that Moores Hill has policies that help protect and restore historic buildings (page 132).

KEY FINDINGS

- More historic homes and properties have been rehabilitated over the years, although many structures still need restoration and maintenance.
- Moores Hill is home to a substantial amount of historic sites and properties, although demolitions have reduced this number over the past decades.

EXISTING CONDITIONS

HISTORICAL & ARCHAEOLOGICAL RESOURCES IN MOORES HILL

Moores Hill holds a variety of historically significant properties that showcase the town's unique character and building styles over the past century. In total there are 64 properties within Town limits which have been identified as outstanding, notable, or contributing by statewide surveys performed by the Indiana DNR. Several other properties in unincorporated Boone Township are also ranked by the Indiana DNR. The majority of designated properties in Hebron are residential with some structures along Main Street used for commercial purposes. Some of the notable properties include:

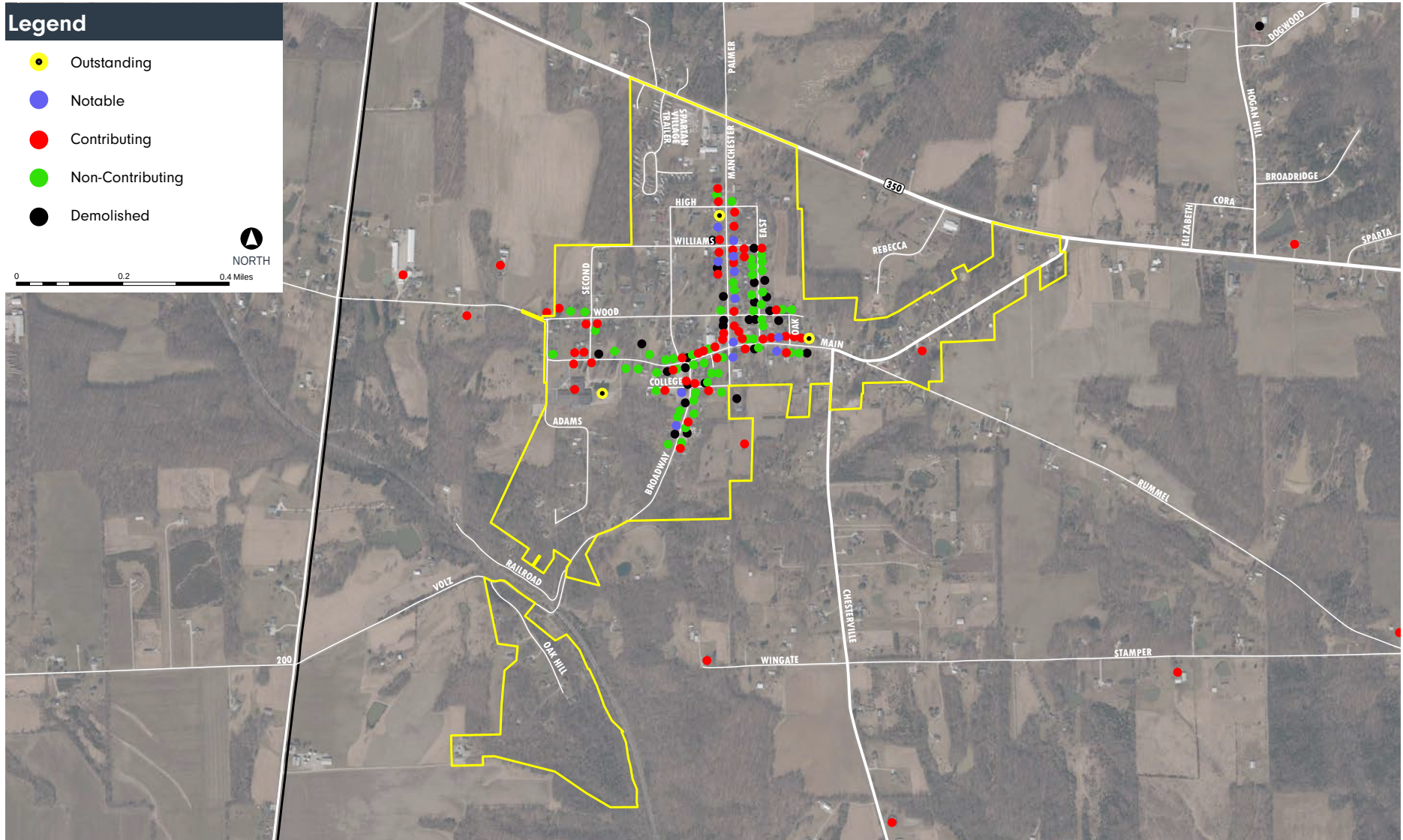
- Carnegie Hall
- Sibbett Funeral Home
- Moores Hill United Methodist Church
- Lucy Goyer House
- Forest Hill Cemetery
- Moores Hill School Gymnasium

The majority of the historically designated properties are west of Main Street in the neighborhoods surrounding Sigler Street. The Historic Sites map on page 105 identifies the location and rating of each property.



Carnegie Hall is the Town's largest historical site.

HISTORIC SITES MAP



GOAL 1

Preserve the character and use of Moores Hill's historic structures.

Moores Hill is home to many historic structures which include commercial buildings, residences, and institutional buildings. Unfortunately, many structures have been removed or unmaintained over the past decades, resulting in losses of architectural character and housing stock. Preserving architectural character was identified by some residents at the public workshop, and the Town should take the necessary steps to ensure the remaining structures are preserved, and have the resources to be maintained over time.

The Town Council should update ordinances to include strong language on protecting and preserving historic properties, with an emphasis on unique historical building facades. These ordinances would help preserve these structures, especially during remodels. In addition, the town should help point property owners in the direction of state or federal resources and monetary grants that assist in restoration and upkeep. Some resources include the IDNR Division of Historic Preservation and Archeology.

Strategy 1: Update ordinances to protect historic facades and unique architectural features during remodels.

Strategy 2: Provide directions to outside resources for property owners interested in restoring their historic commercial or residential structures.

GOAL 2

Work with the Carnegie Historic Landmarks Preservation Society in expanding Carnegie Hall's potential for private and public events.

The Carnegie Hall Building is a major historic asset and landmark building in Moores Hill, providing a space for historic preservation and events. The town has a long history with the former college, and should use this asset to attract new investment, businesses, and historic tourism to the community. Carnegie Hall currently has minimal functions as major renovation work is needed, as a result, Moors Hill should work with stakeholders to develop a strategic plan that provides a timeline and strategy so that Carnegie Hall can be reused in a way that benefits the community. Some uses might include a special event center with local historical displays.

Strategy 1: Work with appropriate stakeholders to create a new Strategic Plan for the Carnegie Hall Building that addresses current challenges and outlines how the building can become a center for events and local tourism.

IMPLEMENTATION

Identify existing resources that can be used to guide rehabilitation of buildings and determine what level requirements should be incorporated into future zoning ordinance amendments.

Action Items	Timeframe	Responsible Parties
- Utilize existing preservation resources from the U.S. Department of the Interior, National Trust for Historic Preservation, and Indiana Landmarks. - Consult with a design professional such as a preservation architect to tailor appropriate guidelines for the Town. - Educate property and business owners about the resources. - Consider additional future protections such as creating a preservation district or overlay zone, or adding architectural design standards to the zoning ordinance.	Medium term (4-7 Years)	Town Council, Town Staff, Local Residents, Consulting Firm, Carnegie Board



Historic Carnegie Hall.

MOORES HILL COMPREHENSIVE PLAN



HAZARD MITIGATION

Vision for Hazard Mitigation

Moores Hill will prepare for future disasters while collaborating with regional partners to ensure community-wide safety.

INTRODUCTION

Moores Hill, like many small towns in the state, faces potential natural and man-made disasters including tornadoes, thunderstorms, and flooding, winter storms, extreme cold, industrial accidents, and transportation incidents due to its proximity to highways, or infrastructure failures like power outages. To mitigate these risks, residents and local authorities should invest in robust emergency preparedness plans, including early warning systems, community shelters, and clear evacuation routes. Additionally, promoting disaster education, maintaining critical infrastructure, and fostering collaboration between emergency services and the community can help minimize the impact of such events.

PUBLIC INPUT

- Residents generally want improvements in safety measures, such as better traffic enforcement and more sidewalks, as well as safer spaces for children to play (page 118).
- Over 80% of survey respondents agree that emergency services (fire, police, EMS) within Moores Hill are reliable (page 133).

KEY FINDINGS

- The projected population increase facing Moores Hill is likely not accounted for in current disaster relief plans and should be amended moving forward.
- Due to low volume, the CSX line that runs through the southern part of the Town could potentially be abandoned within the next few decades.

EXISTING CONDITIONS

HAZARD MITIGATION IN MOORES HILL

Moores Hill falls under the Dearborn County Emergency Management Agency (EMA) for assistance in planning for potential disasters within the county and coordinating their recovery efforts. The agency coordinates with local incorporated and unincorporated communities to ensure their needs are met. The Dearborn County EMA has continuously updated their multiple disaster relief and related plans, with updates regularly occurring.

In addition to the disasters and hazards addressed in county-wide plans, Moores Hill has specific hazards that should be addressed locally or in tandem with county and state agencies. One potential hazard to Moores Hill is the heavy truck and tractor trailer traffic moving through town on State Road 350. Another major potential hazard to Moores Hill is the railway that runs directly through the center of the community. While there is only a few miles of track directly adjacent to residential properties within town limits, with some structures less than 20 feet away from the rail, any type of derailment in town would be catastrophic.

Flooding, severe thunderstorms, and extreme temperature outbreaks such as heatwaves and outbreaks of polar vortexes can also occur in Moores Hill. Many of these natural events can knock out power, damaging municipal infrastructure such as water mains, sewers, roads, and stormwater infrastructure. It is important the town has the resources to mitigate these disasters and to be ready for disaster relief in the form of having adequate shelters, generators, supplies, and federal and state resources.



The CSX railroad near Moores Hill.

GOAL 1

Ensure Moores Hill's emergency management needs are met in county-led planning efforts.

Rural towns are sometimes at a greater risk of natural and man-made disasters due to the lack of major equipment and sparseness of population. Severe weather such as tornadoes, snowstorms, ice storms, severe thunderstorms, and flooding can occur, and can destroy valuable communication, utility, and road infrastructure. As a result, it is crucial that the Town coordinates with county-level EMA organizations to ensure the Town's needs and challenges are addressed. The Town can run inventories on a yearly basis to assess what supplies and emergency equipment the Town needs.

Train derailment disasters are also another potential disaster that have recently affected some small towns. To prevent such disasters, the Town must stay in communication with rail ownership, particularly the CSX railroad in the southern portion of the Town, to ensure tracks, bridges, and switches are in good condition. In addition, the Town may explore the potential of a rail-trail, using right-of-way next to the railroad, as community workshops generated interest in a trail running parallel to the CSX railroad.

Strategy 1: Participate, when possible, in county EMA planning so Moores Hill's needs for emergency generators, shelters, sirens, and other equipment are adequately addressed in case of disasters.

Strategy 2: Stay in communication with railroad ownership to determine potential threats and opportunities for future recreational use.

IMPLEMENTATION

It was determined by the Planning Committee and town staff that, due Moores Hill's current efforts with local partners, this goal does not warrant a specific project.



Natural disasters can isolate the Town if severe enough. It is important for the Town to take the necessary steps to mitigate these potential disasters.

MOORES HILL COMPREHENSIVE PLAN



APPENDIX

WHAT IS IN THE APPENDIX?

The plan's appendix holds the full response data from the three major public engagement events held throughout the project; the Public Workshop, Community Online Survey, and Public Open House. Although this data has been summarized in [Chapter 3: Comprehensive Planning Committee](#) and throughout the subject chapters, it can be useful to see the base data originally gathered through in-person and online channels. The following pages shows responses on public meeting boards, the full response data for the community online survey, and how the project website was used to advertise meetings and present findings.

This appendix is meant to be used by readers as a reference point when reading the plan's key findings and public input bullets.

COMMUNITY WORKSHOP

MOORES HILL COMMUNITY WORKSHOP

Community workshops offer a structured opportunity for feedback from residents, business owners, and interested parties. A community workshop for the comprehensive plan was held at the Moores Hill Town Hall on October 17th. The event was open to the public and received participation from over a dozen individuals. Attendees were asked to help form a vision for the community and identify assets, issues, and opportunities, then were asked to brainstorm desired outcomes and solutions to those issues and opportunities. The major themes and takeaways from the workshop were:

- The elementary school needs to be reused, but disagreement exists on what kinds of uses.
- Residents like the quiet, rural, and green qualities of the Town (i.e. "small town charm") yet still generally welcome new growth.
- Moores Hill is safe, but improvements can still be made, especially with street lighting.
- There needs to be more amenities, especially walking trails, recreation, and activities for kids.
- Many residents expressed appreciation for Town staff and public works, noting how they genuinely care about community connections, which may not be the case in larger cities.
- Main Street has very few businesses, and residents would like to see more commercial businesses thrive along Main Street.
- Lack of sidewalk connections and gaps remain issues for walkability.
- Residents want to see the clean up of issue properties, but are unsure how to get property owners to clean them up.
- Carnegie Hall is one of the Town's greatest assets, but it is under utilized. It could be turned into a major attraction.
- The Town is still affordable for most to live in.
- The vacant land around the Town Hall could be turned into a park.
- Residents would like to see beautification efforts along the Town's main gateway, Manchester Street.



Attendees at the Public Workshop discuss challenges, opportunities, and assets of the Town.

STAKEHOLDER MEETINGS

STAKEHOLDER MEETING SUMMARIES

While wide-ranging community input improves the comprehensive plan's incorporation of the broad interests and desires of Moores Hill community members, more targeted meetings are needed to ensure that the plan captures the interests of specific sectors within the Town, such as those working in education, business owners, and local government officials. Four stakeholder meetings were held over the course of the planning process. Stakeholder meetings had formal agendas, but allowed for conversations to flow about particular topics that members deemed necessary for the plan.

Steering Committee #1: September 10, 2025

- The Town prides itself on the new, rehabilitated homes that have improved the image of the Town. Many members also appreciate how the Town's kids can freely roam around, without worrying about their safety.
- The Town's strong sense of community and support is a unique feature of their quality of life.
- There needs to be more businesses along Main Street.
- The elementary school remains one of the largest challenges and opportunities. Many members want the school to be the focal point of the plan.
- There are too many storage facilities in Town.
- Speeding on Town streets remains an issue.

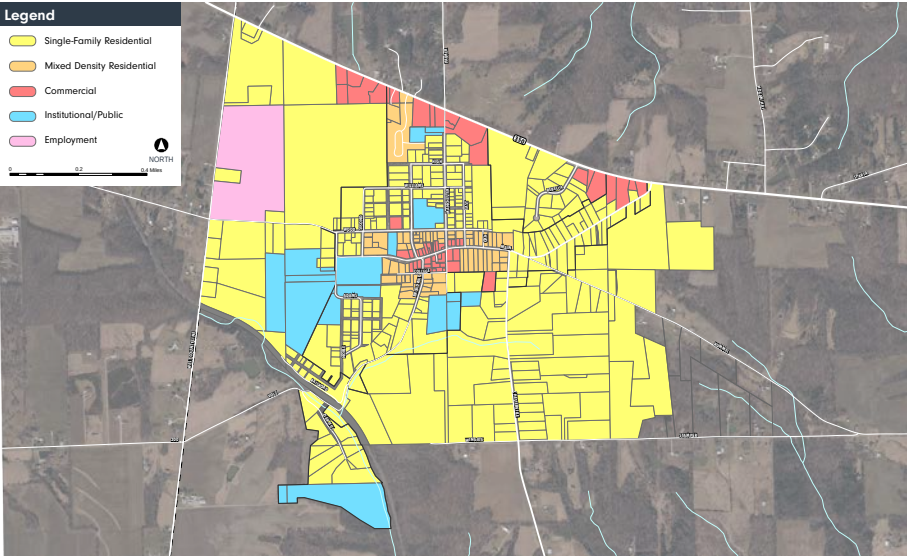
Steering Committee Meeting #2: October 30, 2025

- How does town go about addressing housing maintenance issues when owner doesn't want/won't accept help?
- The Town may consider a building inspector role in the future.
- Carnegie Hall would be a great place for commercial activities, but the building needs major renovations.
- The Town is going to develop a letter of support to buy the school property when it is up for sale in November.
- The Town could turn the school into a recreation center and use the fields for intramurals.
- The Town needs a short term and long term strategy for businesses development on Main Street.

Steering Committee Meeting #3: December 12, 2025

- The new Plan may want to include text about the character of new construction buildings.
- The Plan needs to include annexation language.
- The Winter Walk was very successful, and it seemed to have an impact on people cleaning up their properties.

PUBLIC OPEN HOUSE BOARDS



Moores Hill Comprehensive Plan
FUTURE LAND USE MAP



Moores Hill Comprehensive Plan
FUTURE PEDESTRIAN NETWORK MAP



LAND USE

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Promote infill and redevelopment of vacant sites and buildings along major streets for residential and mixed-use development.	Priorities
	Strategy 1: Create partnerships with Dearborn County and regional organizations who can assist in incentivizing and guiding reinvestment.	4 (50%)
	Strategy 2: Review and amend local ordinances to ensure Moores Hill's vision for growth and development can be successfully implemented.	4 (50%)
GOAL 2	Ensure the goals of this comprehensive plan are reflected in local ordinances.	Priorities
	Strategy 1: Update zoning and subdivision ordinances to require annexation in instances where the town provides water or sewer services.	4 (50%)
	Strategy 2: Hold informational sessions that discuss process and benefits for property owners considering annexation into Moores Hill.	4 (50%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

GOVERNMENT & FISCAL CAPACITY

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Increase awareness of town events, initiatives, and programs through outreach efforts and marketing campaigns.	Priorities
	Strategy 1: Create a monthly town newsletter that details town events, resident sponsored initiatives, news, and information to a mailing list.	6 (86%)
	Strategy 2: Partner with local organizations and businesses to create a welcome package that introduces new residents to what Moores Hill has to offer.	1 (14%)
GOAL 2	Ensure future town expenditures are accounted for through a Capital Improvement Plan and budgeting for potential staff hires.	Priorities
	Strategy 1: Develop a Capital Improvement Plan that details capital expenditures over a five-year period and update it as needed.	5 (100%)
	Strategy 2: Monitor population growth, new building permits, and town revenues to gauge whether a Building Inspector, and other supporting positions, are needed over five years.	0 (0%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

PUBLIC FACILITIES & SERVICES

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Ensure town services expand alongside population growth in a fiscally responsible manner.	Priorities
	Strategy 1: Continue working with local emergency service providers and staff (fire, police, EMS) to ensure their coverage is sufficient in the case of growth.	4 (50%)
	Strategy 2: Use town-owned utilities to manage and direct development within and adjacent to town limits.	4 (50%)
GOAL 2	Perform a feasibility study on the recently acquired Moores Hill Elementary School building and begin identifying potential uses.	Priorities
	Strategy 1: Partner with local organizations in Dearborn County and the SIRPC region with the capacity or resources needed to perform a feasibility study.	7 (100%)
	Strategy 2: Survey Moores Hill residents on their ideas for the former school building and create an RFP in response.	0 (0%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

PLACEMAKING

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Invest in the community's major entryways along Manchester Street and Main Street.	Priorities
	Strategy 1: Use future grant funding to install lighting fixtures, larger sidewalks, streetscape, and other visual elements along roads with high visibility.	7 (86%)
	Strategy 2: Work with the Town Council and a local marketing firm to develop a comprehensive strategy for new branding, town signage, and marketing materials in the future.	1 (14%)
GOAL 2	Partner with local organizations, churches, businesses, and involved residents to expand program offerings.	Priorities
	Strategy 1: Use the new Moores Hill monthly newsletter and marketing to advertise the events and to gather volunteers and resources to organize cost-friendly movie nights.	6 (86%)
	Strategy 2: Survey Moores Hill residents to determine the types of programming they would like to see, such as movies in the park, additions to the Winter Walk, or other community events.	1 (14%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

ECONOMIC DEVELOPMENT

Prioritize Moores's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Reduce barriers for new businesses looking to start or relocate in Moores Hill.	Priorities
	Strategy 1: Utilize the Moores Hill Redevelopment Commission and its ability to create TIFs and draw upon unique funding and program opportunities at the state level.	7 (78%)
	Strategy 2: Organize round-table discussions with current businesses owners, local and regional economic development organizations, and interested residents to identify marketing and incentive strategies to attract preferred business types.	2 (22%)

HOUSING

GOAL 1	Ensure the town's current and future housing stock can satisfy the needs of residents.	Priorities
	Strategy 1: Update zoning and subdivision regulations to reduce barriers for diverse housing options including single-family, duplex, patio homes, and multi-family structures such as senior housing.	5 (100%)
GOAL 2	Support the efforts of owner-occupied home rehabilitation.	Priorities
	Strategy 1: Utilize Dearborn County and regional partners who prioritize housing initiatives as source for funding and technical resources.	3 (37%)
	Strategy 2: Consider the creation of a small-revolving loan fund available to residents interested in owner-occupied rehabilitation.	5 (63%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

TRANSPORTATION

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Improve pedestrian connectivity and safety.	Priorities
	Strategy 1: Identify roads connecting local destinations with high pedestrian traffic for sidewalk and crosswalk enhancement, and confirm they are addressed within the town's Capital Improvement Plan.	8 (80%)
	Strategy 2: Use future road construction projects to install pedestrian infrastructure and safety features (lighting, curb separations, etc.).	2 (20%)
GOAL 2	Improve the safety and quality of Moore Hill's road network	Priorities
	Strategy 1: Implement low-cost, temporary traffic calming measures as a pilot program to identify what works best at issue intersections and areas with speeding concerns.	1 (17%)
	Strategy 2: Continue utilizing Community Crossings grants and other funding opportunities for road repair and enhancements.	5 (83%)

AGRICULTURE

GOAL 1	Limit negative impacts to adjacent farmland as development occurs.	Priorities
	Strategy 1: Utilize publications from the Purdue Agriculture Extension Office and similar rural communities across the state to influence updates to local zoning and subdivision ordinances.	5 (100%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

NATURAL RESOURCES

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Preserve and protect natural areas and tree canopies in Moores Hill.	Priorities
	Strategy 1: Protect existing tree coverage during new development and consider an adopt-a-tree program for interested residents.	3 (37%)
	Strategy 2: Identify natural areas in and adjacent to town limits that can provide future access to recreation and open space.	5 (63%)

PARKS & RECREATION

GOAL 1	Form a Parks Board and develop a Five-Year Parks & Recreation Master Plan.	Priorities
	Strategy 1: Utilize a Five-Year Parks & Recreation Master Plan to expand recreational facilities and programming in Moores Hill.	5 (56%)
	Strategy 2: Partner with South Dearborn Schools to identify a future use for the land west of the former Moores Hill Elementary building.	0 (0%)
	Strategy 3: Use future recreation improvement projects to install infrastructure that can be used for community events (Winter Walk, movies in the park, youth sports, etc.).	4 (44%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

HISTORIC RESOURCES

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Preserve the character and use of Moores Hill's historic structures.	Priorities
	Strategy 1: Update ordinances to protect historic facades and unique architectural features during remodels.	2 (33%)
	Strategy 2: Provide directions to outside resources for property owners interested in restoring their historic commercial or residential structures.	4 (67%)
GOAL 2	Work with the Carnegie Historic Landmarks Preservation Society in expanding Carnegie Hall's potential for private and public events.	Priorities
	Strategy 1: Work with appropriate stakeholders to create a new Strategic Plan for the Carnegie Hall Building that addresses current challenges and outlines how the building can become a center for events and local tourism.	8 (100%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

HAZARD MITIGATION

Prioritize Moores Hill's future strategies.

Read the following goals and strategies. Place a sticker dot next to the single strategy you think is most important for each goal.

GOAL 1	Ensure Moores Hill's emergency management needs are met in county-led planning efforts.	Priorities
	Strategy 1: Participate, when possible, in county EMA planning so Moores Hill's needs for emergency generators, shelters, sirens, and other equipment are adequately addressed in case of disasters.	7 (86%)
	Strategy 2: Stay in communication with railroad ownership to determine potential threats and opportunities for future recreational use.	1 (14%)

BROADBAND

GOAL 1	Continue to partner with SEI in expanding fiber access across Moores Hill.	Priorities
	Strategy 1: Consider the benefits and costs of adding free Wi-Fi at Town Hall or community park for public use.	3 (100%)



Moores Hill Comprehensive Plan: Public Open House - January 26, 2025

COMMUNITY SURVEY RESULTS

Moores Hill Community Input Survey

Q1 What do you LOVE about Moores Hill?

Answered: 93 Skipped: 19

#	RESPONSES	DATE
1	The small town coziness	11/12/2024 10:07 PM
2	Small town feel	11/5/2024 6:14 PM
3	The land	11/5/2024 11:20 AM
4	Small town community feel. Single family homes.	11/5/2024 7:36 AM
5	SmallIntown feel	11/5/2024 7:02 AM
6	Not many ppl	11/5/2024 6:22 AM
7	Small rural	11/5/2024 4:34 AM
8	The fire department/ems	11/5/2024 3:49 AM
9	Small town home feel	11/4/2024 11:05 PM
10	Small town home town	11/4/2024 11:00 PM
11	The small town vibe. The people are always helpful	11/4/2024 10:53 PM
12	Hometown feeling	11/4/2024 10:47 PM
13	My neighbors are like my family	11/4/2024 10:39 PM
14	Friendly people and willingness to help out your neighbors and community members	11/4/2024 10:35 PM
15	Small, quiet community	11/4/2024 10:18 PM
16	Little town	11/4/2024 10:15 PM
17	Love all the old history it holds and how well things are taken care of.	11/4/2024 9:58 PM
18	The peaceful small town atmosphere.	11/4/2024 9:38 PM
19	Nice quiet town. Where everyone knows everyone.	11/4/2024 9:33 PM
20	Neighbors helping neighbors. Rich history	11/4/2024 9:23 PM
21	It's a small town	11/4/2024 8:46 PM
22	The history. The layout of the town. A college town layout. Personal memories of growing up in Moores Hill, my many generations of family that have lived there, and the school.	11/3/2024 5:05 PM
23	The small town friendly environment.	10/19/2024 11:33 AM
24	Small town, Carnegie hall, veterans park, That the Legion is nicely maintained, community activities, the flower pots(what happened to the flowers this year?)Heavy trash pick up(like the change to Wednesdays for a month)	10/18/2024 11:58 AM
25	The small town environment and great residents.	10/17/2024 11:55 PM
26	I grew up in Moores Hill loved our little town always	10/17/2024 11:33 PM
27	Working here	10/17/2024 7:40 PM
28	The family feel, homoring of God with public prayer @ festivals etc	10/17/2024 6:06 PM
29	Moores Hill is a separate municipality, of which is surrounded by the unincorporated area of Sparta Township of Dearborn County.	10/17/2024 12:29 PM
30	Generational families, experiences, and all those who work to make town great	10/17/2024 2:15 AM

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Moores Hill Community Input Survey

31	I love that it's relatively quiet and peaceful.	10/16/2024 5:04 PM
32	the winter walk!	9/30/2024 1:22 PM
33	Neighbors	9/29/2024 5:38 AM
34	Small town feel	9/28/2024 7:09 PM
35	The small town	9/28/2024 9:16 AM
36	Small town, friendly people	9/22/2024 9:37 PM
37	I grew up in Moores Hill. Loved the smallness of the community (everyone knew everyone). Love the mom and pop stores. Loved that everyone cared for each other. Love Carnegie .	9/22/2024 9:38 AM
38	Small town feeling.	9/21/2024 9:36 AM
39	Family oriented events	9/20/2024 9:47 PM
40	The friendliness, and quiet little town vibes.	9/20/2024 11:40 AM
41	I don't love it anymore	9/20/2024 9:15 AM
42	Not the bitchy ass nosy as fucking neighbors	9/20/2024 3:49 AM
43	Small town with caring people	9/19/2024 10:15 PM
44	Small town community, a safe place where everyone knows your name.	9/19/2024 9:29 PM
45	I use to love the small town atmosphere and the hometown people.	9/19/2024 7:10 PM
46	I love that we have a town tradition...the winter walk. Halloween is also typically very large. Movie in the park.. Things like that really enhance an area. We could use even more....maybe some events that could draw in some money.	9/19/2024 6:50 PM
47	The sidewalks allowing you to take strolls with family and pets.	9/19/2024 6:31 PM
48	Community events - christmas walk	9/19/2024 7:11 AM
49	Community. People look out for eachother	9/19/2024 12:46 AM
50	Great Christmas Walk for the entire community.	9/19/2024 12:05 AM
51	It's a nice peaceful little town for the most part	9/18/2024 8:36 PM
52	Small town atmosphere. Quiet.	9/18/2024 7:07 PM
53	The fact that it is a small safe and quiet town.	9/18/2024 5:43 PM
54	Good community	9/18/2024 5:34 PM
55	The small town feel, down home charm. Cost of living is lower, get more home/house for your money here.	9/18/2024 3:47 PM
56	The small town feel	9/18/2024 12:46 PM
57	That's it's a small town	9/18/2024 12:45 PM
58	Small town safety. Can walk anywhere or ride a bike and not fear safety.	9/18/2024 10:07 AM
59	The community feeling.	9/18/2024 8:59 AM
60	Small town community and positive neighborhood vibes. People are very helpful to those in need.	9/18/2024 8:53 AM
61	Small town	9/18/2024 8:53 AM
62	It's a small town community.	9/18/2024 8:26 AM
63	It's a small town with great and wonderful people who live there.. every one watched out for their neighbors..	9/18/2024 8:12 AM
64	How quiet it is How houses are getting fixed up	9/18/2024 8:03 AM
65	The small town community	9/18/2024 7:42 AM

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Moores Hill Community Input Survey

66	Small community	9/18/2024 7:40 AM
67	The intelligence of the people who grew up there.	9/18/2024 12:49 AM
68	Small town feel. Neighbors who look out for one another	9/18/2024 12:29 AM
69	the community	9/17/2024 11:10 PM
70	Moores Hill use to be friendly and help each other and depend on each other.	9/17/2024 10:45 PM
71	It's small rural and private	9/17/2024 10:30 PM
72	Small town feel; peaceful here.	9/17/2024 10:21 PM
73	Small town feel.	9/17/2024 9:13 PM
74	The community itself	9/17/2024 9:08 PM
75	The neighborly feel and town events, low crime.	9/17/2024 8:35 PM
76	Alot	9/17/2024 8:21 PM
77	Small hometown atmosphere	9/17/2024 8:05 PM
78	Small town fill	9/17/2024 7:29 PM
79	Small town	9/17/2024 7:03 PM
80	That it's far enough away from the cities.	9/17/2024 6:31 PM
81	Small town feel, patriotism, festivities start with prayer	9/17/2024 5:39 PM
82	Small town community	9/17/2024 5:33 PM
83	Nothing really. It is dead--they have had opportunities to expand--not in big ways--but in ways to help the Town and they have not. The Dollar Store is an example of this. Not allowing it to be built here.	9/17/2024 5:32 PM
84	It's small community feel	9/17/2024 5:20 PM
85	Living here	9/17/2024 4:50 PM
86	Small Town	9/17/2024 4:34 PM
87	Nothing	9/17/2024 4:28 PM
88	It's a small quiet place	9/17/2024 4:19 PM
89	The vibe and towns people.	9/17/2024 4:12 PM
90	Quiet	9/17/2024 3:57 PM
91	The town.	9/17/2024 3:55 PM
92	How quiet and clean the town has remained	9/17/2024 3:50 PM
93	Peaceful	9/17/2024 3:03 PM

Moores Hill Community Input Survey

Q2 What do you wish you could CHANGE in Moores Hill?

Answered: 91 Skipped: 21

#	RESPONSES	DATE
1	The corruption in the people overseeing the town especially the town manager that even lies in court and steals and how historic properties are automatically determined by him to be torn down. There is no community involvement group to help those needing help. The town automatically wastes money with attorney fees by suing people instead of working with them. There is no community collaboration.	11/12/2024 10:07 PM
2	More things to do for children and adults	11/5/2024 6:14 PM
3	Add restaurants and entertainment	11/5/2024 11:20 AM
4	Growth. More population so we could sustain the school and some stores and restaurants.	11/5/2024 7:36 AM
5	Have more restaurants and shopping here	11/5/2024 7:02 AM
6	Use the school as a community center and workout facility	11/5/2024 6:22 AM
7	Nothing	11/5/2024 4:34 AM
8	Needs cleaned up	11/5/2024 3:49 AM
9	Roads!	11/4/2024 11:05 PM
10	Business loss	11/4/2024 11:00 PM
11	Empty buildings and houses	11/4/2024 10:53 PM
12	Improve infrastructure	11/4/2024 10:47 PM
13	Something for kids to do	11/4/2024 10:39 PM
14	Activities for families and youth	11/4/2024 10:35 PM
15	More things to do. Kids activities, community festivals	11/4/2024 10:18 PM
16	McDonald's	11/4/2024 10:15 PM
17	We could get some more stores and shops.	11/4/2024 9:58 PM
18	The way people speed all the time.	11/4/2024 9:38 PM
19	Need more things that are going to attract people here.	11/4/2024 9:33 PM
20	Better policing. Ordinance enforcement. Curb appeal	11/4/2024 9:23 PM
21	Lower sewage bill	11/4/2024 8:46 PM
22	For generations there has been an issue with different groups apposing each other. The fire department, the town, the legion, the school, carnegie hall, churches, businesses, etc. have never been able to come together for the greater good. If this one thing could change, Moores Hill would have a much better and brighter future. No other issue in the town can even begin to compare to this one.	11/3/2024 5:05 PM
23	The idea that Moores Hill is too small to encourage growth.	10/19/2024 11:33 AM
24	All the numerous stop signs on Manchester and William. Put stop signs at correct level. The entrance to our town on Manchester, especially the lot between the laundromat and the storage unit.	10/18/2024 11:58 AM
25	The run down areas in town that make it look like a ghost town, abandoned homes.	10/17/2024 11:55 PM
26	Activities for the kids and seniors to do	10/17/2024 11:33 PM
27	Add more homes	10/17/2024 7:40 PM

Moores Hill Community Input Survey

28	More community involvement in decisions that affect us all!!	10/17/2024 6:06 PM
29	Since at least one township board member is a town resident, then at least one township resident should be hold the opportunity to be an elected voting member for the town.	10/17/2024 12:29 PM
30	Need greater emphasis on opportunities for k-8 kids and senior adults. Stronger online presence and information that is kept up to date.	10/17/2024 2:15 AM
31	I can't think of anything to be honest	10/16/2024 5:04 PM
32	more kids activites	9/30/2024 1:22 PM
33	More safety and things for our kids to do	9/28/2024 9:16 AM
34	More things to do, use of school and empty town areas	9/22/2024 9:37 PM
35	Jobs. To bring back some small business owners. To bring big jobs . Community outreach. Children's programs that require parental participation . A new assisted living home for elderly.	9/22/2024 9:38 AM
36	Better businesses, restaurants and leadership.	9/21/2024 9:36 AM
37	Sidewalks throughout main street up to the gas station . Walking trails	9/20/2024 9:47 PM
38	More business..	9/20/2024 11:40 AM
39	Need something for kids to do indoors	9/20/2024 9:15 AM
40	The bitchy ass nosy as fucking neighbors	9/20/2024 3:49 AM
41	More business opportunities	9/19/2024 10:15 PM
42	I would love to see growth, maybe some retail, something for our children and youth to do, senior housing	9/19/2024 9:29 PM
43	Literally everything!	9/19/2024 7:10 PM
44	Honestly, I wish I could change how at least 50% of the town cares for their homes/ property. There are several eye sores. I also wish we could change the way our town looks from 350. Our town itself doesn't have much "curb appeal". I know this is odd, but our power lines/ cable lines/ etc...are strung with not a ton of rhyme or reason. We have lines crossing over several areas of our property which could cause some limitations for us in the future when it comes to things like growing vegetation, installing a pool, adding on to our home, etc...	9/19/2024 6:50 PM
45	The one hour parking zones on Manchester st.	9/19/2024 6:31 PM
46	the sign on 350 - the words don't even fit, gives bad impression right away Better use of Carnegie Hall - heartbreaking to see it not opened up to Community more. Build more sense of community - identity more of a presence - people who live locally don't even know of Moores Hill this survey needed an I don't know option	9/19/2024 7:11 AM
47	More things to draw people in.	9/19/2024 12:46 AM
48	Carnegie Hall is such a neat building. It'd be great to see it put to more use and rehabilitated.	9/19/2024 12:05 AM
49	Town should buy the property the school has for sports for kids from Milan and Moores Hill the fields could be redone with little work Milan's teams could practice when fields are not open at Milan or we could rent it for adult softball leagues host tournaments couple times a year	9/18/2024 8:36 PM
50	Activities for small children and or even preteens	9/18/2024 7:07 PM
51	Cleanliness of the town	9/18/2024 6:41 PM
52	Addition dinning places, but not fast food!	9/18/2024 5:43 PM
53	Bring back the school	9/18/2024 5:20 PM
54	The face of Main Street and Manchester, redevelopment plan.. along with new housing and development opportunities.	9/18/2024 3:47 PM
55	Have a better cop who enforces speed especially on Main Street .	9/18/2024 12:46 PM
56	The use of the empty school	9/18/2024 12:45 PM

Moores Hill Community Input Survey

57	I would like a bigger park with a larger trail for walking and nike riding.	9/18/2024 10:07 AM
58	Things to for the children.	9/18/2024 8:59 AM
59	I have a Moores Hill address but do not live "in town." I should be able to be a part of the things like large trash pick up days.	9/18/2024 8:53 AM
60	School districts	9/18/2024 8:53 AM
61	Curb appeal. We need to beautify the town!	9/18/2024 8:26 AM
62	Getting back to old way with a small store like R&J Grocery.. there's nothing in town anymore like it use to be... hardware store, bank, grocery store there's just nothing there anymore..	9/18/2024 8:12 AM
63	We need to keep cleaning up and caring about our properties	9/18/2024 8:03 AM
64	More activities for families	9/18/2024 7:42 AM
65	Bring in a couple business	9/18/2024 7:40 AM
66	The stigma of being from Moores Hill in the Dearborn County community. Also the drug problem.	9/18/2024 12:49 AM
67	Better police patrol for safer streets.	9/18/2024 12:29 AM
68	it just needs brought up it's been ran down for plenty of years now	9/17/2024 11:10 PM
69	The attitude that you have to have 3 generations born and die here to be and have interest and say so in this town. Long time resident chose to be here. Town employees get off their asses and actually work for their pay. (Not talking about Lanny) All the others.	9/17/2024 10:45 PM
70	Remodeling some of the old houses	9/17/2024 10:30 PM
71	Bring businesses back, bring community back/ more community interaction.	9/17/2024 10:21 PM
72	More stores.	9/17/2024 9:13 PM
73	The park. My kids loved the pirate ship then it was taken down and the park has gone downhill	9/17/2024 9:08 PM
74	All yards looking nicer, better sidewalks, lower sewage bill.	9/17/2024 8:35 PM
75	Maybe use the school for a community center instead of it just sitting there NO MORE INDUSTRY NEEDED KEEP IT FARMS	9/17/2024 8:21 PM
76	How fast people drive around town	9/17/2024 8:05 PM
77	Na	9/17/2024 7:29 PM
78	More businesses/ representation by more people	9/17/2024 5:39 PM
79	More opportunities, cleaner look in town	9/17/2024 5:33 PM
80	That everyone wants a dying, small town. I love a small town feel, but you can have life going on and we don't.	9/17/2024 5:32 PM
81	A few more stores or restaurants	9/17/2024 5:20 PM
82	Get our school back	9/17/2024 4:50 PM
83	Off road vehicles being ridden on the roads. Neighbors dogs constantly running loose. The high cost of sewer.	9/17/2024 4:34 PM
84	Everything. There's nothing here! Only meth an comfields.	9/17/2024 4:28 PM
85	Better control of the speeding cars down manchester st	9/17/2024 4:19 PM
86	Speed limit on Oak Hill Lane, why is it 10mph and school zones are higher than that. This might keep one of the dis functional neighbors from flipping my family off on a daily basis.	9/17/2024 4:12 PM
87	The cop who gets paid and is never there	9/17/2024 3:57 PM
88	The way the town looks.	9/17/2024 3:55 PM
89	Noise control. Razrs are out of control. Limit residential businesses to regular business hours	9/17/2024 3:51 PM

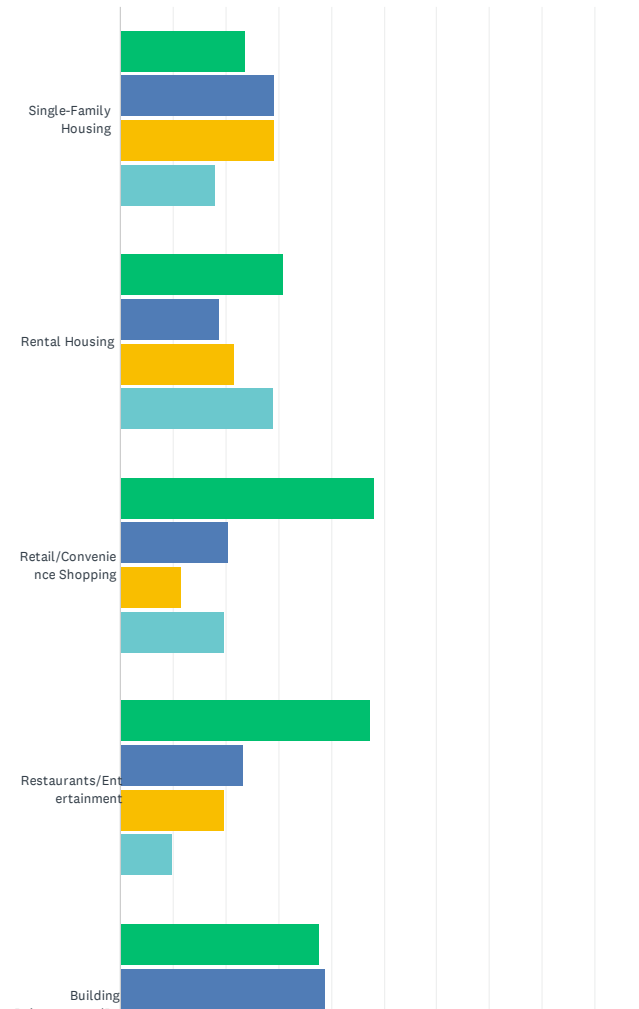
Moores Hill Community Input Survey

of 8-5 Monday-Friday		
90	I'm 2 miles from the cell tower and can't get a signal on wood street near the legion.	9/17/2024 3:50 PM
91	School District should be Milan! LMS Water company is completely unacceptable. Need a store of some kind and a couple more restaurant options	9/17/2024 3:03 PM

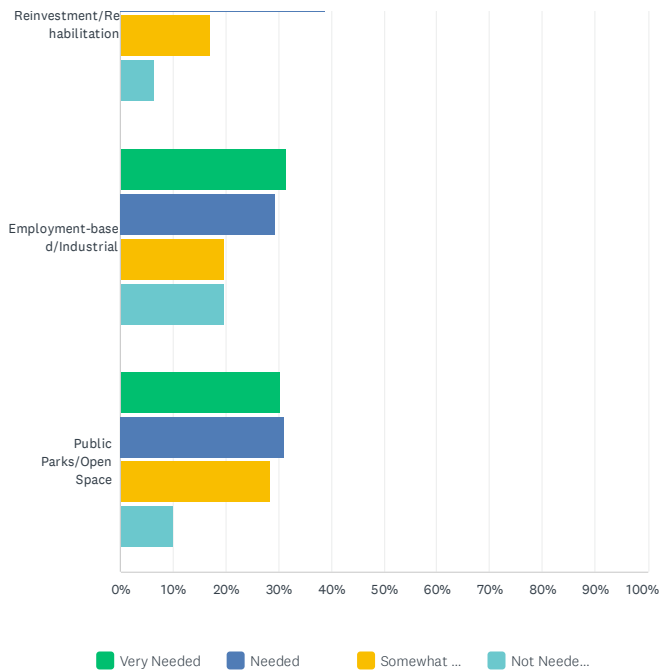
Moores Hill Community Input Survey

Q3 What types of development or redevelopment do you think is needed in Moores Hill? (Very Needed to Not Needed)

Answered: 112 Skipped: 0



Moore's Hill Community Input Survey

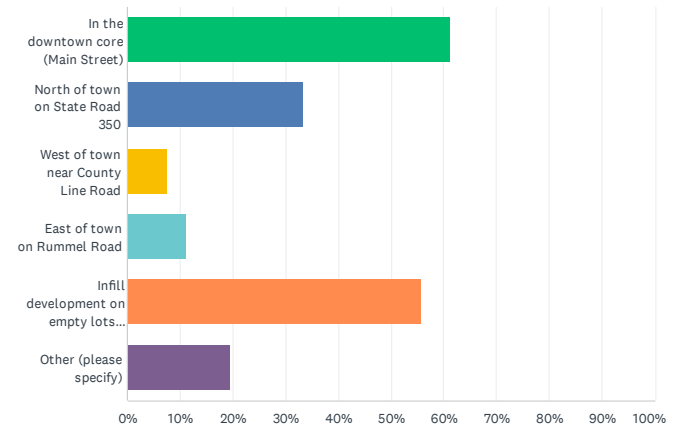


	VERY NEEDED	NEEDED	SOMEWHAT NEEDED	NOT NEEDED AT ALL	TOTAL	WEIGHTED AVERAGE
Single-Family Housing	23.58% 25	29.25% 31	29.25% 31	17.92% 19	106	1.58
Rental Housing	30.84% 33	18.69% 20	21.50% 23	28.97% 31	107	1.51
Retail/Convenience Shopping	48.21% 54	20.54% 23	11.61% 13	19.64% 22	112	1.97
Restaurants/Entertainment	47.32% 53	23.21% 26	19.64% 22	9.82% 11	112	2.08
Building Reinvestment/Rehabilitation	37.84% 42	38.74% 43	17.12% 19	6.31% 7	111	2.08
Employment-based/Industrial	31.25% 35	29.46% 33	19.64% 22	19.64% 22	112	1.72
Public Parks/Open Space	30.28% 33	31.19% 34	28.44% 31	10.09% 11	109	1.82

Moore's Hill Community Input Survey

Q4 Where do you think new development or reinvestment should occur? (click all that apply)

Answered: 108 Skipped: 4



ANSWER CHOICES	RESPONSES
In the downtown core (Main Street)	61.11% 66
North of town on State Road 350	33.33% 36
West of town near County Line Road	7.41% 8
East of town on Rummel Road	11.11% 12
Infill development on empty lots already in town limits	55.56% 60
Other (please specify)	19.44% 21
Total Respondents: 108	

#	OTHER (PLEASE SPECIFY)	DATE
1	Chesterville Rd	11/5/2024 6:14 PM
2	Moore's Hill school	11/5/2024 6:22 AM
3	School building	11/4/2024 10:39 PM
4	Nothing	11/4/2024 10:15 PM
5	Old elementary school	11/4/2024 9:33 PM
6	This is a difficult question to answer because the location depends on the type of redevelopment. I would hate to see any development that would take away from the small town	10/18/2024 11:58 AM

Moore's Hill Community Input Survey

	feeling	
7	Moore's Hill has excellent location. Need someone to promote town and local businesses since no Chamber.	10/17/2024 2:15 AM
8	Do something with the school.	9/21/2024 9:36 AM
9	Maybe utilize the old school for senior housing or an activity center	9/19/2024 10:15 PM
10	Main thoroughways/ corridors into town.	9/19/2024 6:50 PM
11	Repurpose the elementary school, and fix sidewalks	9/19/2024 6:31 PM
12	Carnegie Hall	9/19/2024 12:05 AM
13	School property	9/18/2024 8:36 PM
14	The empty school buildings sitting there being unused	9/18/2024 7:07 PM
15	Near Hogan Hill rd	9/18/2024 5:34 PM
16	All of downtown. Not just Main Street	9/18/2024 10:07 AM
17	Get grants to turn the old school into subsidized housing for 55 and older/disabled.	9/17/2024 10:45 PM
18	Make use of the school, and the fields surrounding it.	9/17/2024 10:21 PM
19	KEEP OUR FARMS	9/17/2024 8:21 PM
20	Out by the School--lots of land there to develop for the Town.	9/17/2024 5:32 PM
21	School	9/17/2024 4:12 PM

Moore's Hill Community Input Survey

Q5 If money wasn't an issue, what is a single project/development/community program you would like to see in Moore's Hill?

Answered: 95 Skipped: 17

#	RESPONSES	DATE
1	Actual restoration and rehabilitation instead of demolishing all the history in the town	11/12/2024 10:07 PM
2	Something positive done with the elementary school	11/6/2024 10:25 AM
3	Again something for kids and adults to do	11/5/2024 6:14 PM
4	Entertainment/boutique shopping district	11/5/2024 11:20 AM
5	A nice apartment building. Not HUD	11/5/2024 7:36 AM
6	Community center	11/5/2024 7:02 AM
7	The old school for a YMCA or something similar	11/5/2024 6:22 AM
8	Park services	11/5/2024 4:34 AM
9	Fast food restaurant or better gas station	11/5/2024 3:49 AM
10	Apartment complex	11/4/2024 11:05 PM
11	Something done with the school	11/4/2024 11:00 PM
12	Assisted living for the elderly at a reasonable rate since most are on social security.	11/4/2024 10:53 PM
13	Reopening school	11/4/2024 10:47 PM
14	Senior housing for INcompasshc and a gym	11/4/2024 10:39 PM
15	Something to create a few jobs for residents that would be geared toward the youth. (Give the kids something to do and create some jobs for locals who potentially struggle with transportation. It would also give families an incentive to move into the region as well as bring in some income to the community)	11/4/2024 10:35 PM
16	Community center	11/4/2024 10:18 PM
17	McDonald's	11/4/2024 10:15 PM
18	fix up old houses that are empty	11/4/2024 9:58 PM
19	Sidewalks throughout the entire town.	11/4/2024 9:38 PM
20	Community building that offers things for the kids and adults to do. Make people want to come to our town.	11/4/2024 9:33 PM
21	Sidewalks all the way down Main Street.	11/4/2024 9:23 PM
22	The school turned in to community center or retirement home , sports center	11/4/2024 8:46 PM
23	Moore's Hill development should have moved out on "new" 350 50-60 years ago. Milan moved out on their new "101" to great success. The building of the new elementary school and the post office in the middle of town was a huge mistake. Going forward any new investment must be made on 350.	11/3/2024 5:05 PM
24	Do something with the empty school Do something with Carnegie, Music events on the lawn,	10/28/2024 4:55 AM
25	The elementary school should be put to good use.	10/19/2024 11:33 AM
26	Green space. Park with walking/ biking paths. Sidewalk to day night Dog park Utilize MH school for senior living or for business or?	10/18/2024 11:58 AM

Moores Hill Community Input Survey

27	Grocery store or a restaurant.	10/17/2024 11:55 PM
28	Do something with school that would benefit the everyone	10/17/2024 11:33 PM
29	Sidewalks and walking trails	10/17/2024 7:40 PM
30	More safe hiking trails and an ADA park	10/17/2024 6:06 PM
31	Passenger rail access at a reasonable time for commute both to and from nearby Metropolitan Area(s)	10/17/2024 12:29 PM
32	Nicer trailer park for those who can't afford housing, a low income housing for our older generation who are on a fixed income. I would also like to see bus service for all the kids that go to Milan since the school has closed.	10/16/2024 5:04 PM
33	Some sort of community center that had things for people of all ages.	10/10/2024 9:28 PM
34	use the old school for a community center. rent out the school gym for events	9/30/2024 1:22 PM
35	Senior housing	9/28/2024 10:08 PM
36	restaurant other than mexican or pizza	9/28/2024 9:16 AM
37	Use of old school and town areas Child care as needed w self care/errand like store. Salon/nails/pharmacy/subshop/bowling etc. almost like a mini mall	9/22/2024 9:37 PM
38	Good paying jobs, that families can make a living. Not minimum wage jobs. Families can't live on those. Start with a store like Aldi. They pay well and will allow families to buy groceries at a decent price, which I'm sure would help. Build a medical urgent care, including stabilization of patients for transport to hospital, and the hours should be 24/7. Rebuild the bowling alley. Build a skating rink, kids need something to do, and hire them to work to learn what it takes to run a business. Build a Co-Op for the farmers	9/22/2024 9:38 AM
39	Buy the old school and turn it into assistance living or a community center.	9/21/2024 9:36 AM
40	The old school should be a Reccenter	9/20/2024 3:30 PM
41	More business	9/20/2024 11:40 AM
42	Income based apartments or senior home	9/20/2024 9:15 AM
43	Idk	9/20/2024 3:49 AM
44	The old school used for something that benefits the community	9/19/2024 10:15 PM
45	senior housing and a community center	9/19/2024 9:29 PM
46	An elementary school....	9/19/2024 7:10 PM
47	I think I would like to see moores hill receive a "face lift." (I.e. our business facade's enhanced, our storage facilities hidden, mobile homes outside of the mobile home community moved out of town/ built onto fixed foundations, etc. I just feel like we have some amazing neighbors....but our town lacks design, aesthetic, and character. From our public spaces and businesses all the way to our homeowners. I do believe having residents in town who are homeowners vs. renters would aid in that, but then, it would need to be homeowners who can also afford to upkeep their homes.	9/19/2024 6:50 PM
48	Repurpose of the elementary school, more community activities	9/19/2024 6:31 PM
49	Proper use of Carnegie Hall - bring it back to life! Community center, offices, youth programming, events etc.	9/19/2024 7:11 AM
50	Housing and business development. This would bring people in.	9/19/2024 12:46 AM
51	Refurbish and use Carnegie Hall and Moore's Hill school.	9/19/2024 12:05 AM
52	Sports at ball fields	9/18/2024 8:36 PM
53	Library	9/18/2024 8:22 PM
54	A building like the ARCC with the option to purchase gym memberships, rent the gym sitting at the vacant school, host events, there are endless possibilities to attract people and to make	9/18/2024 7:07 PM

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Moores Hill Community Input Survey

	the town a lot of money	
55	Community center for the development of the kids in town.	9/18/2024 5:43 PM
56	City sewage along 350 and hogan hill road	9/18/2024 5:34 PM
57	Walmart	9/18/2024 5:20 PM
58	Redevelopment of existing homes and businesses.	9/18/2024 3:47 PM
59	A splash pad	9/18/2024 12:46 PM
60	Redevelopment of the elementary school	9/18/2024 12:45 PM
61	Rehab, beautification of homes.	9/18/2024 10:07 AM
62	Bring back youth football and/or youth baseball programs.	9/18/2024 8:59 AM
63	Some kind of food and necessity assistance for those in need.	9/18/2024 8:53 AM
64	A homeless shelter	9/18/2024 8:53 AM
65	A civic park similar to Lawrenceburg or Versailles with a splash, stage for entertainment, etc.	9/18/2024 8:26 AM
66	Something for the kids.	9/18/2024 8:12 AM
67	Grocery store	9/18/2024 8:03 AM
68	A convenient store and restaurants	9/18/2024 7:42 AM
69	In order for the town to survive it needs a couple small business	9/18/2024 7:40 AM
70	Proper development of downtown and selling or creating a trade school at the elementary school building. Moores Hill has always been an education based town and needs to restore that legacy.	9/18/2024 12:49 AM
71	Hire a police officer so kids aren't in danger while playing outside. Speeding cars and running stop signs is a real issue in town and there is NO police presence	9/18/2024 12:29 AM
72	senior living in the school with community access to the gym. i would also like to see full court basketball courts outside for all the kids and teens! splash pads would be nice for the little ones	9/17/2024 11:10 PM
73	I think there should be retirement over 55 or disabled housing.	9/17/2024 10:45 PM
74	Community center for kids, a dog park and remodeling Carnegie hall.	9/17/2024 10:30 PM
75	Stores for shopping	9/17/2024 9:13 PM
76	Improve the park	9/17/2024 9:08 PM
77	The school is sitting empty- senior living or retirement housing. Or a large business move in and offer jobs. Movie theater or drive in movie would draw in public and offer jobs. Make sidewalks all the way to the gas station and Mexican restaurant and all of town.	9/17/2024 8:35 PM
78	Use the old middle school for a new athletic center and community center KEEP OUR FARMS NO MORE INDUSTRY	9/17/2024 8:21 PM
79	Youth activities, baseball fields/basketball courts, parks	9/17/2024 8:05 PM
80	Trade school	9/17/2024 7:29 PM
81	A community pool	9/17/2024 6:31 PM
82	Walking or biking trails connecting to other neighborhoods	9/17/2024 6:17 PM
83	Turning the elementary school into either a career center for adults or rental housing	9/17/2024 5:39 PM
84	New look and buildings for town	9/17/2024 5:33 PM
85	They would do something useful with the School. It is sad.	9/17/2024 5:32 PM
86	A small country store, NOT a dollar general or family dollar.	9/17/2024 5:20 PM
87	Lowrent house	9/17/2024 4:50 PM

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Moore's Hill Community Input Survey

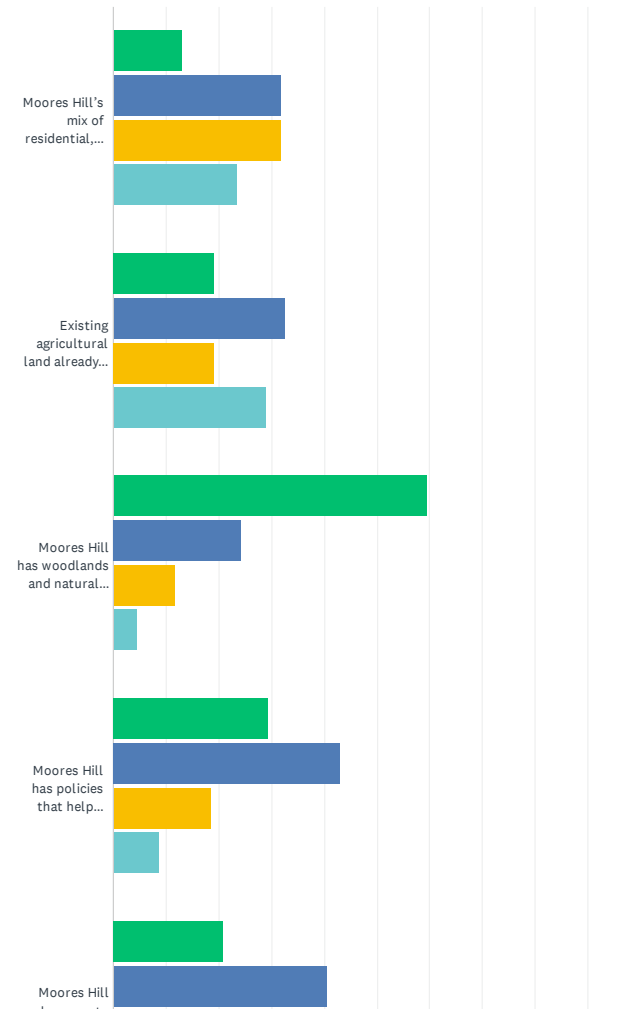
88	YMCA	9/17/2024 4:41 PM
89	I'm happy with where I live	9/17/2024 4:34 PM
90	Something to do for the kids	9/17/2024 4:28 PM
91	Some place to eat!	9/17/2024 4:12 PM
92	Community center Creates jobs and something for the kids to do	9/17/2024 3:57 PM
93	Gaming building for the kids. Water splash	9/17/2024 3:55 PM
94	Park with a community fishing lake	9/17/2024 3:50 PM
95	Grocery store	9/17/2024 3:03 PM

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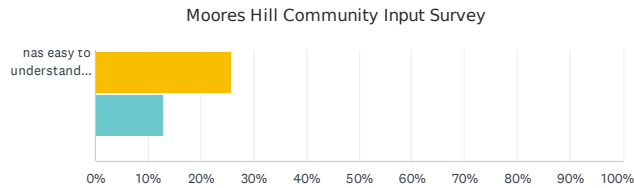
Moore's Hill Community Input Survey

Q6 State how you feel about the following LAND USE statements.
(Strongly Agree to Strongly Disagree)

Answered: 112 Skipped: 0



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■ Strongly Ag...
 ■ Somewhat ...
 ■ Somewhat ...
 ■ Strongly Di...

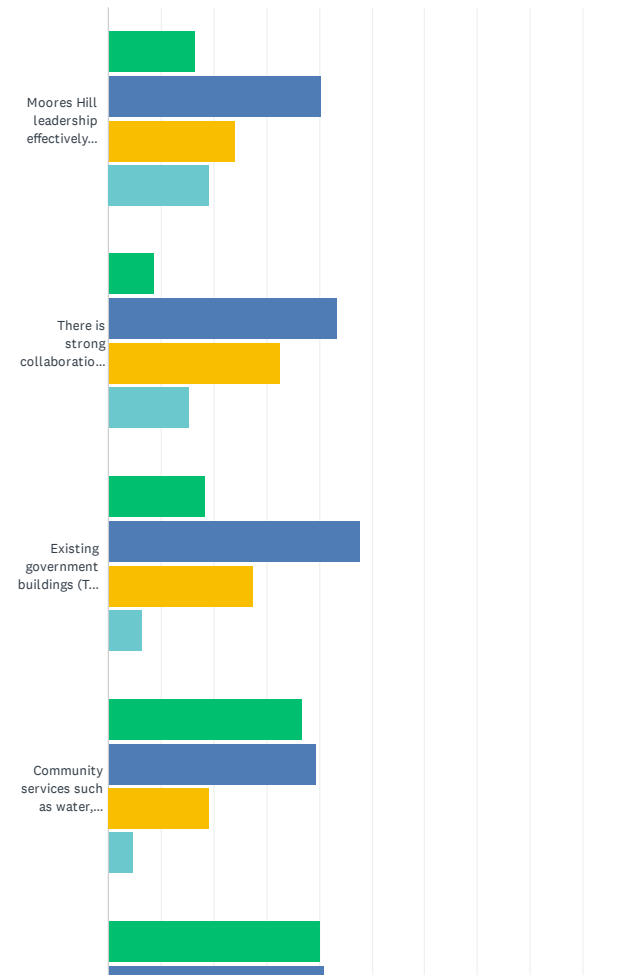
	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Moores Hill's mix of residential, commercial, and industrial land uses adequately serves the needs of current and future residents.	13.08% 14	31.78% 34	31.78% 34	23.36% 25	107	1.35
Existing agricultural land already within Moores Hill's town limits should be developed in the future.	19.09% 21	32.73% 36	19.09% 21	29.09% 32	110	1.42
Moores Hill has woodlands and natural areas (streams, ponds, prairies) that should be protected from future development.	59.46% 66	24.32% 27	11.71% 13	4.50% 5	111	2.39
Moores Hill has policies that help protect and restore historic buildings.	29.41% 30	43.14% 44	18.63% 19	8.82% 9	102	1.93
Moores Hill has easy to understand zoning ordinances and related documents.	20.79% 21	40.59% 41	25.74% 26	12.87% 13	101	1.69

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Moores Hill Community Input Survey

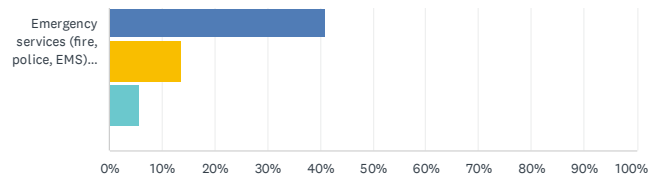
Q7 State how you feel about the following GOVERNMENT. PUBLIC FACILITIES & SERVICES statements. (Strongly Agree to Strongly Disagree)

Answered: 111 Skipped: 1



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Moores Hill Community Input Survey



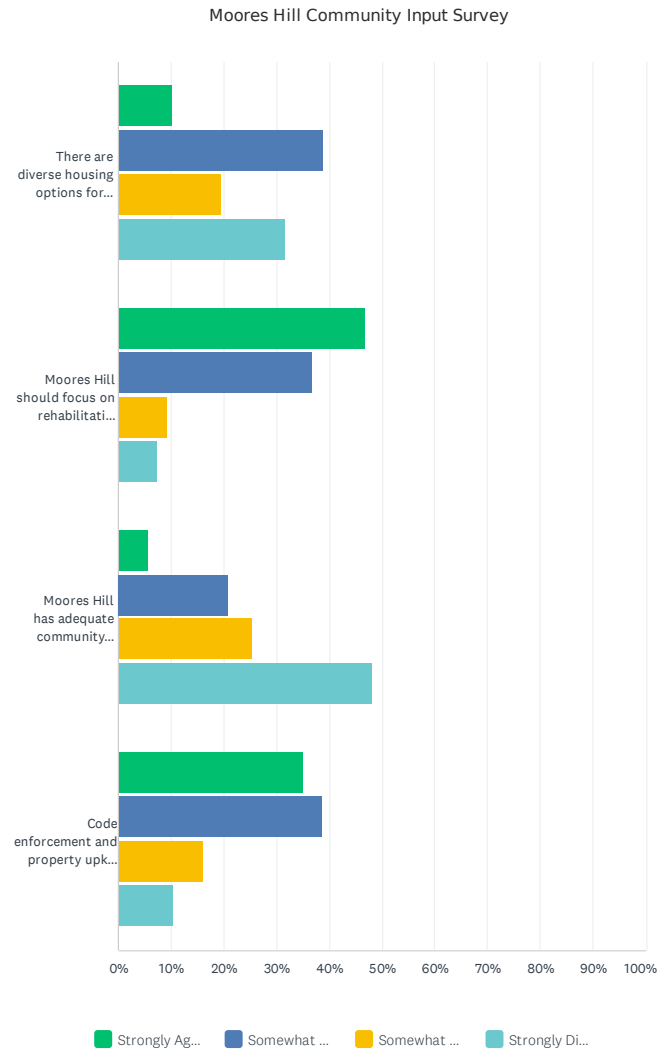
Strongly Ag... Somewhat ... Somewhat ... Strongly Di...

Moores Hill Community Input Survey

Q8 State how you feel about the following HOUSING statements. (Strongly Agree to Strongly Disagree)

Answered: 112 Skipped: 0

	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Moores Hill leadership effectively communicates information to the public and are transparent with decision making.	16.35% 17	40.38% 42	24.04% 25	19.23% 20	104	1.54
There is strong collaboration between Moores Hill's government, Dearborn County, and other local organizations.	8.65% 9	43.27% 45	32.69% 34	15.38% 16	104	1.45
Existing government buildings (Town Hall, park facilities, emergency services) are in good condition.	18.35% 20	47.71% 52	27.52% 30	6.42% 7	109	1.78
Community services such as water, sewer, and snow removal adequately serve resident's needs.	36.70% 40	39.45% 43	19.27% 21	4.59% 5	109	2.08
Emergency services (fire, police, EMS) within Moores Hill are reliable.	40.00% 44	40.91% 45	13.64% 15	5.45% 6	110	2.15

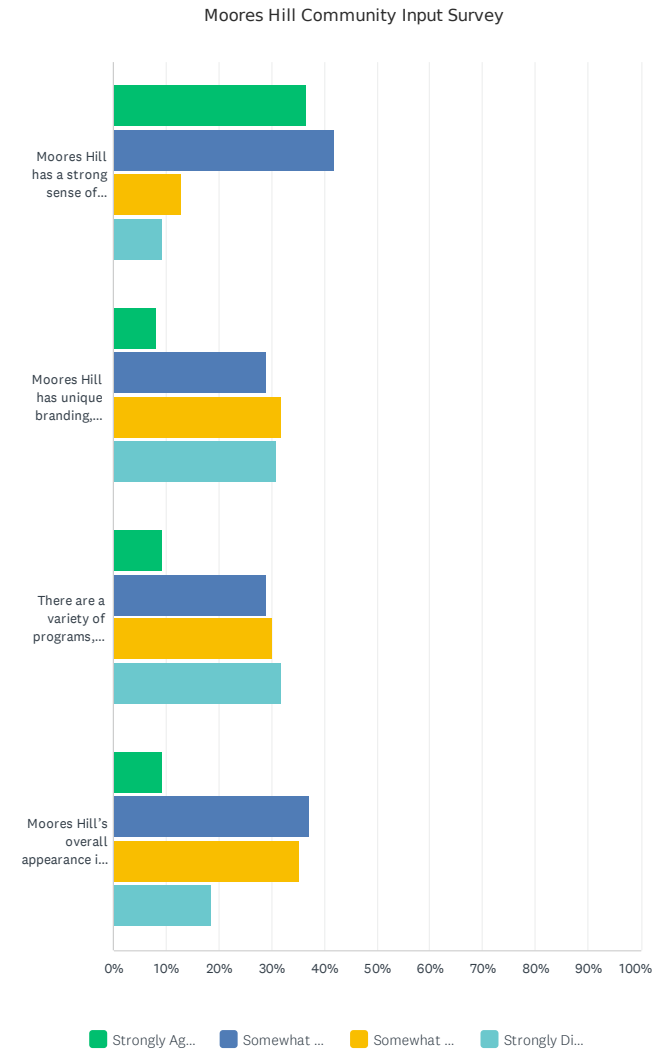


Moore's Hill Community Input Survey

	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
There are diverse housing options for people of all ages and lifestyles in Moore's Hill (patio homes, rentals, single-family, etc.).	10.19% 11	38.89% 42	19.44% 21	31.48% 34	108	1.28
Moore's Hill should focus on rehabilitating current homes before building new ones.	46.79% 51	36.70% 40	9.17% 10	7.34% 8	109	2.23
Moore's Hill has adequate community amenities and retail options to support new housing growth.	5.45% 6	20.91% 23	25.45% 28	48.18% 53	110	0.84
Code enforcement and property upkeep is an issue in Moore's Hill.	34.91% 37	38.68% 41	16.04% 17	10.38% 11	106	1.98

Q9 State how you feel about the following PLACEMAKING statements.
(Strongly Agree to Strongly Disagree)

Answered: 110 Skipped: 2



Moore's Hill Community Input Survey

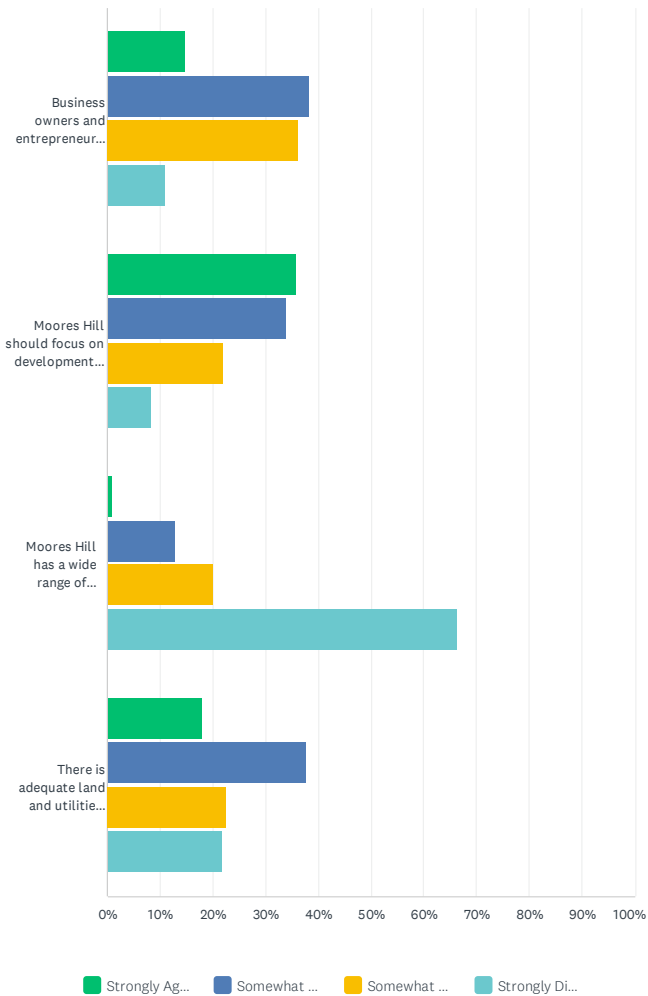
	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Moore's Hill has a strong sense of community pride.	36.36% 40	41.82% 46	12.73% 14	9.09% 10	110	2.05
Moore's Hill has unique branding, signage, and an online presence that sets it apart from other communities.	8.18% 9	29.09% 32	31.82% 35	30.91% 34	110	1.15
There are a variety of programs, resources, and events for Moore's Hill residents, including those catered towards children and seniors.	9.09% 10	29.09% 32	30.00% 33	31.82% 35	110	1.15
Moore's Hill's overall appearance is satisfactory and leaves a good impression for visitors.	9.26% 10	37.04% 40	35.19% 38	18.52% 20	108	1.37

Moore's Hill Community Input Survey

Q10 State how you feel about the following ECONOMIC statements.
(Strongly Agree to Strongly Disagree)

Answered: 111 Skipped: 1

Moore's Hill Community Input Survey

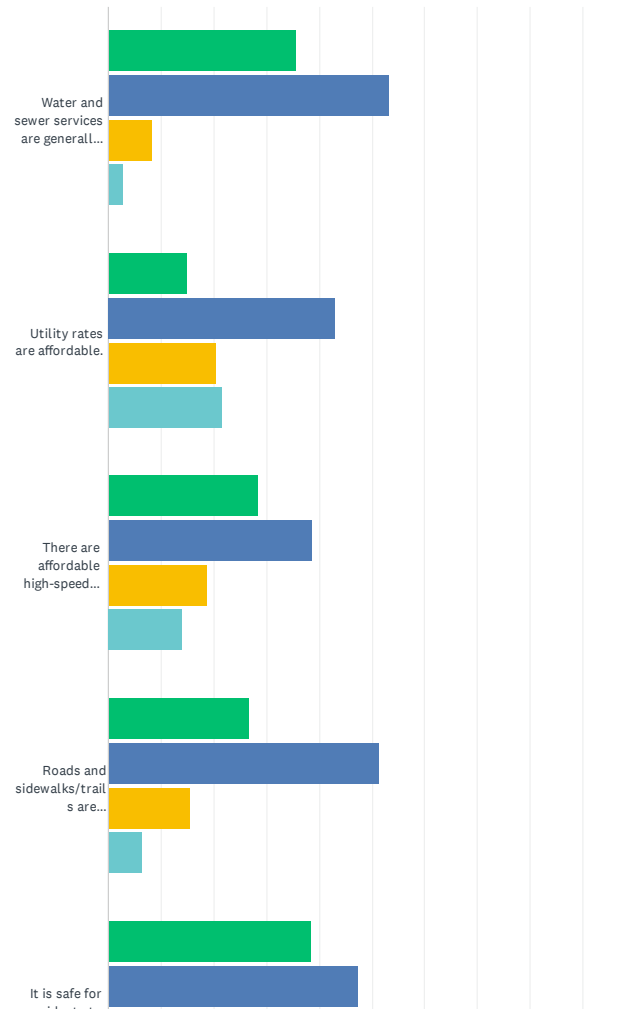


Moore's Hill Community Input Survey

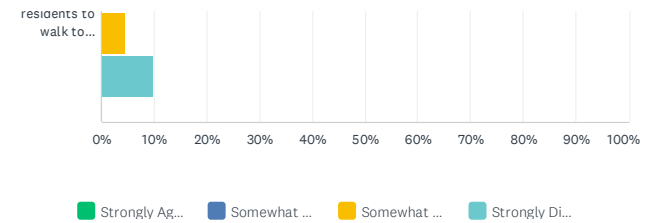
	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Business owners and entrepreneurs can rely on support from the town and county-wide organizations if needed.	14.71% 15	38.24% 39	36.27% 37	10.78% 11	102	1.57
Moore's Hill should focus on development enhancing quality of life instead of employment-based development (industrial, manufacturing, etc.).	35.78% 39	33.94% 37	22.02% 24	8.26% 9	109	1.97
Moore's Hill has a wide range of retail, restaurants, and entertainment options that serve the needs of current residents.	0.91% 1	12.73% 14	20.00% 22	66.36% 73	110	0.48
There is adequate land and utilities to serve new commercial or industrial growth.	17.92% 19	37.74% 40	22.64% 24	21.70% 23	106	1.52

Q11 State how you feel about the following TRANSPORTATION & UTILITIES statements. (Strongly Agree to Strongly Disagree)

Answered: 112 Skipped: 0



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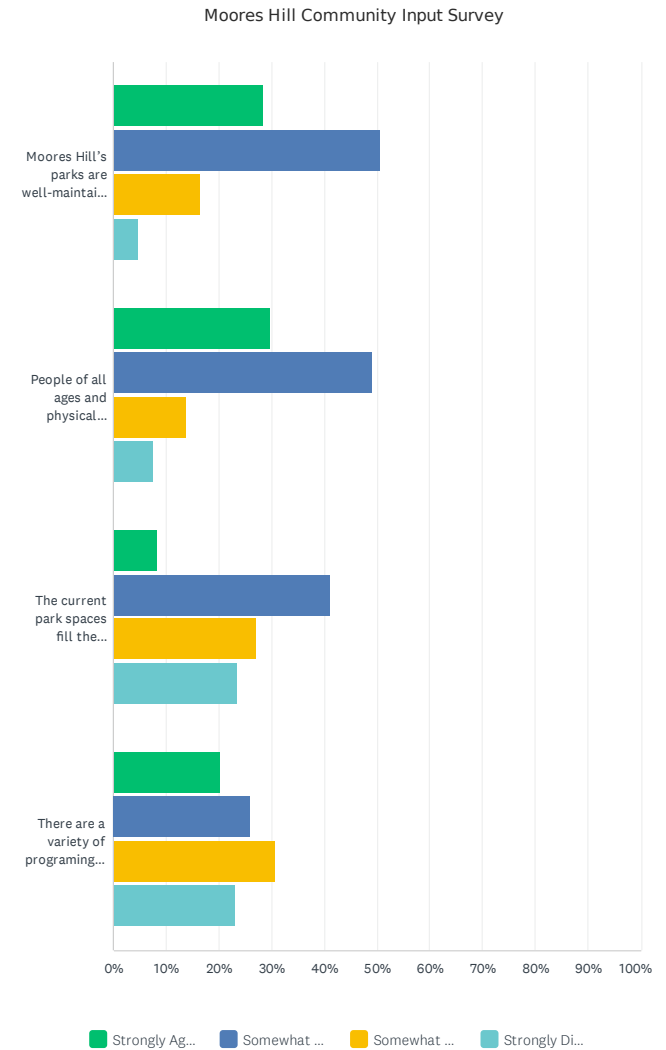


	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Water and sewer services are generally adequate and dependable.	35.51% 38	53.27% 57	8.41% 9	2.80% 3	107	2.21
Utility rates are affordable.	14.95% 16	42.99% 46	20.56% 22	21.50% 23	107	1.51
There are affordable high-speed internet options in Moore's Hill for residents and businesses.	28.30% 30	38.68% 41	18.87% 20	14.15% 15	106	1.81
Roads and sidewalks/trails are maintained and generally in good condition.	26.61% 29	51.38% 56	15.60% 17	6.42% 7	109	1.98
It is safe for residents to walk to destinations (parks, post office, shopping) within Moore's Hill.	38.39% 43	47.32% 53	4.46% 5	9.82% 11	112	2.14

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Q12 State how you feel about the following PARKS & RECREATION statements. (Strongly Agree to Strongly Disagree)

Answered: 109 Skipped: 3



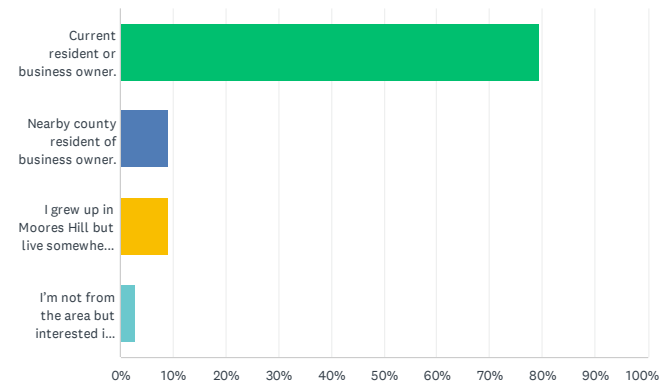
Moore's Hill Community Input Survey

	STRONGLY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Moore's Hill's parks are well-maintained.	28.44% 31	50.46% 55	16.51% 18	4.59% 5	109	2.03
People of all ages and physical abilities can safely access parks and recreational amenities within the community.	29.63% 32	49.07% 53	13.89% 15	7.41% 8	108	2.01
The current park spaces fill the equipment/facility needs of residents (playgrounds, ball fields, sports courts, etc.).	8.41% 9	41.12% 44	27.10% 29	23.36% 25	107	1.35
There are a variety of programming opportunities within park spaces throughout the year catered for all members of the community.	20.19% 21	25.96% 27	30.77% 32	23.08% 24	104	1.43

Moore's Hill Community Input Survey

Q13 What is your relationship with Moore's Hill?

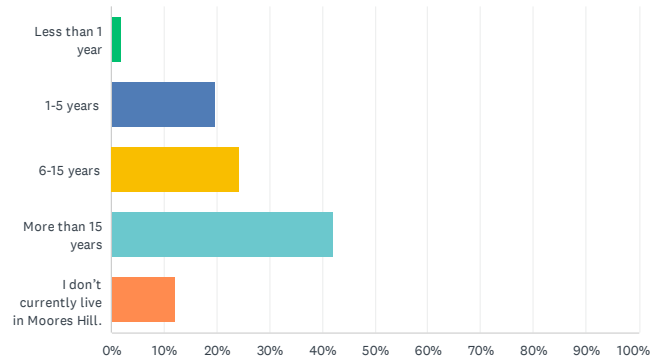
Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES	
Current resident or business owner.	79.28%	88
Nearby county resident of business owner.	9.01%	10
I grew up in Moore's Hill but live somewhere else.	9.01%	10
I'm not from the area but interested in Moore's Hill's future.	2.70%	3
TOTAL		111

Q14 If you currently live in Moores Hill, how long have you lived here?

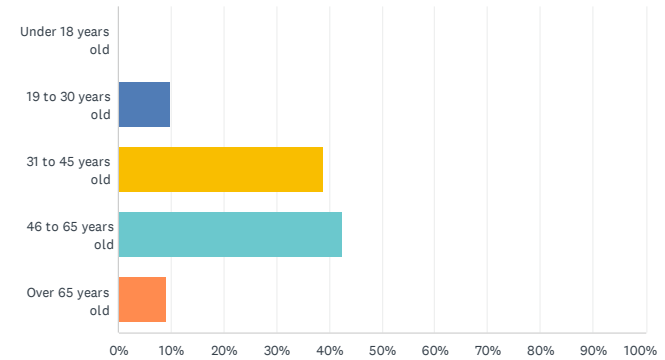
Answered: 107 Skipped: 5



ANSWER CHOICES	RESPONSES
Less than 1 year	1.87% 2
1-5 years	19.63% 21
6-15 years	24.30% 26
More than 15 years	42.06% 45
I don't currently live in Moores Hill.	12.15% 13
TOTAL	107

Q15 What is your age?

Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES
Under 18 years old	0.00% 0
19 to 30 years old	9.91% 11
31 to 45 years old	38.74% 43
46 to 65 years old	42.34% 47
Over 65 years old	9.01% 10
TOTAL	111

PROJECT WEBSITE

