

Special Meeting Zionsville Plan Commission
July 26, 2023

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

Staff attending: Mike Dale, Dan Taylor, Attorney

A quorum is present.

Franz Call to order the Special Meeting of the Zionsville Plan Commission of Wednesday, July 26, 2023. Please rise and start with the Pledge of Allegiance.

All Pledge of Allegiance.

Franz Mike, would you please take roll?

Dale Yes. Larry Jones?

Jones Here.

Dale Cindy Madrick?
[No response]

Chris Lake?

Lake Here.

Dale Mary Grabianowski?
[No response]

David Franz?

Franz Present.

Dale Jim Hurst?

Hurst Present.

Dale And Sharon Walker?

Walker Present.

Franz All right, we do have five members so we do have a quorum even though we're not going to act on any business tonight, we still need a quorum to have the meeting so. In your packet was a set of minutes from the last Special Meeting. Has everybody had a chance to review them? I mean, can we wait until, if nobody's read these can we wait until the next –

Taylor Uh huh.

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Franz All right, so it sounds like not everybody has read through those so we'll go ahead and approve these at the regular Plan Commission meeting in August. All right, so we're here for a, another informational meeting on the Form Based Code. You were going to start it off?

Lippens Sure.

Franz All right.

Lippens All right, I have a presentation. We're switching over – I'm going to try to keep my –

Dale Could you introduce yourself again for the record?

Lippens Oh, yes. Good evening everybody. My name is Paul Lippens. I'm with McKenna and we're a planning and design company that was selected by the Town of Zionsville to assist in developing a Form Based Code.

Franz Let the record show that Mary Grabianowski is present.

Dale Oh good, okay.

Grabianowski Sorry I'm late.

Dale Great.

Franz So, please proceed.

Lippens The Planning Commission has had even, several presentations on this process and even a fairly recent one so I'm going to try to dive into what I think you might be interested in, in talking about this evening but just, just briefly, we're at a point in the process where Planning Commission will be charged with making a recommendation on this Code, eventually, when you're ready, to the Town Council. So we're not really here to convince you tonight that you need a Form Based Code or that you need even a Zoning Code revised. This is a decision that the Town made a long time ago, well before my firm was selected. So we're at a point now where actually Planning Commission and Council is, has something that you can act on, that you can consider and you can make recommendations around.

My firm was selected to do this project partly because we have a lot of experience in, in administrating codes and we've done a lot of code revisions, particularly on places that have larger codes, codes that involve annexation but also our approach to Formed Based Code is to create building types and building types are formed based standards where the architectural regulations are embedded into the form and that is an approach that we proposed to the Town when our firm was selected. It's also an approach that we talked about and presented to the public through the charrette process which I'll touch on a bit.

So the Code that you have utilizes a building types framework to embed the form based standards and, as I mentioned, this was validated through resident

stakeholders in the charrette process and then we've worked with Town staff to vet those standards by holding more than 20 meetings in our technical review process where, where we originally proposed five meetings for technical review. So the, the, the adopted draft that was released has had a substantial amount of vetting by your Town staff.

As I mentioned and we talked about before, the purpose of a Form Based Code is to have predictable results and produce the high-quality public realm by regulating physical form. Building types do this by embedding architectural standards into the building. You select from a palate of those building types and you create a town, a village that's consistent with the type, the quality and type of public realm that currently exists in the Village . 11:19 And I just have this slide in here as kind of a reminder of the way this Code was developed through a series of focus groups, breakout sessions and then listening sessions all around the Town, not just in the Village. And then this is kind of the process reminder noting that the adoption draft is released and now we're at a point prior to conducting public hearings and considering adoption but I think the important part of this graphic is it shows that this is a loop. When the Town adopts a Code, it is a Code that's amendable and the most important thing is that you have a framework that can be amended. So if the Town decides you want additional building types, do you want to revise the standards, if you want to even revise procedures, that's something that is, is very common. It's very common to amend a Code. What's much more difficult is to create essentially a whole new Code rewrite which is what has happened in this case. You have a new Code that really compiles very complex regulatory structure while keeping most of the purpose and meaning behind those districts and the way land use was regulated and intact.

So I'm going to talk a little bit about the building type standards because often this is what's most confusing and it's kind of the biggest change so I wanted to spend some time talking about this and also talking about what was presented in the charrette and then how those evolved to some of the building types in, in the Code that are presented in the draft.

I wanted to pause first on this lot coverage issue which has been talked about a lot. I mentioned at my last meeting that we know that this is an issue that has caused a lot of projects to go to ZBA to ask for relief from this standard. We did debate this and talked about the issues fairly extensively with staff. I think if there's a desire from Planning Commission to revisit this lot coverage issue, I'd just recommend that you make a recommendation tonight to staff to have them look at it again. As I mentioned at the last meeting, after debating that issue with staff and talking about the potential amendments to this Code, it remains the same. The, the lot coverage requirement in this Code is similar, if not the exact same as what it exists currently. There might be minor text amendments that were made but there was not a substantial relief given to this standard and if Planning Commission would like it revisited, it would be appropriate for you to make a recommendation to staff to look at this again.

So going into the building type standards, the building type standards are pictures that have architectural standards attached to them. It's, it's my opinion, my professional opinion, that these are intended to permit flexible interpretations and then there are standards that are required to be met for modification. This is

similar to someone who might request relief through a, a modification requirement to a parking requirement. They might say my use, although I'm required to provide one parking space for 250 square feet, I propose one parking space for 200 square feet or for 300 per square feet and these are the standards that I can prove that I meet based on the use for the site. There are standards in this Code that permit, that will permit modification to the building types if certain requirements are met. One idea if there are concerns about the type of architecture that's displayed in this, this Code is that a standard could be added, added to the modifications that would allow staff to maintain a photograph library of acceptable interpretations. In other words, if you don't want to be considering every project from scratch, staff would come up with a list of buildings for each building type that might be as-builts. And I think one of the things I like about this too is it would permit you if you did permit a modification through a development process that that modification you approved could be added to the photograph library. It could essentially be a documented interpretation, for instance, what type of building would be comparable to the standards for a Main Street building, for instance. The other thing is, is if there are some standards in this, in the building type code that are perceived to be too, too restrictive, it's really easy to delete things. It's a lot harder to add things but, say for instance, some of the material standards if Planning Commission thinks that some of those are too restrictive or even the standard for brick coursing came up at the last meeting. These are things that are easy to eliminate from the tables, much harder to add them in. So, from this point, I think we can modify those material standards and some of the architectural standards and kinda rely more on the typographic descriptions for interpretation. So I, I just wanted to stress that it is possible to make some changes to these to better fit Planning Commission's desire for the types of standards you want to enforce through your site development process.

Another, I think, really important thing that I think a lot of people look at these types of Codes and you see that there's a single-family building type in it and you think this applies to my lot and, in general, the intent of this Code is that single-family homes on single lots are exempt from these procedures. It's the underlying district that applies. And that is the, the current case, right? The single-family, people developing a single-family home are not required to go through a site development process, a site plan approval process but they are required to comply with district regulations and meet the building Code. The purpose of having a single-family building type in this Code is to inform the development of subdivisions, developers who are building multiple units and then it will also help Planning Commission and Town Council look at maybe a prospective list of housing types that a developer builds and relate those to this building type standard in the Code. We find that, that having a single-family building type is very important for comparison, it provides a frame of reference and it helps with those larger residential developments but it is not intended to apply to single-lot development which is intended to be more flexible, allow people to build the type of home that they want, as long as they comply with underlying district regulations.

So, as I mentioned, it is my interpretation of a Code like this that a wide range of architectural styles and appurtenances could be accepted as long as the overall principles that are regulated through the Code are met – the number of windows,

some of the material standards, which as I before mentioned, can certainly be modified. The other thing I wanted to mention too is that the Industrial District was chosen to also be exempt from building type regulations so it's not the intent that in Industrial Districts they would have to build to these building type regulations. It's certainly one of the advantages of building type, of a building type regulation model is that you can change which building types are permitted in, in which districts and you can kind of thus change the character based on those building types as well.

So, what I'm going to do here is I'm just going to go through the building types that were presented in the charrette and then some of the modifications that were made to those building types by the time they appeared in the draft Code. So we've, we've proposed the or we presented the ADU through the public, accessory dwelling unit, also sometimes called a granny flat or a garage unit but this is a, a unit that largely remained unchanged in the Code. We also presented the duplex in a variety of forms and the fourplex which were maintained as options. I'm actually not sure looking back at my presentations if we presented the row house during the charrette but we talked about it. There are two row houses that are in the Code. It's a neighborhood style and then an urban, urban style and they vary a little bit in, but they're fairly similar and both of them are, are in the Code.

We presented this retail, single-story retail office which is in the Code, the two-story mixed-use building which is in the Code and those are really kind of the primary buildings that would make up a Main Street or a Village street front. There are some other buildings that really are accent buildings to those. The bank, which is a, a building that is of a higher material quality but can be used for things other than a bank but this is a type of building that really adds to the downtown palate. The theater is another building that doesn't necessarily need to be used as a theater, in fact, many historic theaters are not used as theaters but this store, storefront adds to the public realm and is included in the Code.

We also presented this idea for a lease, lease lot. This was I would say a larger apartment building. During the charrette, I actually put the yellow on this because I knew that it was at a massing that was higher than most people that we talked to wanted to see. So by the time this made it into the Code, we actually did take that, that top story off the image and presented it as a three, three-and-a-half story building because there would be garden units in this building. We believe that this is an appropriate massing even though it's higher than two stories. I think that buildings of this type would be consistent with the palate of building types that are proposed in the Code.

We also showed this hotel during the charrette but when we showed this hotel, we also knew that the massing of this might be larger, more dense than desirable in the Town of Zionsville. So, we revised that with a building type that was based on the precedence we saw around Town. I would say if there's a desire to have two hotels, if you want a larger hotel, you, we could have a hotel 1 and a hotel 2 and we could very easily add a higher massing building type back in the Code if there's a desire to have one more like this. So I did want to point that out, although I also want to say that this building type was designed specifically for Zionsville based on the precedence here which is another promise that we made

to residents that we would look at the architectural styles that exist in the Town and develop building types that were based on the precedence we found here.

We also presented this building. This is often a research office building, so really a large floor plate building that is predominantly used for research or industrial uses or sometimes office uses. This was replaced by this building in the Code. This is a, another approach to doing research in office. It's of similar scale and massing.

Lake It's not in the Code.

Lippens This building is not – I, I think it is. If it's not –

Lake There's one that's a pitched roof version and it's two stories.

Lippens Okay. I might have the wrong slide here but thank you, Chris, for pointing that out. So, we did make modifications to the research office building based on the Zionsville precedence and I grabbed, I guess, the wrong image here, although I thought I had the right one. The other thing that we talked about was, and I mentioned previously, is from an industrial perspective this building type was not used for industrial because we decided not to have building type standards apply in the Industrial Districts. And, I think I've actually talked about this as a, at a prior Planning Commission meeting too – I think this building type is interesting and it could be added to the Code as a large floor plate mixed use building even for residential uses and for, some first floor commercial uses. I do like this building type and it recognizes the need for larger floor plate buildings through development. So, I think that is a point where we could go back and add.

The civic building exists in the Code and we also added this building. This is a liner building. The intent of this building is to actually have smaller retail uses that can be on the edge of parking lots. This is a really good way to retrofit existing suburban style development and make it more complimentary to the purpose and intent of a Form Based Code to address the public right-of-way with, with buildings and create a meaningful public interface along the right-of-way edge. This is another code, the, the liner building was added and developed to this Code following the charrette to address the feedback we got. The gallery was also added to this Code, particularly based on some of the precedence and part of this, too, is to render some of the buildings like this that exist within the Town or within the Village, in particular, conforming to the building types that are presented in the Code. This is a pretty attractive and fun style building and we certainly like the buildings that exist in Zionsville that have this character so we thought it was important to, to draft it.

So that's kind of a, I wanted to provide kind of a, a little bit of background on some of the modifications that were made based on public feedback to the building types that were presented in the charrette, where we landed and then some of the potential options to go back and, and maybe add some more, particularly I think this large floor plate building might be of interest and I think that one of the things that would be desirable from my perspective is if Planning Commission is interested in a large floor plate building then that would be really great to hear tonight because it would allow for us to kind of make that type of

revision and do so as part of the public discourse on, on the plan. So I would hope to hear some comments like that through discussion and then I'll kinda end with the next step in the process. So, we did a Planning Commission work session recently. This is actually as second work, working session for discussion. I hope that out of this meeting recommendations to staff would, would come out potentially resulting in a revised adoption draft. I would also say I think certainly up for discussion tonight would be the process for submitting those comments. I think it would be, in my opinion, advisable if each Planning Commissioner were able to submit comments to staff but then also potentially some guidance from Planning Commission to permit staff to combine and make some decisions on how those comments should be interpreted and then created for a draft. I think that procedural recommendation would be helpful this evening as well but ultimately once we've had time to consider those along with any other comments which staff could present that come from members of the public that those comments would result in a new draft that the Planning Commission would consider for recommendation to Town Council and then ultimately Town Council would be charged with also making the decision. So, a little bit of background there on the process and I know tonight the purpose of tonight's meeting is for Planning Commission discussion so my hope was to take some notes and to listen to the discussion. I don't recall if there is public comment on the agenda tonight or not but I would listen to both if there is.

Franz Well I think I'm going to let them speak. We're going to have some comments so. All right, thank you very much.

Lippens Thank you.

Franz I guess I'll open it up to people from the public if they have comments on this one. What I would ask is if somebody has already kind of hit your points just I guess ditto it or move on but at this point in time if anybody would like to speak, please come up, state your name, address and make your comments.

Damm Good evening. Robin Damm, 155 North Main Street, Zionsville. So I'm just coming into all this and I'm very confused on who this applies to. The agenda tonight says this is applicable to all properties under the Town of Zionsville's zoning jurisdictional boundaries. Your lead slide said industrial and single homes are not in scope and then we went through all of these properties that I assume are commercial. What is the difference between commercial and industrial? And then you also talked about only for new houses in new neighborhoods. The new houses in new neighborhoods would be single-family homes which, again, are not in scope. So I'm very confused on who this applies to and what we're looking at and what we're trying to discern.

Franz Okay. What I'll do is I'll get the comments and then we can make attempts to answer some of those questions, okay?

Damm Thank you.

Franz Thank you.

Lippens 30:27 inaudible off microphone.

Franz Sure, go ahead.

Lippens I'm just, I'm looking at the Code and I think the office fabrication building type is building type M. So, Chris, I do believe that building type I showed is in the Code or are you saying it was different than the picture I showed? Oh, yeah, all right – so, it's in the Code but it's a different picture.

Lake It's a different . 30:50

Lippens All right, so I, it is important clarification that there is an office but I, I got the wrong picture.

Lake Yeah, I just think what's confusing is we're showing images that aren't –

Lippens Yeah, that's my mistake. I was meaning to update it so I missed that but it is in the Code so there you go.

Franz All right.

Lusk Hi there, Heather Lusk. I live at 285 West Hawthorne Street and I'm speaking on behalf of the Village Residents Association. We made a point of making sure that residents when this project was initiated in 2021 that residents were aware of it, that they were able to attend a lot of the sessions. We appreciated the folks from McKenna listening to comments and having many, many opportunities for, for residents to be involved, whether it was in person or online with the online survey. Since the document was released, I sent a message to Village Residents Association members asking for their input hoping to consolidate some information so that you all wouldn't get dozens and dozens of messages with the same information so we've consolidated those, I shared these with Mike Dale and spoke with Chris Lake as well but I wanted the rest of the Plan Commission to hear a couple of things that were, that kept popping up.

Number one, there is a residential block in the Village looking at the map that is zoned as MU-3 Corridor Mixed-Use. It is a residential block between Hawthorne and Sycamore and between Second and Third Streets. It contains six single-family homes and the SullivanMunce Cultural Center so it's confusing why it is listed as MU-3 instead of Neighborhood Village or MUV Village Center. There are other businesses within the NV classification – businesses, plural – on Oak Street, on Fifth Street but they are also listed under the NV classification, not MU-3 Corridor, so if that could be changed that would be great. There have been other businesses that have been grandfathered in the past historically.

The building height definition on page 11 calculates an A-frame in such a way that someone could build a home with an overall height that exceeds 40 feet so that's a little confusing and wanted to see if it was possible to limit the height of an A-frame to have a maximum roof pitch potentially.

There's also the driveway definition on page 17 that imply, that states that paving is an only option for a driveway. Considering that in the Village a lot of materials used are grass or gravel or other materials, it would be nice to consider that a

driveway could be something else. I think that would be helpful for, for the Village.

Currently, the NV Neighborhood Village on page 49 doesn't incorporate the language that currently exists in the zoning which states that for Urban RV the district is established to promote and maintain the historic core or Village, of Village neighborhoods within the Town reinforcing the traditional height, build and area features of these neighborhoods to maintain their scale and proportion so it's hopeful that that that, since that the historic core of the Village being there could main, be maintained moving forward with the next document.

There's also a question what a neighboring property is considered for the PUD on page 77, G(5). It lists the maximum height is 35 feet to be consistent with the neighboring property but is a neighboring property a facing block or is it only or could it be across the street, is it within a certain radius? That's one question as well. There also aren't buffering requirements in the PUD but that's consistent with what currently exists.

And the last note that came up with a couple of folks who are landscape architects are the invasive species which I've conveyed as well. The invasive species is a moving target we know but we made some suggestions that certain species be added to that list. Thank you.

Franz All right, thank you.

Dale Ms. Lusk? I just want you to know I got your email and then we'll print that out because I think to follow your tracking is in comments you emailed us for the most part?

Lusk Yes, that's, that's fabulous. Thank you –

Dale All right.

Lusk Very much and FYI, overall, the residents that I have spoken with and that's quite a few, are just think it's a great move forward, great step, it's just tweaking at this point. We definitely support the, the direction this is going.

Dale Thank you.

M. Lyons It seems to me that you guys are kind of voting yourselves out of a job that does a lot of it for you. I kind of like it if you make decisions and work it along. My name is Michael Lyons. This is my wife, Sara. We live in Brocks Meadow. Brocks Meadow seems to be in a unique situation because in the use table that has been done we, we don't fit anywhere. As a matter of fact, I, I don't think we were considered. In speaking with my neighbors, apparently all of us, there sits one of them, we missed every, we got to be the least informed people in all of Boone County. So that was probably on us but any kind of outreach, if it was major, which is that's I think what it said – we all missed it and, and it seems that we've got I, I'm not sure how it will change. That doesn't seem to be spelled out or, or I have, I'm not smart enough to understand it, but, but we've got about 50 acres there and between us we pay about \$90,000 in property taxes and we're

about to get governed here or fall under somebody whose got a house built on 21,000 square feet. I've got 11 acres and we farm on it a little bit, we fish on it a little bit, we have a handgun target that we shoot, we burn, we don't burn trash but we burn wood. We've got a cow on the way. So, there's, there's no place in what's been proposed for us. So, that would be, I think, my concern in a, in a nutshell so. Thank you for the time I appreciate it.

Dale Okay, could you state the location of your property again please?

M. Lyons Yes, 8541 East 500 South, Brocks Meadow. There's five along there.

Dale Okay, thank you.

M. Lyons Yeah.

S. Lyons Hello, Sara Lyons, 8541 East 500 South. Just, again, that was my husband so, of course, we, we share a lot of the same concerns. I also would like to ask for clarification. I've looked through the document. I'm not an attorney. It is a little difficult to understand. The way that we use our property, as he described, would we still be able to use our property that way? Because right now we're in R-1 and then according to the maps it looks like we would be changing to N-1, Neighborhood, Neighborhood 1, so what are the restrictions going to be on our property? How can we use our property that seems to be governed by Town Code? I was not able to find any restrictions, again, like he said, we burn, we now we're able to shoot, we're able to have animals. If we sell our property, if we're grandfathered in, if we sell our property will new owners be able to use the property the same way we had or going forward will they be governed by essentially a neighborhood status? So, we are certainly looking for clarification on that and, of course, we would like to be able to use our, our property as freely as possible. I think that's why many of us built and purchased there. We don't have a HOA, we are able to use our property very freely and we've, we've really enjoyed that and are, again, curious how these new zoning changes will affect the use of our property. Thank you.

Franz All right, thank you.

Clasen Good evening, Berthil Clasen, 8493 East 500 South, also a part of the same neighborhood. I'm one of the other five neighbors, people living there. So first off, this meeting outreach informing the citizens of Zionsville on, on these ongoing efforts has skipped us, all of us, which is somewhat unfortunate. It seems like a very exciting project and much of what was presented today for the Village having makes a lot of sense. I would like to echo what Michael and Sara just said. The proposed zoning of Brocks Meadows from R-1 to N-1 gives us some concern. I think the major concern is really that we don't truly understand what it means from a retrospective perspective. Can we not have our chickens anymore? Can we not farm a little bit of our land anymore? That's why we bought that land, to have the freedom to do the things we wanted to do. From a value retention over time, if we sell our property, if somebody else buys it and they will not have the freedom to do what we have or had that might have a negative impact on the property values and I think that goes against, against the spirit of 40:56 living in this country. So, I think our main, my main ask is

really to better understand what are the consequences, what does it mean for us to get rezoned and once we have that understanding, I think we can continue the dialogue but I thank you for your work and having the presentation tonight.

Franz All right, thank you.

Schappaugh Hi, good evening. My name is Anna Schappaugh. I live at 11779 East 200 South. I apologize about my 3-year-old. We moved to Zionsville a year and a half ago. I fled the terrible State of Illinois and looked for refuge in a great place like Zionsville where I could buy a little piece of land and have this home setting life and raise my son in a wonderful community and, for the most part, I have that but reading this Code gives me some concern about my future ability to live that type of life. I brought my 3-year-old tonight because I taught him that sometimes we have to do uncomfortable things and speak up for things that we believe in. So, I'm not sure he took that away but I'm going to remind him of that when he gets older.

So, in digging into this, I just wanted to point out a few things that I found. I'm very new to digging into this and I plan to research it a lot more but here's just kind of a summary of some of my concerns: So, looking at this presentation it looks really appealing but it actually seems like a trojan horse for high-density development that skips over land tested base zoning. It can turn tranquil suburbs into urban centers and change the land use. It looks like once it's enacted it could use large swathes of land and rezone them to make way for high-density housing. It's a direct byproduct of the Obama era and targets suburban areas and desires to radically alter them. It allows federal regulators to dictate where people live. It seems like social engineering.

All of these things are very concerning when I know that as I talked to people that have recently moved to Zionsville as well, we picked Zionsville over neighboring communities for the greenspace, for the flexibility that we have with land, to avoid some of this high-density housing and this brush of a wand that makes everything this uniform code. We, we choose Zionsville for freedom and this Code gives me a concern that if we enact this we lose that freedom.

So, some of the questions I have is why do we need a new Code? What is wrong with the one that we have? And how does this Code overlay into a Comprehensive Plan for Zionsville that, from my understanding, designs to seek to keep rural areas rural. Where's our protection in that? I saw that some of the land that is currently designated for equestrian areas can now be used for solar farms. I haven't found anybody who wants solar farms around here so, how do we address that? I just I have this overarching question of how do we stop this from being a catalyst for high-density housing with government overreach that tells us how we use our land, the way we build, the materials that we use, and I don't, I don't want to see that happen. I want Zionsville to stay quaint and unique and I like development and I think development is a good thing when it makes sense and it conforms to the standards of the population that lives here and just based on my research and the little research that I've done into McKenna but will continue to do, I don't think it represents that so thank you very much.

Franz All right, thank you.

Stacy Good evening. My name is Ralph Stacy and my wife and I reside at 60 South Second Street. I first came to Zionsville in January of 1946 with my mom, dad and brother, John, for a lifetime and not a visit. Our family has been here going on four generations. I am working my way through the draft of the Zionsville Zoning Ordinance and have some initial concerns and questions.

My initial areas of concern for Jan and I are being sure there are minimum standards for upkeep for residential and commercial properties, being sure that the definition of the Zionsville theme is authentically correct, looking for a definition for Airbnbs and how they are addressed. Is enforcement in compliance of our Zoning Ordinance going to be most important in the future? Are off-sign, are off-premise signs like sandwich signs, trash enclosures and et cetera going to be enforced? What has been corrected in the proposed PUD zoning to make it better for the community? In looking through this Ordinance, is the Village classified as N-V, Neighborhood Village? That, it took me a while to figure that out but I think my home is in the N-V but I'm still not sure.

Other immediate concerns are movement of vehicular traffic, speed and noise control in the Village and the total lack of parking being addressed in the proposed Gateway project and the future problem of adequate parking at our new Town Hall. I have said this before but we think it is appalling to have an adopted Town Zoning Ordinance and then we have an appointed BZA that seems to be more interested in individual rights than the impacted neighborhood and their rights as well. The simple thing – oh wait that's not that. Probably the number one concern is why there seems to be no component or chapter for guiding managed population growth. Things change and population growth is happening but it is up to us to properly plan for this special quality of life for future generations. Too much, too much growth quickly is not good for our quality of life. Bigger is not better, it is just more costly and more difficult to manage. Our Town needs to wake up and address this looming problem. Our destiny should be directed by our community and not the land speculators and developers. Thank you.

Franz Thank you.

Stacy I'd like some answers sometime. Thank you.

Sharrow Hi, my name is Regina Sharrow. I'm a Zionsville resident. Thanks for allowing us to speak and thanks, McKenna, for the work you've done. You did what you were charged to do and, and that's the best, that's all we can ask that you, you do your job.

I love my Town of Zionsville. I and everyone who moved here moved here because of what it is not because of what it's going to be in the future. If I wanted to live in an urban high-density area, I would've moved to Broad Ripple, downtown Indianapolis. If I wanted to live in a place that has the same looking façades, I would've moved downtown Fishers or someplace like that but I didn't. I moved here. I love the little Village and I love the, the rural community outside and I learned so much at the meeting last week. Our plan, I, I have all the same questions as everyone else. Our current plan is that we're more high-density

around the Village but as you get away from the Village, it's less dense. That is the plan. I want to know why we're moving away from that. I mean you seem to be moving away from that with all the developments coming in, they're just being tossed all over the place away from the Village.

This Form Based zoning is kind of an attempt to make Zionsville a different place than it is. Importantly, if you do any research on this at all, very quickly you find that this was developed for urban areas and McKenna's presentation even was evidence of that. We looked at a bunch of buildings for downtown. Where are those buildings going to go? Downtown is already built up. Are, are we – and it's landlocked. Are we tearing down buildings and putting up these cookie cutter buildings so downtown Zionsville looks the same with these new buildings that look old or – I just don't understand that. I'd love some clarity on that. In fact, this Form Based coding is called the "new urbanization" so it urbanizes rural areas and areas that are already urban but they re-urbanize them. It's not applicable to our Town, it's not applicable to our community, our demographic or our topography. And I want to say, I think that a lot of us here we're not against development we're just against development that gets rid of the specialness and the difference of Zionsville. We are different from the other towns. We don't need to look like Carmel or Fishers or Avon or, or Brownsburg. We are different and we want to stay different. People need choices in where they live. I, I, I guess just pointing out, again, if you just look at a few articles on this Form Based, you see that it was started by activists, environmental activists, social justice warriors and these are the things that they loved about it: It increases sustainability and lots of references to "15-minute cities." I don't know about you but that doesn't sound like Zionsville.

Franz You have to speak into the mic please.

Sharrow Pardon?

Franz Speak into the mic please.

Sharrow Oh, sorry. Lots of opportunities to create communities reflective of equity, inclusion and social justice. It redresses the harm suffered by vulnerable communities. It redresses segregation based on race and class. These are things that are replete in these articles about Form Based coding and what the proponents really love about it is you can rezone in one legislative action. You can quickly redo a community in just one legislative action. They love that the rezoning can "increase intensity" and density. Isn't that amazing? So lovely. You can upzone and increase development and access of underserved to public transportation and necessities. So all those underserved people in our communities can now have access to all the public transportation available in Zionsville, not just the rich people get it, everyone's going to get access to that. It can address areas where low-income minority populations have been historically disenfranchised and discriminated against.

This does not sound applicable to the Town of Zionsville, at least not the Town I know. I've looked at the 284-page plan. There are 34 pages of definitions, talking about the size of the trees and how, where your bushes go and how things need to look similar. I don't think we want that here. Because of its initial purpose, the

plan really seems to address the downtown area but that's not the majority of our Town. That's a minority of our Town right now. Lastly, everything you read, the folks, the proponents of this Form Based Code "love that's it's regulatory, not just guidance" and as I listened to McKenna say oh, if you need to change this you just go through this process, well these folks love that this is law. If you want a variance, you think it's hard to get a variance now, good luck getting a variance outside of this 284-page "regulation." We don't need more rules, we don't need more government, we need less of both. Thanks for your time.

Franz Thank you. I'm going to have a couple more, two more people talk and then we're going to throw it open to the Plan Commission.

Jenkins Hi, Lynn Jenkins, 1730 South 950 East. Actually, I like sustainability and diversity but other than that, I'm in a lot of agreement with some of the previous speakers. Zionsville is unique. It's not just the Village that's unique. It looks to me, and actually all those pictures were very pretty pictures of the buildings but that's not what Zionsville is. It is not just the Village and just the buildings in the Village. We have a beautiful rural area and what the new zoning ordinances are doing is changing what our rural community is. I know many people, several spoke tonight, who said we moved here because it's rural. I've been here 30 years and my first house was a, was a little bit larger acreage but I moved a little further out onto a gravel road because I love rural and it is wonderful. I smell the cows and the horses and have chickens. Nothing wrong with that and the way you're adding all these easy ways to build high-density subdivisions, you're going to lose what makes Zionsville Zionsville. Otherwise, move to Westfield, move to Whitestown, move to Carmel if you want all that high matching business stuff. It just doesn't make any sense to me why you would give up the beauty and the uniqueness of the Zionsville community. Thank you.

Franz All right, thank you.

Agarwal Hi, my name is David Agarwal. I live at 9906 East 200 South on the south side of the Bradley property. A couple things – we moved here in 2013 so we're newbies to Zionsville. We haven't been here very long. Well, we moved to Zionsville in 2000, bought this property in 2013 so we're newbies to the neighborhood but we did move here wanting the similar things that I was just hearing other speakers present. We were looking for a rural space. We were looking for something out where there wasn't going to be development. We love the owls, we love the birds, we love the bats, love the cattle across the creek, you know, the gravel roads were actually very endearing and sure, we understood that property was going to be developed over time but at the time and as I already said, we may have been sold a bill of goods but our realtor told us the property to our north was in a preserve status, or a large portion of it was, and the preserve status was something that was a tax kind of thing and I don't know the details of this and I don't know how to look it up, but we were told that they were not paying as much property tax because the property was in a preserve because it could never be developed, was just too marshy. So, hoping if I can find some resource just to look into that to figure out what that's all about but it was part of the, the, the charm of the area. It was just beautiful, a great space and a wonderful place to live.

We also developed our property into a bit of a farm and we have cattle and pigs and chickens and all sorts of things out there that just fits in the neighborhood. It works out pretty well. It was an equestrian town when we moved here in 2000, right? That's all changed but we have, it used to be something that we were very proud of. It's something I think we can try to go back and build again or at least try to stay a little more rural with that kind of equestrian bench. We have horses as well.

Mr. Bradley seemed to be a bit of a conserve, conservationist, right? He tried to preserve his property, it was very well maintained, very beautiful, the property across the river, across the road, always well cared for and it seemed like he liked his solitude up in that rural space as well.

In terms of density, I agree with what I'm hearing here that density closer to the Village maybe makes sense as develop starts there but it doesn't really seem to make sense to increase density as you get very far away from the Village and if we're going to be rezoning properties to allow greater density across the way, that's a change in what Zionsville has been over the years and we're looking to you guys for guidance and maybe to kind of help us figure out what we can do best. I'm not in favor of increasing the density as we are getting away farther from the Village and I'm looking forward to see what you guys will do to help kind of rebuild that character in Zionsville. It's kind of a slippery slope. If we do this what's coming next? Thank you.

Franz All right, thank you. All right, I'll open it up to members of the Plan Commission.

Lake I do think one of the things that I heard a fair amount of people speak to that caught me just, I think Paul in the way you presented it, you referenced when you shared the buildings kind of why that seems like a little bit too much scale for downtown and everything kind of referenced downtown and I think that's where there's a little bit of concern that this Code really needs to be for the entirety of Zionsville and just focused on how the downtown is affected through, through changes in this Code versus the previous Code and that's what it seems like and I mentioned that last time that it was kinda slanted towards a, a downtown urban focus versus the entirety of the, of the community east to west, north to south.

Lippens . 59:17 inaudible off microphone

Franz Sure, you can go ahead and speak please.

Lippens You, you never know who's going to be in attendance when you make your presentations but a lot of, during the charrette and while we were developing the Code and particularly in the outreach that we did in Perry and Eagle Township, the idea of rural preservation was, is core to this Code and the idea about managing where and how growth is, happens in the township. What we heard was new commercial development should be in a manner and a style that matches the Village. That the Village is the character that most people who live in the rural parts of this township identify with. That they think that that is part of why they moved to Zionsville which is a big area but that the rest of the Town should be, have a growth management philosophy. So there's also a zoning map

that is a part of this, this plan and that zoning map describes three mixed-use areas which are areas that are currently zoned commercial which would be permitted for the type of building types that were presented and certainly the idea of architectural character in those areas is something to discuss but the presentation I gave tonight was mostly about that commercial character, which we also heard residents did not want commercial development to mimic vehicle-oriented style development. So, think about fast food restaurants or strip malls and those types of things. That new commercial would best be done if it mimicked the type of commercial that's in the Village. So that's what my presentation tonight was mostly about.

The other part of this Code which is rural preservation is how the existing residential districts across the Town were, those standards were combined into what are now called neighborhood districts, so R-1 became N-1, and I think there were some questions about just verifying how the R-1 to N-1 regulations apply. Certainly those are great comments but from the perspective of should there be rural preservation or should there be densification of the Town's rural areas, we heard during the charrette nobody was interested in doing that and the types of building types that we, we've created are not permissible in any of those neighborhood districts. So, I understand the concern. I want to say that the types of concerns about rural preservation we heard those during the process and there are no modifications to those districts to permit this type of density in the rural areas. So, that was overwhelmingly a concern that was expressed tonight by the audience so I thought it was appropriate to make that comment as Planning Commission starts to discuss, and I did take notes on all the other comments I heard as well.

Lake Yeah and I want to second what Paul said. I mean, this is, this is the new zoning map short of this as, I don't know, 15 to 20 categories versus 40 categories. These categories don't allow for any more density than you have today and they're not in areas that are different than what you have today. To Paul's point, R-1 became or R-SF-1 became N-1. So, we have a Zoning Code today. We, in fact it's –

M. Lyons 1:02:53 inaudible off microphone.

Lake Huh?

M. Lyons I'm sorry – 1:02:56 inaudible off microphone.

Lake That I don't know but we have a Zoning Code today. In fact, it's actually longer. If you printed it out, it'd be more pages than this.

M. Lyons 1:03:05 inaudible off microphone.

Lake Yeah –

M. Lyons 1:03:06 inaudible off microphone.

Franz All right –

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Lake Just let me finish talking please.

M. Lyons Okay.

Lake So we have a Zoning Code today. This is actually an abbreviated version. It doesn't allow for any more density any more easily than we have today. Anybody today can come in and put a petition forward to change their zoning classification. Anybody today can come in and ask for a PUD. And it goes before the Plan Commission to do that. It's going to be the same thing moving forward. That process is no different, it's no easier, no harder than it is today. This just happens to be a replacement – and I'm not advocating for this. I had a lot of comments of, of concern at the last meeting. I just want to make sure that we're not mislabeling this and that's what I heard a lot of earlier tonight. Yes, some of the, some of the categories where you had seven types of something became three types of something to try and condense those categories down but especially when you look at these areas up here and these areas over here that are agricultural, they're the same as they are now. This says agricultural that says AG Rural, same thing. So, I just want to make sure that people understand that this, this doesn't allow for changes to be done easier, it doesn't allow for anymore density. The, the same process applies. Anybody can, can come and request more density, they can request a different zoning classification and, and we don't have, actually the change in zoning we don't, we don't even have the final say in as Plan Commission, Town Council does so.

Jenkins 1:04:46 inaudible off microphone.

Franz You gotta –

Lake Can you came up to the –

Franz You gotta come up to the – and, again, state your name please.

Jenkins Lynn Jenkins, 1730 South 950 East. R-1 and N-1 are not the same according to the new zoning. One is, I think, a half-acre and one is one acre. There is a, so that without any process you say the process of changing the zone hasn't changed but the zoning itself is very different and allows for twice the density R-1 to N-1. If I'm reading that right and I believe I've looked at it quite a few times.

Lake Paul, do you want to comment on that or?

Lippens Umm – so the process of district consolidation you have similar standards in say what previously was R-1 or R-2 and some districts got consolidated and in the instance when the minimum lot size changed, it was to prevent nonconformity. So, I think you are, you are correct in saying that if you had previously, and this is not – I'm not saying the exact, I'm giving an example. This is not exactly what's in the Code – but if previously there was a 2-acre minimum and it was merged with a district that had a 1-acre minimum, the 1-acre minimum was chosen so that there would be less nonconformity as those districts were merged together. But what it does do is it preserves the land rights for both but, but you're correct. It could result in say someone who had a 2-acre or a 10-acre site

doing more lot splits than they previously were, were permitted to do. So I think that's an accurate comment.

Lake Yeah.

Lippens And there was a fairly, a fairly substantial nonconformity analysis that we did that showed the number of properties that were currently nonconforming in districts to the number of properties that would be nonconforming in the new district and I don't think that substantively it will result in big changes but the, there is accurate, it's accurate the statement that you made. Yeah.

Franz Mike, did you, did the Town post the existing – I know, I know it's out there but could you post both of these together in one document –

Dale Sure.

Franz On the website?

Dale Sure.

Franz So people can take a look at the existing zoning and the proposed.

Hurst And if, if I could piggyback on that – I don't know how to read the old Code. The old Code is indecipherable. It really is. But it would be great to have a, a chart and forgive me if it's in, if it exists, that says okay these zoning codes were largely consolidated in the old Code to this zoning code here and here are the identifiable differences.

M. Lyons There is. It exists. You can read it.

Hurst Okay, I, but I gotta 1:08:03.

M. Lyons Absolutely. It, it tells you –

Franz Again, state your name real quick.

M. Lyons I'm sorry – Michael Lyons, Brocks Meadow. I, I mean, do you, do you acknowledge, Paul, we just completely missed – nothing, nothing about our –

Franz You need to direct it –

M. Lyons Is, is –

Franz You gotta direct it to us.

M. Lyons Okay, but he'll know the answer and I, I really don't think –

Franz 1:08:32 the public, the public notice –

M. Lyons Okay, and, and I –

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- Franz You're concerned about the public notice that you felt like you're overlooked –
- M. Lyons I'm, I'm concerned about now does it mean –
- Franz There was a, there was a huge communication on this that went out to the Town
–
- M. Lyons I understand but, but whether we talk to him or not, there's 50 acres of property
there that doesn't seem to be recognized at all because in the, in the use table
there's nothing there for it. So, that was my, that was my question. I didn't mean
to be, I didn't –
- Franz No, no – I mean, we've got some questions relative to if, grant uses get, uses gets
grandfathered – I'm, there's a lot of questions –
- M. Lyons Okay –
- Franz To be asked on this stuff so, I mean, we're, this is not, there's going to be no vote
tonight.
- M. Lyons I understand.
- Franz Believe me so –
- M. Lyons And, and one last thing – so the, the Town Council does, was that the decide,
they said hey, gee, we need to rezone – is that what happened? Or why, when
was it brought up that hey we, we need to rezone everything? Who decided on
this?
- Dale The current Administration, my understanding.
- M. Lyons The, the Mayor?
- Dale Yeah the, yeah, they advocated for this.
- Franz All right.
- M. Lyons Yeah, that's not a good –
- Franz Okay, well – no, I mean, no.
- M. Lyons Thanks.
- Schappaugh Anna Schappaugh, I'm on East 200 South. This is the last thing I'll say and I, I
feel like you are attempting to address the rule concern and I appreciate that. I
just need help connecting some dots. So, if this doesn't apply to single-family
homes and it doesn't change the rural landscape yet all of the slides were based
on massive developments that look like downtowns, where does this fit because
the land is rural –

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Franz There's some questions that are going to be – I've, I've got some questions along that line.

Schappaugh Okay.

Franz So just let us take the process up here and –

Schappaugh I just wanted to make sure that that didn't get glazed over –

Franz Yes.

Schappaugh Because that –

Franz There's questions that are going to be asked –

Schappaugh Where does it go if it's not getting developed in the rural areas?

Franz All right, so we'll, we're, we're done with the public comment. No more. We gotta talk up here.

Lake Yeah, I will also add I spoke with David Rouch and we all saw that Todd Rottmann had issued a, a letter and I think they have some good points too from people that have to implement these. The standards do kind of make it pretty cookie cutter throughout the entirety of the Town and they're also overly specific so I think one of my recommendations would be to pull back on some of the specificity of materials, dimensional standards, you know the – in, in reading through, kinda some of the, the intents of the Form Based Code and actually looking at Franklin, Tennessee – so, you've got Franklin, Tennessee which is an affluent, rural suburb of Nashville. They have a Form Based Code and I think theirs kinda says hey, we want to see three different materials and here's a whole list of them, you guys figure out what works best. We don't want it to be one homogenous material that I think something like that more than this needs to be your primary and brick can only be X and your window sills can only be Y – I think something more along the lines of what they've done kind of puts some guardrails on it but is much more open for people to have some individuality in, in how they do that design.

Jones I'm kind of going around about the, trying to get more clarity on how the, the new zoning changes are being applied to the individual property owners across the board. I'm used to City of Indianapolis where I can go on the GIS and pull up and get the zoning per property or it is blocked out fairly well. I don't think we have that available to us in Zionsville, which puts everybody in this odd position of they're assuming their zoning was X. This new document is now telling them it's going to be Y. First question is – if someone disagrees with that change, what can the individual do? 2) How does the individual even know what it is? And, and what, a lot of what we deal with on the BZA is that as Zionsville has expanded, we, we've encompassed properties that enjoyed certain rights or, or, certain, they were operated in a certain manner and probably don't even conform to whatever zoning was applied to them and now they're getting another layer of zoning applied to them and if I was an individual property owner of any size out in the, especially the rural areas, I'd be concerned across the board because the

presentation makes it look like what the Village wants to be is going to get expanded from border to border. I've always been a proponent that the Village needs a historic, historic district or a preservation district or however you want to call it and I'll put it bluntly back on the Village itself, they've never had the wherewithal to assemble themselves in such a manner and so that is partly driving what we're seeing.

The final question I just want to make sure I understand is the building height, the, the new building height calculation because to me when I was doing some math and Chris and I talked about this the other day, we can almost end with buildings that are taller than what we're currently seeing. Currently we cap them at 35 feet but if you do the math, you can end up with a 38- or 39-foot-tall structure to the top of the ridge. And the other question is when I'm going through the other districts, say, they vacillate between 30 feet and 35 foot but it's the same definition being applied regardless of what the number. That's just one kind of straight question so.

Lake We, you can actually on the, the Zionsville's website on the zone map, you can zoom in and click on properties individually unless it is a, a neighborhood or a PUD in which case those are –

Jones Well, I actually didn't get down to that.

Lake Larger plots, yeah. Just for, for anybody that wants to go check your property, you can do that or your neighborhood.

Hurst I, I'm going to go back to where I was – I, I do find in this document an explanation of, of rights within the current zoning. Is there in this document or available, something that ties the old zoning codes to the new zoning codes?

Dale No.

Hurst Okay. So, there, there is a, a nice draft about the new Zoning Code. What I'm asking for is something that –

Lyons Some of it 1:15:47 inaudible off microphone.

Franz But I think you're looking for what, what the old, the old –

Hurst I don't want to read –

Franz Ordinances –

Hurst 1:15:56

Franz The old Ordinances and how it maps to the new one?

Hurst Yes.

Lake Yeah.

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- Hurst Thank you.
- Lake Yeah. And height is calculated differently in here too than our current – height in here is calculated the way 95% of other municipalities calculate it.
- Jones I understand.
- Lake We, we do it a little bit differently currently.
- Franz Anybody? I guess I have some questions. You know, looking at a lot of where this Form Based Code comes from, it, it looks like it's predominantly used on the east and west coast and it looks like it's mostly in areas that are pretty much well developed. It's almost like there's been kinda turn and start redeveloping so they're putting in regulation or ordinances to control that. Zionsville is, I saw it somewhere, it's 67 square miles. I'm guessing 20% might be developed if and that might be might.
- Lake That's probably high.
- Franz So, I just don't understand how this specificity in all of these things is going to just work across the entire ordinance or the, Zionsville I guess. So, that's, I struggle with that. I, I wonder if with some of the subdivisions that we previously approved, forget PUD, P-U-Ds – subdivisions. Is this just going to become a nightmare for the BZA? I mean for every home, I, I don't know. I mean, because with even those subdivisions when they, when we, they usually give us representative homes, I mean, would those even pass?
- Lake Yeah, I mean, that's a good question. If, if you're not in a PUD and I don't, I don't know the answer to this but you've got a subdivision – say we, we approved it last month and say we approve this Code –
- Franz Well they've got, yeah, okay but the existing subdivisions are, they can't change the code on them correct?
- Lake Yeah but, but say we just approved one –
- Franz Right –
- Lake And they showed us 10 house styles and we're like, yeah, we love those and then say next month we adopt this which isn't going to happen – don't worry – but, but then they haven't built the houses yet so then do they have to comply with the standards for single-family houses because they're, what I heard is that, and I, I'm still not clear on this but I'm going to reiterate what I thought I heard you say Paul – a single-family house that exists on an existing lot is not required to meet these guidelines. A single-family home in a new residential neighborhood that is not a PUD would have to comply with the single-family residential guidelines. Did I say that correctly?
- Franz You, you have . 1:18:50
- Lake But I'm, I'm trying to get my head around that.

Franz Yeah and I'm trying to figure out if the, do the ordinances when the development plan was approved, do they, are they grandfathered in –

Dale Yes.

Franz Over this?

Lake Okay.

Franz So I think that answers that question.

Lake Okay.

Franz So –

Lake But I mean –

Franz I still, because I still have the question of explain how an individual home on a single lot is not subject to these – it sounded like you said that a subdivision all the homes would be subject to this.

Lippens So, it would depend on the approval process, right? So if you were to go through an approval process for a subdivision that was platted and then your intent was to sell each individual lot for a homeowner to develop say hire an architect and develop, they'd be subject to the underlying district regulations which are setbacks, lot size, lot coverage, those regulations that currently apply to any landowner which would be the same thing and say you wanted to tear down your house and put up a new house or put an addition on your house – it's the underlying district regulations that apply.

In a PUD process or a subdivision process where you were considering a mix of building types, say a residential developer says we are actually going to build, we're going to build these units for people. They'll purchase and then select one of these units. The Town, through its development approval process, could reference the single-family building type to approve even a new palate of buildings that could be chosen from in that development. So, it's the single-family building type in the Code is, it's informative for those types of developments. Also, could be informative for your PUD approval process. It could also be added to. I mean, you could have 10 different examples of single-family homes in your Code. Right now there's one and that one is based on the palate of codes that, that palate that exists that was developed to go along with the downtown palate.

I actually don't feel, and we discussed this in the staff technical review, I don't feel that that single-family building type is integral to the building palate functioning. We could eliminate that altogether and just say that single-family homes are, are, are not considered as part of the, the building type palate. I mean, that's certainly an option. Recognizing that it's a little confusing to say it's the underlying regulation that applies to the district for single family but that is the way zoning works really everywhere, right? A single family is generally exempt

from site development review procedures and you can use any material, put any home up as long as you conform with the district standards. So, massing, height, setbacks and those, those vary by district.

Franz So when you are on the residential single-family house building type and you've got table 48 numerical parameters, you've got – it's like brick coursing 8 inches, height 2.66 inches – they're not subject to those or they are subject to those?

Lippens Not. Those, those standards are, would apply to development that was subject to the site development procedures. So, your subdivision reviews, your PUD reviews and even then you have flexibility in how they apply so it's, it's really a guidance in your review of that style of development, right? And Planning Commission and the Town Council, you don't review single lot, single-family developments. They're not, not applied. I know Mike do you have –

Franz Well, I, I –

Lippens We discussed this in the technical review a fair amount.

Dale My understanding we still have architectural standards for single-family homes on a single-family lot that, in our Zoning Ordinance so we do apply those standards to single-family homes. I wanted to address the PUD Ordinance and, as you know, the PUD Ordinance they can propose their own building types.

Franz Right, right, right, right.

Dale They can so, that's that. If it's a straight zoning development plan in a major subdivision, then I understand these would apply for new development.

Franz Right. That's it –

Dale Okay.

Franz That was the –

Dale Okay, okay.

Franz I mean, so – and the other thing is you said well you can, you can put representative pictures and accept those but then you turn around and you put it on the, the Town staff to say this fits, this doesn't fit because somebody has to bless that to say yeah it, this, this is comparable to picture A that was "approved." I mean, so it's, I don't want to really, to me that's we try to get away from this arbitrary like yeah I think that fits or I don't think it fits. So I, I mean –

Lake I think that's where I'm looking at Franklin's zoning code and for the house they say that primary materials on the façade you need at least two of them – brick, natural stone, cultured stone, smooth wood siding, fiber cement siding and you could add three or four more in there but you just have to have two of them. You have to have some variation and leave it at that. It doesn't matter whether the bricks are 2 foot tall a piece, literally doesn't matter so, is there a way to kind of pull back to something more, more like that and, and I'm trying to figure out,

Mike, if, if somebody is just to your, the comment you just made – if somebody's in Neighborhood-1 what or, or Paul – what architectural standards, if, if we're not looking at page 126, a single-family house building type, but we're trying to understand the arc, the underlying architectural elements of N-1, is it simply the broad, generic statement we have about the Zionsville style that is the only architectural direction they get?

Lippens There, there's also architectural standards for redevelopment that can apply. It's Section 5.02.

Lake 5 what? Sorry, I didn't hear that.

Lippens 5.02. So, 5.02 is a section for the redevelopment of existing sites or existing properties which would not require the, a building type.

Jones I keep hearing the same question but the answer never seems to hit. If somebody wants to develop a neighborhood and it's an N-1 zoning classification under these new guidelines, what do the houses in the neighborhood look like and who determines it? Isn't that the same question you asked?

Lake Yeah.

Franz I think we've all kind of danced around that one.

Jones All right.

Franz 1:26:02 directly.

Jones So what is it? Paul?

Lippens The, the intent is that it would follow the same site development process for subdivisions and PUDs that you currently follow.

Jones I, I don't care about the site. What do the houses look like?

Lippens It would be determined through your approval process. I mean, do, do you want, I mean if Planning Commission could certainly say we like the building type, the single-family building type in this Code and we want that build, single-family building type to apply to all set, all our subdivision and lot developments, that's not the way the Code, Code reads now. The Code reads now that it would be –

Franz Are you talking about the current Code or the proposed Code?

Lippens The, the proposed Code.

Franz Okay.

Lippens And I, well I guess we didn't intentionally modify the way your, your current Code operates, right? So your site development process for those types of developments, that procedure remains in, in place.

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- Franz We understand that but I, I mean, when you take a look at this, there's a very narrow definition of what you can build a residential home in a, in a subdivision is going to look like.
- Jones What it's going to look like.
- Lyons How does it read?
- Franz I mean, it would seem to me that if we wanted to create more flexibility in that, we're going to have to modify this to put in different building materials, the different, you know –
- Dale Larry, I think in partial response to your question – if those lots, those empty lots, for example, were approved as part of a development plan –
- Jones Mm hmm –
- Dale Then those architectural standards are applicable to that development plan, would apply to that lot. If they weren't, if there was no, there was no history of development plan review and, therefore, there's no guidance, then I don't believe there would be architectural standards.
- Lake Well –
- Dale We wouldn't know how those homes look.
- Franz But that's the one, one-off homes.
- Lake So would 5, Section 5.02 though would that be the section that tells that developer hey I'm going to go build this subdivision –
- Dale Mm hmm –
- Lake My homes need at minimum, look like X, the X –
- Dale Yes, like, like the building types for that zoning district.
- Lake But that's not what I just heard from Paul. I just heard that –
- Dale Yeah, well we –
- Lake If it's a redevelopment I don't have to use the building type –
- Dale Mm hmm –
- Lake I can just go off of standards in 5.02. You know, we're going to see these coming before us –
- Dale Yeah –

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Lake And I don't want to be the one that sits up here and says well that doesn't look like the residential building type –

Dale Mm hmm –

Lake Which, I'm not, personally not thrilled with anyway –

Dale Mm hmm –

Lake Only to, to find out that I've wasted my time in reviewing it based on that.

Dale Mm hmm. The approval process for the major subdivision or for the subdivision would go through development plan review, right? And these standards would apply. It's, it's the case where the, the subdivision did not go through that process. My understanding is then we wouldn't have architectural standards because those, those would be one-offs.

Lake Okay.

Franz Umm –

Dale You can correct me if I'm wrong Paul.

Taylor What if it were a rezone?

Dale Mm hmm –

Taylor What if it was ag to, to N-1. What if it's a rezone? This is what we hear, right?

Lake Yeah.

Taylor That's what you guys hear –

Lake Yeah.

Taylor And the Plan Commission says what are these houses going to look like so I still haven't heard the answer to that either.

Dale Well because it depends if there's a development plan. If it's a major subdivision or you're just rezoning one lot, one then –

Taylor Well this is way before the development plan.

Dale Mm hmm –

Taylor On a rezone –

Dale Yeah.

Taylor Because that's discretionary, Plan Commission has the right to say what are these houses going to look like.

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Dale Yeah, is, is it a PUD rezoning?

Taylor No, no just a rezone.

Dale Straight rezoning.

Taylor Yeah.

Dale Okay.

Taylor So what I hear –

Dale Mm hmm –

Taylor What I hear you, you saying –

Dale Yeah, yeah –

Taylor Is well the, you go to the building type –

Dale Mm hmm –

Taylor In Chapter 5 –

Dale Mm hmm –

Taylor The lot standards are in 3.05 for N-1. We were there earlier –

Lake Yep.

Taylor So you have to work with both, both things and yet for single-family residential, again, just to, I'm asking you if I've heard correctly –

Dale Yes –

Taylor There's one style represented.

Dale Right.

Taylor One.

Dale Right, there is only one.

Taylor I think, I'm trying to answer your question Larry through – Mike, did I get that?

Jones But and that's what I'm coming up against as well.

Lake Yeah.

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- Jones We have one, so if somebody wants to do 30 lots on 30 acres and fit the N-1 zoning classification or N-2 or N-3, they're going to end up with 30 houses that look like that one example – the 6-foot-deep porch, the sloped roof, the bah, bah, bah, right?
- Dale There are probably variations on that –
- Jones There'll be a –
- Dale There'll be other variations on that.
- Jones There'll be a blue one and a red one and a yellow one but they're all going to look the same. I mean that's what I'm that's what I'm trying to work around.
- Dale That's right.
- Lake Yeah and I don't, that's the concern that I had last week is this –
- Franz Yeah.
- Lake Forced homogeneity between all the buildings that, are they all going to look the same and, and I love downtown Zionsville but what makes it unique is it's downtown Zionsville. It's not all over Zionsville from east to west and north to south and so I feel like a lot of these things are more appropriate in a, in one or two districts out of all of these.
- Jones Yeah.
- Franz I, I when I first heard about this, I thought we were going to have like kind of this Form Based Code that's going to dictate kind of the Village and the close proximity and then as it transitioned out you're going to get to more normal, I mean, the development that we've got going on today.
- Lake Well, I think you see that from some of the standards that as you move out the setbacks increase and the lot sizes increase –
- Franz Yeah.
- Lake And so you do see that and I think Paul even had a slide that was kind of dense on one side and not, you know, very sparse on the other and I think that's kind of that spectrum from if, if you start in the Village and go all the way out –
- Franz But all the same house –
- Lake Yeah, I, yeah, which –
- Lippens To the Chair –
- Franz Sure, go ahead.

Lippens I just wanted to kind of pause a little bit on what the actual architectural regulations do say for the single-family house. So, when I say that there's a lot of flexibility in how you interpret this, I really do believe that. So say you were approving a subdivision that had four or five different homes in it, you could approve a palate of homes per subdivision that look vastly different. The standards that are in the Code, it says it should be traditionally styled, it has labels for where façades and windows and, and door openings and be recessed patterns of solid and voids generated by horizontal alignment, window groupings encouraged of three, ground floor to be 2 or 3 foot above grade, minimum 6 foot of a front porch, so a front porch is required, articulation at the, the main entrance, detached garages and front façade facing doors and then there's, as I mentioned, some numerical parameters for brick coursing and things like that which can be modified, of course, and some material standards which also can be modified or changed but to say that the Code would dictate the same house repeated over and over again in a development review, that's not the way I would interpret the Code and I'm hearing that's not the way you would want to interpret the Code as Planning Commission.

Franz Well, what would happen is every time we had, would have it come before us we'd basically be almost setting up like a separate zoning ordinances for this subdivision and it seems like to me a builder wants to be able to come in and say what can I build and see it in the ordinance and say okay I can do this, not I have to go in front of the Plan Commission and get separate "in a sense" a mini ordinance, set of ordinances to build different homes and then the, the Town's staff is going to have to make the determination if that matches or it doesn't match, which I don't want to put that, we shouldn't have to put that on anybody. If, if the ordinances are defined, I think it'd be easy enough for people to say yeah, I can build this or I can't.

Jones Well the other thing we're going to see –

Walker It sounds to me like there's a lot of unintended consequences to a lot of these things. A lot of control here that's not getting you what you want to do with your own property.

Lake Well, and I don't think it's giving us what, I think one of the things that we as a body would like is to have less things that have to come before us. And I'm on BZA too so I'm putting my BZA hat on –

Dale You're really swamped.

Lake Yeah, I, I feel like we're going to get a lot more variance requests and, and even if the variance is submitted almost in error because people think they have to get a variance when they may not because there's some discretion in here that even the BZA doesn't understand at this point so I mean –

Franz And I, when somebody was worried about – no more comments from the public, sorry – and somebody was worried in the public that this is going to be development run amuck and density, density – I'm saying nothing's going to get done because people are going to, I, I mean the builders are going to look at this and say I don't know what I can build.

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- Jones Or what's going to happen is every developer is going to just skirt the whole issue and do a PUD –
- Franz Yeah.
- Jones The whole thing –
- Lake Which is another thing that ideally if you're Zoning Code worked right you should have less PUDs –
- Jones Correct.
- Lake Not more.
- Franz I, I've got some other things I want to talk about too. So, somebody mentioned, I don't know maybe they did or didn't, wind farms or solar farms.
- Lake Solar.
- Franz So, solar farms are permitted under special exceptions. So my question on this is if the special exception conditions are met then it, does that become a ministerial action that has to be approved?
- Taylor That's what the law says, yes.
- Franz So right now, the way this was drafted –
- Lake Correct.
- Franz You could allow for wind farms and solar farms, which we just basically went through that, and that is not what is desired.
- Jones And more importantly, if they met the criteria, we could not refuse it.
- Franz Right.
- Lake Yeah and –
- Dale Meeting the criteria is just being subjective, right? There's findings [REDACTED] 1:36:19 findings with every special exception but it's a, it's a subjective determination by the Board whether the project meets those findings.
- Lake Yeah, and it's, correct me if I'm wrong, it's my understanding that we have to have some mechanism for those –
- Dale That's my understanding as well.
- Lake But we can, but we make sure that the approval process must go what through Plan Commission, through BZA, like what's –

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Taylor Yeah you have to, you have to allow for all uses. The strategy is do you want that approval to go to your BZA as a special exception where if they do find that all the criteria is met then it becomes nondiscretionary or some jurisdictions are creating overlay districts where they have to rezone for solar and wind and, of course, that means that the Town Council has discretion.

Lake Yeah.

Taylor And the Town Council makes the decision, not the BZA. Different approaches to, to –

Franz But it, it's hard at the Town, at the Plan Commission for a –

Taylor Recommendation.

Franz A recommendation.

Lake For a recommendation.

Franz Positive or negative.

Lake Yeah, I think you may –

Taylor Who makes the final decision –

Franz Right, the Town Council.

Taylor Is very different –

Franz Right, yeah.

Taylor In these two . 1:37:36

Lake For me, I think having that go the course of Plan Commission/Council adds extra layers of scrutiny than if it just goes through BZA. So I'd like to see how we could adjust the Code to make it go through that process.

Franz The other thing is we, we – did you have something to add?

Dale Well, just creating a special plan, special zoning district for, for solar –

Lake Yeah, so however staff or Paul need to modify that.

Jones So we're saying it's, it's better to have no –

Franz Well, it'd still be a special exception but it would only be a special exception if you got a rezone to an overlay district on wherever it's allowed, I guess, it's in the ag, ag district.

Taylor It'd be an ag overlay is usually what you see.

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Jones Mm hmm.

Taylor Ag overlay, so it has to be ag but then it has to go through a rezone even though it's in ag to be approved and your, and, and no, no offense to anyone we've got two BZA members here but I mean then the elected officials are going to make that decision, not appointed officials.

Lake Yeah.

Jones Because –

Taylor I only, and I only –

Jones Rumor, rumor has it that BZA actually has certain guidelines they must follow as they do a review process and so –

Lake Yeah.

Jones I'd learned that I guess you have to ask certain questions to certain individuals so certain processes are –

Lake Yeah.

Franz So another thing I had is we, we recently did the what is it the airport district or up there and we talked about multi-family up there specific and yet in these ordinances it looks like apartments are limited to 12 units. So, I mean to make, I mean that's going to limit a lot of people. Twelve-unit apartments are going to be expensive.

Lake Well, I mean, you're just going to have PUDs where somebody wants to do –

Franz I know and so, so where we're trying, I mean, I know Larry loves PUDs but we're trying to get away from people –

Lake Yeah.

Franz Moving to PUDs and it looks like we may be forcing them to use it for what would be typically a standard –

Lake Yeah.

Franz Development plan.

Lake Yeah, I don't, I don't disagree with that.

Jones Yeah.

Franz Does anybody else have anything else? Let me see if I've got any other questions.

Lake I, I do know lot coverage, Paul, you brought that up. You had a slide up there. Todd Rottmann had an interesting comment in his letter that he submitted that and I, I think this is, he articulated probably better than I did. Lot coverage is intended to do, I think, two primary things. It's to control the scale of what is built on a site and it's also, in our case, meant to control the stormwater runoff from impervious surfaces and if somebody wants to put a pervious patio across their entire backyard as long as that stormwater is being controlled appropriately, we shouldn't limit that lot coverage because it doesn't affect scale, it doesn't affect neighbors, it's their own backyard and so how can we maybe increase lot coverage which we kind of need to do anyway because we decreased the size of the lot allowable in the Neighborhood Village district so, therefore, the same size house on that, if somebody were to replicate a house on that lot they're automatically taking up more, more coverage but trying to look at those things like decks, pervious pavers, and having those things maybe not count at all towards the lot coverage if they have a stormwater engineer sign off that they are adequately managing that stormwater and at the same time we don't count driveways which are a ton of impervious surface and so I think we just need to look at what is counted and isn't counted and if you did a study of 10 houses in the Village what are the real percentages if you count all the impervious surface and then you have carve outs that say if you want to take your driveway and make it pervious pavers or grass pavers, by all means, that allows you some flexibility. I, I know we have a 2% increase right now but, again, we're not counting the driveways and the driveways are one of the biggest contributors of impervious surface. So, trying to find a way to better analyze that –

Dale Yeah –

Lake So that we can allow people to develop patios and things like that, which that's largely what we're seeing for larger patios in their backyard to enjoy their outdoor space and just bumping up against that requirement.

Dale If the standard now is 35% and we're not counting driveways, if we were to start counting driveways theoretically that that standard would drop down perhaps to 25% because then we'd be counting driveways.

Lake Well, if you'd count your driveway, your, your actually your standard would go up. Because if you're at 35% without the driveway right now and you count the driveway then every house as a baseline would have more percentage than they have today.

Franz Well I think he was saying that they'd only have about 25% –

Lake Oh, left.

Franz That they could cover.

Jones Yeah.

Lake Well, it depends and that's the thing. So it depends. You've got houses that have, we saw one house in the Village that you drove in and all the way around the back and into the garage. There was, I don't know how many thousands of square

foot of concrete but then you have ones that have a garage off an alley and they've got 7 foot by 20 foot and so those two house, those two properties shouldn't be, shouldn't be treated equally from a development standpoint because one already naturally has more impervious surface than the other. So, it, if you're not going to factor in the driveway, you have to find another way to analyze that.

Dale I agree with factoring in the driveway.

Lake Yeah, so would I.

Jones Or would, or should we just cap or set it up, call it a tier where there's 35% for an underroof structure and then put another number for hardscape?

Lake Yeah and I, and I don't, I don't know the answer –

Jones Yeah –

Lake But I think there's got to be a different way of analyzing it than what we're doing today because it clearly doesn't work. We see these in BZA all the time –

Jones Mm hmm.

Lake For people that have frankly modest houses that want a 400 square foot patio out back and they can't do it just because their lot is so small they're already exceeding the coverage.

Jones Mm hmm.

Lake So, we shouldn't be hearing that every time somebody wants to put that patio in.

Jones Right but it is actually a contributing factor to the drainage issues in the Village.

Lake It is and that's where I'm wondering if you say above this threshold you must provide to us a, a letter from a stormwater engineer that says you're trapping and containing that stormwater onsite for some temporary period so we aren't overwhelming the, the stormwater system.

Dale Perhaps there's no net increase in surface drainage.

Lake Something. Yeah, I, yeah.

Dale Resulting from the development . 1:44:42

Lake Not, not an engineer so I, but I understand the concern of, of DPW and I think it needs to be addressed but it can be addressed as kind of a if you want to do this, here's a way to, to still control the stormwater and allow it to naturally happen.

Jones Yeah.

Taylor Like a lead alternate, like almost –

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Lake Yeah.

Taylor You get a bonus if you use certain impervious –

Lake Yeah.

Franz Yeah.

Taylor Then you could have more coverage, is that what you mean?

Lake Well, yeah or if, if you can come up with a solution within your property that retains all that water from the extra 10% you want for your patio, then it's almost as if the 10% doesn't exist and you're still at your 35 and move on.

Jones And what –

Taylor 1:45:25 is excellent about, there are two purposes for lot coverage restraint. One is intensity of use and one is all stormwater. So, yeah, it's the staff talks about this a lot. I've been involved in some of these where you have to interpret so, yeah, we have – creating options there, I know in the Village we've had several BZA cases. It's tight. So, yeah, if, so we, you want the staff to maybe kick that one around? Because that's probably, they probably –

Lake Yeah –

Taylor They have and they probably will again.

Dale We have been around and around about it.

Lake I mean we have, like we say the decks are impervious and decks aren't when the slats have openings in them the water slowly drains down through them into the, the ground which is typically dryer to begin with anyway than a natural soil and can absorb more water so, why are we counting decks? And so –

Jones Yeah.

Taylor You sound like it.

Lake So this, I'm just trying to – there's got to be a way, a better way to do it.

Franz Yeah.

Jones And I've got an interesting take on this. So after that last, after our last BZA meeting before it I was in the Village when we had that rain and hail storm and it was kind of scary seeing the water blow back up out of the storm sewers but – so I talked to a friend of mine who does do subsurface drainage installations and he and he kind of told me he says Zionsville's got a pretty heavy sand bed down about 7 feet. So basically, once the reason we, we aren't all sinking is that we do actually, the, the site does actually absorb a tremendous amount of water fairly quickly so it's really just that initial blow and he was talking about some

subsurface drainage systems he's put in that they go down 6 feet and they put in tanks and it fills up and it dissipates.

Lake Yeah.

Jones Anyway, it, it's out there. It's available and it can be done.

Franz Well, I think it sounds like you want that worked into this and you probably want it worked into the existing style of drainage.

Jones We want everything.

Lake Well and I think sustainability in general –

Franz Yeah –

Lake I mean, there are things that we should encourage solar panels on the roof which this does. We should make that process easier. We should encourage stormwater management which isn't necessarily in this. We have it in other documents in the Town but trying to make accommodations for those sustainable items – you know, green roofs and things like that that aren't currently probably allowable the way this is.

Franz So, so here's the, the \$64,000 question – what do we do from here? I mean, we've got a, there's a lot of stuff that was brought up tonight that I think needs to be incorporated into this Form Based Code before I, I think it's ready to be heard in front of the Plan Commission. How do we want to go about that – everyone wants to kind of submit their recommendations, changes and I don't want to keep having a monthly update meeting. I'd like to get this thing to a point where we can have the hearing and run it through the process and see, see what happens.

Lake Yeah, I mean, I think we've gotten some feedback. I mean, we've gotten feedback here from the public. We've also gotten some, some written feedback –

Franz Right.

Lake As well. I think for each of us individually the things that we personally care about try and find a way to concisely articulate those and draw from examples that we've also been given from the public, put those out there and then kind of ask staff and McKenna to, to evaluate those and see if we can come back with another draft and I think it'd be very important for me when we get that draft to be able to easily understand what's changed from one copy to the next –

Franz Red-lined?

Lake So I don't have to read all 290 pages again as fun as that was the first time so.

Dale Okay.

Walker So if I wanted to add something that referenced what the gentleman and his wife from Brock Meadows said, then I would write that as a comment or a question

and give it to you so that they can be assured that they're going to be heard and their area is going to be looked at? Because I drive by there all the time when I go, come to Zionsville so I know where you are.

Franz And when you and, let me make one point – when you submit these to Mike for the staff, do not broadcast all.

Taylor Right.

Franz Correct, Mike or Dan?

Taylor Correct.

Franz So that's a violation of the Open, Open –

Taylor Write the comments to the staff only for discussion by email so –

Dale To Sharon's question – the comments will be addressed in one 1:50:14 of some form or another.

Walker Okay, gotcha.

Dale Okay.

Franz And I'll, I mean, we've gotten some good letters I'm not saying that nobody's going to give us bad letters. We got some very good, specific letters from people with their comments. What I would ask is if, if any of you want to make comments, I would say you can send them to the staff. They'll get it out to the Plan Commission members but try to be, I mean, its, be specific in what you would like to see potentially change or your recommendation.

Lake And if you want to see other people's more detailed comments, you can go on to the agenda online from tonight. There's a hyperlink to the materials and you can see those letters that have been sent to us or sent to staff that's been shared with us in case you don't happen to have all those with you.

Franz All right so, so let's do this. Everybody try to, I'd say within the next week get your comments into the staff. I mean should we have another meeting or do you think this is something that we could discuss at the next Plan Commission meeting or something like this again? I'm open to either one.

Jones What's the time when you get them processed and back into a document that we can review and, so we can review it with enough time to digest it before we show up at a meeting?

Lake I mean, I think we're two months out for another one of these meetings and then potentially at the following month have it as a docketed discussion item.

Franz I'm just trying to think of the timing –

Lake I know that's a slow process.

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- Franz Yeah, yeah.
- Lake But I agree with Larry too. I mean we, we need –
- Franz Well let's –
- Lake We need, we need a week to review it –
- Franz So, yeah –
- Lake Before we have a meeting.
- Grabianowski Yeah.
- Franz So let's do this – let's, let's get an update from staff on progress at the regular meeting –
- Lake Okay.
- Franz Let's see where that stands and we can kinda take that as a lead and figure out how we want to proceed.
- Dale Yeah.
- Franz Everybody okay with that?
- Hurst Are, are we envisioning at least one more opportunity for the public to comment?
- Franz I, I mean, well, you gotta understand, the public's gonna get the opportunity to comment at the hearing –
- Hurst Yes.
- Franz At that point in time, Dan, correct me if I'm wrong – but at that point the document is completed and we're just making a determination on the document as drafted and there's no – is there editing at that time possible or how does that work? You can do anything you want?
- Taylor It's up to you. I just think in a substantial or a complete rewrite the more public input you get – I mean, you're going have more input yourselves too.
- Franz Well and I, and I, I need to be honest right now I think that, I think what's going to end up happening is we're going to end up getting an update next month, I think we still are going to have another one of these meetings and hopefully at that point in time we could then move forward with the public hearing so we can act on this.
- Dale Even at the hearing you can continue the matter. So you're not –
- Franz Yeah –

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Dale You're not committed to making a decision you'd have –

Franz No, I know.

Dale 1:53:38.

Hurst I, I had asked at the last special meeting, excuse me – yes, at the introduction of the Form Based Code that we make an effort beyond statutory in notifying the public of the availability of this document to comment on it. Due to what I believe is only oversight, but we missed that opportunity. To my knowledge, the only way people knew about this meeting from the Town was in, in the Agenda Center or if you happened to cross the Form Based Code website. I think that is a mistake when we are talking about addressing the, the rights and restrictions of every property owner in Zionsville. I, I really believe and we've 1:54:23 these people found their way here. That's, that's wonderful but I don't think we reached all of Zionsville. I don't think that they know this is going.

Dale So, your suggestion would, would be that the Town be more proactive in, in getting the message out?

Hurst I doubt –

Dale I know it's still 1:54:40

Hurst And, and I understand some folks tonight who missed the charrette also at a different time in, in the world –

Lake Which was three years ago –

Grabianowski Yeah.

Hurst It also was a long time ago –

Jones Yeah.

Franz It was during COVID.

Hurst But the, the methods of communication around that included social media and it included what looked like deliberate outreach to different communities by Town staff and so, yeah, social media at the least, the Lebanon Reporter I'm sure is a great newspaper but I'm not reading the small print on notices there.

Lake Yeah.

Hurst And, when we're, if somebody were having a zoning request changed for their property, they'd have to notify neighboring property owners, there's an argument to be made we're changing everyone's zoning and we should specifically notify each one that these conversations are going on. And, and the day of social media and other communication has the method maybe, maybe we can talk ourselves out of doing First Class mail to every single property owner but –

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Dale I wonder if we could get notice out to inform the public of where to find the agenda, where to find more information proactively.

Hurst Yes, right.

Dale So, I know I hesitate to advertise or sending notices specific during the event XY or Z on just a hearing date because that could change –

Hurst Well, that, that could change –

Dale Right?

Hurst Yeah, no but it's a –

Dale Yeah but we can inform the public where to find more information and the most current information.

Hurst Yes.

Dale Okay.

Walker And in a timely fashion so they're not getting it on Friday and –

Dale Right, right.

Walker Yeah.

Franz I mean does the Town keep like the point of contacts for all the home, the homeowners associations? Did you reach out to them?

Dale A lot of people aren't members of HOAs.

Franz I know but that would get a lot of people –

Dale Right.

Franz But they're already in development that's the only issue.

Dale I'm kind of wondering, I was thinking out, thinking out loud if we can somehow put a notice in the bills you know with the . 1:56:47

Walker Well, a lot of people that I know don't read the Lebanon Reporter but they sure read The Current and some of the other things in Town.

Dale Yeah.

Lake And there was an article in The Current –

Walker That was a big –

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- Lake After the last month's meeting.
- Franz Yeah.
- Grabianowski It was and if you, you were talking about putting it in the bills where I live out in the country I don't get a bill from Zionsville.
- Dale You don't get a Zionsville bill.
- Hurst Well, if postcards were for the charrettes that kinda goes with if we do the same effort –
- Franz Right –
- Hurst We put into the the charrettes that would –
- Franz I guess Mike will research how is the best method to kind of reach out to everybody.
- Dale Postcards would clearly be the most direct means trying to figure out an, an easier way but yeah, postcards would be –
- Franz All right, so everybody submit comments, recommendations. The next Plan Commission meeting which is August –
- Walker 21st.
- Franz 21st? No, it can't be the 21st can it?
- Lake Yep, the 21st.
- Franz Oh yeah, okay, it is the third, third Monday. Okay.
- Lake Don't question Sharon.
- Franz We'll get an update –
- Grabianowski No, it's the 16th. Oh no, it is the 21st. I was looking at Wednesday I have a meeting on a Wednesday.
- Franz All right, and we'll get an update and then at that point in time we'll make an assessment on how we want to proceed from there. So, I guess I'll, we need – are we all done here? By affirmation yay.
- All Yay.
- Franz Once again, thanks everybody for showing up. Appreciate it.