



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION RESULTS

Tuesday, June 20, 2023

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS), AND ELECTRONICALLY VIA ZOOM

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Mary Grabianoski, Larry Jones, Sharon Walker, Cindy Madrick, and Jim Hurst attended in person.
- III. Community & Economic Development April Monthly Report (Informational Only – no action required)
- IV. Approval of the May 15, 2023, Regular Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number	Name	Project Address	Item to be Considered
			None

VI. Continued Business

Docket Number	Petitioner / Project Name	Project Address	Item to be Considered
			None

VII. New Business

Docket Number	Petitioner/ Project Name	Project Address	Item to be Considered
2023-17-RP	Windy Hills Farms LLC / Promontory - Replat of Lots A17 and A18	1870 and 1910 Windy Hills Drive, Zionsville	Approved as presented & filed w/exhibits & per staff report. 6 In Favor 0 Opposed Petition for Approval of a Replat to combine Lots A17 and A18 in Promontory Section 1B, being in the Planned Unit Development (Promontory PUD) District.
2023-18-PP	PLD & Browning Venture LLC / Park 267 - Primary Plat	5190 S. SR 267, Lebanon	Conditionally Approved as presented & filed w/exhibits & per staff report. 6 in Favor 0 Opposed Petition for Approval of a Primary Plat to establish a single lot of 76.12+/- acres with ROW dedications being zoned Rural Light Industrial (Rural I-1).

2023-19-DP	PLD & Browning Venture LLC / Park 267 – Development Plan	5190 S. SR 267, Lebanon	<p>Conditionally Approved as presented & filed w/exhibits & per staff report.</p> <p>6 in Favor 0 Opposed</p> <p>Petition for Development Plan Approval of a 1,100,000 Sq Ft Industrial Building on 76.12+/- acre lot being zoned Rural Light Industrial (Rural I-1).</p>
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VIII. Other Matters Presented (Not requiring Plan Commission action)

Docket Number	Petitioner/ Project Name	Project Address	Item to be Considered
			Confirmation of a Special Plan Commission Meeting for the introduction of the Form-Based Code by McKenna is scheduled for Wednesday, June 28, 2023, beginning at 6:30 pm in Town Hall.

Respectfully Submitted: Mike Dale, AICP
 Director - Department of Community & Economic Development
 Town of Zionsville

Zionsville Plan Commission
June 20, 2023

In Attendance: David Franz, Sharon Walker, Jim, Hurst, Mary Grabianowski, Cindy Madrick,
Larry Jones
Absent: Chris Lake

Staff attending: Mike Dale, Janice Stevanovic, Roger Kilmer, Dan Taylor, Attorney

A quorum is present.

Franz Welcome to the June 20th meeting of the Plan Commission. Please rise for the Pledge of Allegiance please.

All Pledge of Allegiance.

Franz Would the secretary please take roll?

Dale David Franz?

Franz Present.

Dale Jim Hurst?

Hurst Present.

Dale Mary Grabianowski?

Grabianowski Present.

Dale Larry Jones?

Jones Present.

Dale Cindy Madrick?

Madrick Present.

Dale Chris Lake?
[No response]

Franz I was reminded he's going to miss this meeting.

Dale Absent and Sharon Walker?

Walker Present.

Franz All right, so that's six people. A vote of four will be required to move anything forward. In your minutes there's a packet of, for the May minutes – in your packet there's a – in your packet there is the minutes from the May meeting. Is there any comments, additions, deletions to those minutes? If not is there a motion to approve?

Zionsville Plan Commission
June 20, 2023

Grabianowski So moved.

Hurst Second.

Franz All in favor signify by aye.

All Aye.

Franz Opposed by nay.
[No response]

Motion carries. The minutes are approved.

There's no Continued Business so on to New Business. Docket Number 2023-17-RP, Windy Hills Farms LLC/Promontory Replat of Lots A17 and A18, 1870 and 1910 Windy Hills Drive, Zionsville. Petition for Approval of a Replat to combine Lots A17 and A18 in the Promontory Section 18 [1B], being in the Planned Unit Development (Promontory PUD) District. Is the petitioner present? Or, no – start with the, Roger, you handling it?

Kilmer Yes sir.

Franz Go ahead.

Kilmer Thank you. As mentioned, this is Petition Number 2023-17-RP, a replat of Lots A17 and A18 of Section 1B of Promontory. The intent of this replat is to combine the two lots into a single lot. If you'll direct your attention to the screens. First of all, I have a location map showing. The northern border of the parcel of Promontory is County Road 200 North along through here with Michigan Road off to the west. This western portion that comes out to Michigan Road is known as Section 1B. The property is zoned PUD. It is part of the Promontory PUD. Move forward – this is the recorded secondary plat of Section 1B. I've outlined the, the involved lots, Lots A17 and A18 in red up in this area. Again, Section 1A is this area that extends over to County Road 1000 East. Moving on – just an enlargement of, again, Section or Lots A17 and A18. These are the two lots that would be combined into one. This is a drawing of the proposed replat which would combine those two lots and, again, this petition requests to vacate the shared property line which extends through here and combine the two lots into a single lot. There are no easements involved in the vacation or removal of this lot line so it is truly just a merging of the two lots to be combined into one. Staff recommends approval of the, of Petition 2023-17-RP. I'd be glad to answer any questions you might have.

Franz All right, thank you. Is the petitioner present? Are they online? Okay.

Long Can you guys hear me?

Franz Yes.

Long Hi there, thank you for your time. Peyton Long with Henke Development Group. As Roger just mentioned, he's exactly right on with that presentation with the

combine of A18 and 17 just to vacate that lot line. So, happy any questions if there are any.

Franz All right, thank you. Is there anybody who'd like to speak on this matter? Being none, I'll open it up to members of the Plan Commission for any questions/comments.

Jones How do the front and back building set lines, building setback lines then get established? Do they follow per what was previously approved for each individual lot?

Long Yes, that's correct. It would be the 150 foot off of the front setback there and then also the 150 foot rear, rear setback as well.

Jones And then because of the, isn't there a regulated drain that runs through this property?

Long Um, I'm not, I can't – yeah, on the east side there is. Sorry about that.

Franz Any other questions/comments? If not, is there a motion on this matter?

Grabianowski I move to approve Petition Number 2023-17-RP, a replat to allow for the vacation of the shared property line of Lots A17 and A18 in Section 1B of Promontory resulting in the two lots being combined into a single parcel in the Planned Unit Development Zoning District be approved based upon, based on the filing and presented information, the filed and presented information and the Findings established at the public hearing.

Franz Is there a second?

Walker Second.

Franz Any further discussion/comments? If not, all in favor signify by aye.

All Aye.

Franz Opposed by nay.
[No response]

Motion carries 6-0. It's approved. Thank you very much.

Long Thank you for your time.

Franz You're welcome.

On the docket I'll read these two together – Dockets Number 2023-18-PP, PLD & Browning Venture LLC/Park 267 Primary Plat and 2023-19-DP, PLD, same petitioner both at 5190 South State Road 267, Lebanon with a primary, Petition for Approval of a Primary Plat to establish a single lot of 76.12+/- acres with ROW dedications being, right-of-way dedications being zoned Rural Light Industrial (Rural I-1) and a Petition for Development Plan Approval of a

1,100,000 square foot industrial building on 76.12+/- acre lot being zoned Rural Light Industrial (Rural I-1). Roger, you handling this one?

Kilmer Yes sir.

Franz All right, please proceed.

Kilmer Thank you. As mentioned, we're going to cover two companion petitions here at the same time – 2023-18-PP for the primary plat and 2023-19-DP for the development plan of this proposed warehouse distribution facility. On the, **on the** screen I have the location map identifying the subject site. North is to the, to the top of the screen. Along the eastern edge of the site is State Road 267. Coming down to the southern portion of the site it is bordered by County Road 550 South and then extends up and, again, this entire site area is approximately 72, I'm sorry – 76.12 acres. The primary plat seeks to combine three parcels into a single lot. The three parcels – here's one, here's two, here's the third and, again, they are looking to combine those two into a single platted lot for the development for the warehouse facility. Included within the primary plat petition is the dedication of right-of-way to allow for the widening along State Road 267. There would be right-of-way dedicated along this area and also the widening of County Road 550 South so there, there is on the proposed primary plat, dedication of right-of-way in this area as well. The subject site is zoned I-1 Rural as are the properties immediately to the east of the site and to the west. To the north we have one area that is under Whitestown's jurisdiction. It has an Industrial zoning classification. The extreme northeastern corner of this site does border Zionsville jurisdiction with is zoned AG. The south of, of the site we have AG zoned along this section of 550 South and then on the south side of 550 South, it's all AG as well.

This is a drawing representing the primary plat. The orientation is now north to the right of the screen so for your purposes, State Road 267 is along this side with County Road 550 in this area. This, this plat is, has overlayed on it the site layout for the proposed building which I'll go ahead and move to the site plan which kind of cleans that up a little bit. It's a little bit easier to see. The site plan, beginning with the vehicular access to the site – there are two points of access, both from 267. The primary point of entry is approximately midway along the site. Again, 267 is in this location. This would be a full-entry access. The second vehicular access is here on the north end of the site. It would be a right in, right out only. Surrounding the building is an interior access drive which would be accessed by the, the trailers. Let me go back to my notes so I don't get lost – at the two entry points, there is a proposed monument sign at each location – one here and one here and, and you'll see the proposed monument sign later in the presentation. Even though the lot will have frontage on 550 South, there are no points of vehicular access proposed for this frontage.

The site is, regarding drainage for the site, there are three designed wet ponds. Pond 1 in this area, pond 2 and then pond 3. There's an area to the north of the, of the building, which is kind of a, a relief basin for should there be emergency flooding or overflows it would be used there but this is primarily going to be designed as a dry area. The site is impacted by a legal drain that comes across the northwestern corner of the site. That did go before the Boone County Drainage

Board yesterday morning for approval to relocate that drain. That relocation was approved by, by the Drainage Board.

The development plan includes two types of parking for, for vehicles and trailers. The currently proposed parking and then future parking. The currently proposed plan includes 353 parking spaces for vehicles, primarily located on the north, in this area and then on the south end of the building. The currently proposed plan also includes 100 spaces for trailers equally distributed on the east and west sides of the building. So we've got 50 spots in this area and 50 spots in this area. Areas for future parking include 132 vehicular spaces and an additional 140 trailer spaces. Excuse me – the future spaces are located, future vehicular spaces are located in this area and in this area and the future trailer parking spaces are located here and in this area. While these are not planned to be developed immediately with the initial build, they are planned and we are including them as part of the development plan along with any landscaping that would be required to be installed when these parking areas are improved. So just making that clear that when it is decided that the, the tenant needs to or desires to add these additional parking spaces, whether it be for vehicles or whether it be for trailers, the required landscaping will be required to be added for those parking areas at that time and will not be required to come back for a development plan amendment or anything like that to try and cover that in this petition.

The proposed improvements, specifically, the building itself, it will utilize a variety of materials and colors. Some of the details of this are provided within your packet as a part of Exhibit 4. The primary exterior building material will, will be precast concrete panels including some reveals. These panels will be painted utilizing three different colors. Storefront features and I'm going to move forward to some of the elevation drawings here – sorry if they're difficult to see but this is the north elevation which would, does not include any, any loading or dock bays just as the south elevation does not include any of those as well. There are some storefront features on the corners where some office spaces may be located and this breaks up the façade elevation somewhat. The east elevation and the east elevation is, is comprised of both of these lines. We have a match line here that matches up with the end of the building here just as the west elevation does the same. Both the east and west elevations include loading bays and the maximum height of the building is forecasted to be 41+/- feet which includes a parapet to shield roof-mounted mechanical items. Included within the development plan is a guard house to be located on the northwest corner of the development. Building plan and elevations have been provided for this approximately 88 square foot building.

Items of interest for this petition: The project will require development of an off-site water line. The petitioner is working with the Town of Whitestown on this item. There were recorded zoning commitments when this property was rezoned to the I-1 classification that was done under Docket 2020-08-Z. The rezoning commitments, based upon the, the proposal presented tonight, have, are complied with, everything has been met.

Landscaping – And I'm going to back up to landscaping and, and I know that the petitioner has a presentation they are going to be sharing. Their slide of landscaping is much better than this one because it has color so it will be much

more descriptive but the landscaping that the petitioner is providing along State Road 267 actually exceeds what is required. There was, there was discussion with staff during the process that, that we were hoping that they could provide more in an effort to screen as best possible the 1.1 million square foot building and we appreciate their efforts to, to do that by enhancing the landscaping.

Staff's position is favorable for a conditional approval of both petitions as there are still some items to be addressed in the, in the comment letters. We even had a conference call with the petitioner this afternoon to discuss the remaining items in the comment letters which have been provided to you. While the letters may initially on your, your review appear somewhat lengthy, we covered every item today and many of the items are just a matter of we need to verify this item has been adequately or properly addressed within the materials. DPW was on the phone call with us. No one expressed any concerns about any of the remaining items. We believe that these will be able to be resolved. So, again, that is why staff is recommending a conditional approval of the petitions, just an opportunity to, to finish crossing those T's and dotting those last I's. I'll be glad to answer any questions you might have.

Franz All right, thank you. At this time, if petitioner would like to present.

Price Mr. President and members of the Commission, my name is Matt Price here on behalf of the petitioner. I have an address of 10 West Market Street, Indianapolis, Indiana. Mr. Kilmer did an excellent job of providing an overview. Just to provide maybe a little bit more background before I hand it over to Bryan Sheward to take you through the plans and some of the specifics that Mr. Kilmer alluded to. This project was or property was originally rezoned back in 2020. It was one of the first matters that was considered when we went into lockdown and kind of moved to a remote platform for a little while or virtual platform for a little while and the project lead, Amy Rzepka, is here with me tonight. She was here from that from the very beginning and has worked very diligently to bring this project to fruition.

As you are familiar with other similar projects along the I-65 corridor, many of these facilities are built on a speculative basis, meaning that the buildings are constructed and available for leasing before a tenant is really known and there's reasons for that that operate in the marketplace. This is not one of those occasions. This particular property was part of a competitive proposal to secure Subaru as the tenant and so that company is going to be, subject to approval obviously, seeking to expand its footprint here in Indiana and in particular, here in Boone County. So it's a very exciting opportunity and one that is, is not speculative in nature. Bryan, Amy and I and our development team are all available to answer any questions that you have but I think I'll turn it over to Bryan to take you through the plans. Thank you.

Sheward Thanks Matt. Bryan Sheward, Kimley-Horn & Associates, civil engineer. Our offices at 500 East 96th Street, Suite 300 – we just moved, Indianapolis, Indiana. As always, Roger gave a, a great overview. So I've got some slides that I can slide through here. I will try to keep this brief because he did hit on, I think the, the main points but, again, the project site northwest corner of 550 and State Road 267. You can see that it is three properties today and essentially we're

combining those three into one lot and then we're splitting it again to give a right, half right-of-way dedication along 267 and a half right-of-way along County Road 550. So, one parcel, two right-of-ways is what we're proposing.

In summary, it's, the total site is about 76 acres. Again, it's zoned I-1, three parcels today. We're proposing one parcel with two right-of-ways. Approximately 1.1 million square feet, just a shade under 50 feet in height and the automotive parking and trailer parking are noted there with, with additional futures as, as Roger had mentioned.

Site plan – north is to the right. You can see the yellow arrow. This helps, I think, a little bit. See where the ponds are located. There's three of them as, as Roger had mentioned and the tan in the middle is the footprint of the building. You can see there's docks on the east and west sides and the two curb cuts, one, one thing I did want to mention – the curb cuts are situated directly across from the curb cuts on the other side of the road. That was intentional. Less important on the north because of the median that's in the middle of the road because it's a right in, right out but certainly the middle or I could say the southern entrance, lines up with, I think it's called Performance Way, on the east side of the road. Going on – so point of access, as mentioned, the guard house is on that northwest corner and then the red line I just wanted to highlight this. This is a Subaru need but to have a secure court which means there's a chain link, vinyl chain link fence that is a security fence that wraps all the way around, as you see, in red which essentially means inside that red area it's for their own security. So as, as vehicles enter and we believe the vast majority of, of both cars and trucks will likely come from the north, they would enter here on the south or, I'm sorry – northeast corner, come across the north which you can see is quite a bit of space to queue and then they come around the corner and would stop at the guard house, enter and then they could either access the docks on the west side or wrap all the way around the site to this side. You'll notice this circle here – that's for truck turn, turnaround, if needed, and then they can go all the way back around, come back out the same place they came, wrap this direction and then at this point they would have a decision if they were trying to go north back to 65 via 267, they would make a right internal, come out at this full access point, wait their turn and then pull out to go northbound. So we believe that would be likely the predominant truck trip, especially knowing that their facility is up in the Lafayette area so I – and one thing Matt mentioned, I think the, the intent of this building is largely a distribution warehouse so it's parts, they're going to be in racks basically inside the, the facility.

As mentioned, there was a, a lot of time spent getting the buffer yards right on this one because of the commitments that were previously made. You can see there are multiple different types of buffer yards and landscaping on all sides of the site. I'm just highlighting that that's the, we're meeting the intent as Roger had, had noted and, in fact, I guess I could note the commitments had actually called for a lower buffer yard along 267 originally. After looking at it further and seeing that it wasn't necessarily based on the use across the street, it was based on the street, the buffer yard was elevated along the east side of the property. So, as mentioned, this exceeds kind of what the original intent was in the, in the commitments originally and that's largely to help, well, we're meeting the

ordinance but it's largely the help with the fact that just doing our best to screen a, a large building off the side of the road.

Roger briefly touched on this but we are being served water and sewer from Whitestown so, a, a major benefit to the area is we will be extending a water main, a 12-inch water main from Perry Boulevard to the north down the east side of 267 underneath the creek, crossing under 267 which you can see here, running along the edge and then running in a 20-foot easement all the way across to this point which is at our, our southern entrance and then crossing back under 267 to connect to an existing water main that was installed by Becknell with their development. So today there's a dead-end water main at the end of the Becknell development. This project will complete a loop which should help pressures and flows in the, the entire area. I worked with Danny, I think the last remaining comment he has is to move a valve to the other side of a hydrant and resubmit. So we're all but final with him at this point. And then sanitary, there's an existing gravity sanitary manhole on the east side of 267 just north of there of the current entrance here. It's at a depth that requires us to have an onsite private sanitary lift station, meaning it's not Whitestown's to maintain. It'll be the owner but we'll have a, a lift station here on our side of the street and a force main, 3-inch force main to run underneath 267 and connect to that manhole. We have will service from both Whitestown for both sanitary and, and water.

And then lastly, the storm outfall will come out of this pond and this, this red line here and it will connect or not connect, it'll discharge next to an existing culvert that was installed and designed to receive undetained field flow from the field that's out there today which is actually a higher flow today during a 10 or 100-year storm than what this would see in a developed condition because there's no ponds out there today. So, we're basically reducing the amount of flow that's coming across the road once we develop this.

As mentioned, we did attend the Drainage Board meeting yesterday morning and received two approvals. One was approval on the, the project in general but then also approval from the Boone County Surveyor's Office and Drainage Board for the legal drain relocation as mentioned in that upper northwest corner of the site. In this graphic north is true north is up. You can see there's a, a significant amount of field area that follows that legal drain tile through the corner, just a clip corner of the site, and that's why, as Roger mentioned, we have what we call compensatory storage to make up for some fill in the floodplain that encroaches onto the property and we do it at a 3:1 ratio which is the ordinance requirement and that's, that was met so we received our approval.

Primary plat – Sometimes it's helpful to color these. The drainage easements are in light blue. Yellow, as you can see, along 550 as well as 267 are the right-of-way dedications that we're proposing. That'll end up being a 230-foot-wide right-of-way along 267's significant right-of-way with the intent for the Ronald Reagan Parkway to come up and likely run this path. That's, that's purposeful on how wide it is. And then in the northwest corner, as mentioned, the County Surveyor allows us to reduce the 150-foot statutory legal drain easement down to 30. They call it an urban regulated drainage easement and that's what we're doing in the northwest corner.

As mentioned, one thing is we can't have any light poles or wall packs more than 20-foot in height. We're not, we're meeting that with our current plan. We also have 0.0 foot candles around the perimeter property line which is what, what you want to see.

Landscaping – We're meeting that. We talked about that. One interesting note is the commitment #4 had said the development shall comply with the submitted site plan with regard to buffer areas, however, the number and size of buildings and number and orientation of drive aisles, parking spaces and access drives may be revised and established during the development plan review. So that's essentially exactly what's happened here is the plan – and then the last one is screening of dumpsters which we're doing but the original plan at the time of rezone, if you recall, was this – a two-building scenario. North is to the right. Obviously, we're one building oriented north-south but we are abiding by all the buffering which was what the commitment required us to do.

Architecture – This is a little bit easier to see as I zoom in of the office corner. You can see the glass and the different architectural features and a representative from CSO is here if there's a question about architecture.

And then lastly, this just gives you a real life, I guess, perspective on what that office corner would look like with the glass glazing and entry points. So, at this point I'd be happy to answer any questions but thank you.

Franz All right, thank you. At this point is there anybody in the public who'd like to speak on this matter? Online? All right, then I guess I'll open it up to members of the Plan Commission.

Hurst Who provides fire services to this building?

Kilmer That, that will be Zionsville Fire Department and they have reviewed this as part of the TAC review and the ongoing review and I know that there were no, their review letter was not included in your packet but I know that they have signed off on this and they do not have any concerns regarding, regarding the status of this.

Stevanovic And, in fact, on June 6th we received a letter from the Fire Marshal who is letting us know that the updates to the site in the 267 corridor were acceptable to him. He simply wants fire hydrants to be called out in a different color so we can see it better and same thing with the fire pump room so, he's really just looking for color changes so his eye goes to that quicker. No concerns from the Fire Marshal.

Sheward And I'll say Mr. Hurst, the, this is one of the scenarios where Whitestown provides the service and then Zionsville responds to the fire. It's similar to the Sunbeam building.

Hurst I, I live in Perry Township –

Sheward Yeah –

Hurst But I know our fire station down there was not going to be the one servicing this.

- Sheward So we, yeah –
- Hurst So thank you for that.
- Sheward Right. So there's always a little bit of coordination between Danny Powers, Public Works at Whitestown and, and Zionsville Fire but they've done it a few times on these bigger buildings and I think they've got it figured out at this point but.
- Franz Go ahead Roger.
- Kilmer There's one item that, that I failed to mention in the report and we haven't touched upon yet and that is the petitioner has provided some draft commitments for consideration, specifically regarding the pathway along County Road 550 South. A hard copy of those draft commitments were provided to you and waiting for you at your seat this evening when you, when you arrived. So I don't know if the, the petitioner has any additional comments he'd like to provide regarding those proposed commitments.
- Sheward I think, Matt, you can speak to it if you need to but I think the idea is that at, at such a time that County Road 550 is, is improved which it's not proposed to be because we don't have any curb cuts planned along 550, that we would install sidewalk or, or a walking path, whatever needs to be there. Installing it now it would likely sit and effectively not connect to anything until that, until that would happen. They'd probably get destroyed at the time you'd build the road improvements in the future to be honest, so.
- Hurst And Town staff is comfortable with the commitment? Would they prefer the commitment over the going ahead and building the sidewalk?
- Kilmer We, we are fine with the proposed commitment. We, we would suggest though that you incorporate the adoption of that in, should you make a motion to approve, that that be included in the motion.
- Franz Any other questions/comments? If not, is there a motion on the primary plat? The commitments should be incorporated into both or just the primary plat? Put them in both?
- Stevanovic As far as the commitments –
- Franz Yeah –
- Stevanovic To the primary plat is fine.
- Franz Okay, all right.
- Hurst That's where I couldn't [REDACTED] . 45:47
- Franz Yeah, [REDACTED] . 45:49 Would somebody like to make a motion?

- Walker If we're gonna – let me make sure I understood that we're going to do the primary plat first –
- Franz Right.
- Walker We're going to do them both, just the primary plat.
- Franz Primary plat first and incorporate the commitments.
- Walker Okay, well let's see if Sharon can get this done. I move that Docket Number 2023-18-PP, a Petition for Primary Plat Approval to establish a single lot of 76.12+/- acres with ROW dedication being zoned Rural Light Industrial (Rural I-1) be conditionally approved subject to the resolution of the comments noted in the attached comment letters 6A and 6D.
- Taylor And subject to the commitments that have been offered by the petitioner.
- Walker Okay. Subject to the commitments that have been offered by the petitioner.
- Franz Okay, was there a second?
- Grabianowski Second.
- Franz Any further discussion? All in favor signify by aye.
- All Aye.
- Franz Opposed by nay.
[No response]
- Motion carries 6-0. Primary plat is approved.
- Is there a motion on the development plan?
- Hurst I'll take a crack at it. I move that Petition Number 2023-19-DP, Development Plan Petition for a 1,100,000+/- square foot industrial distribution warehouse with related vehicle and trailer parking areas on a 76.12+/- acre site being in the Rural Light Industrial (Rural I-I, excuse me – I-1) District be conditionally approved based upon the Findings of Fact as presented with conditions as noted in the staff report and subject to resolution of comments within the attached comment letters Exhibit 6A to 6D.
- Franz Is there a second?
- Walker Second.
- Franz Any further discussion? All in favor signify by aye.
- All Aye.
- Franz Opposed by nay.

[No response]

That motion also carries. The development plan is approved.

Sheward Thank you very much.

Franz Thank you very much.

Mike, would you like to speak on Form-Based Code?

Dale Yes. The, the consultant for the Town, McKenna Associates, is, is completing final edits on the draft Form-Based Code. We expect to get that in about a week maybe, hopefully less, maybe by the end of this week at which point we will release that to the public. They can access, the public will be able to access the new Form-Based Code online and on the, the consultant's webpage and/or the Town webpage linked to the, the consultant's website. We have a special meeting scheduled with the Plan Commission next Wednesday at 6:30 p.m. at which time McKenna Associates will be here to present to you the code and summarize its contents for you and respond to your questions and comments, if you have any, at that meeting. Really the intent of next week's meeting is really to, to get it in your hands, summarize it for you, introduce it to you and respond to your initial comments. At that point, there, there may be members of the audience who wish to speak. That's entirely up to you if you wish to take questions. It's not a hearing, it is just simply a public meeting of the Plan Commission. So, you are welcome to take questions but you're not obligated to just with it being a public meeting. Also at this meeting next week you can decide on the next course of action. Whether you would like to table the matter or if you would like to schedule it for another meeting, whether that be a public meeting or a hearing, in July.

Franz Okay. Thank you. Is there anything else? If not, is there a motion to adjourn?

Grabianowski So moved.

Franz Second?

Jones Second.

Franz All in favor?

All Aye.

Franz Opposed by nay.
[No response]

We are adjourned.