



**ZIONSVILLE TOWN COUNCIL  
MEETING MEMORANDA  
FOR**

**Tuesday, February 18, 2020 at 7:30 AM  
Zionsville Town Hall Council Chamber  
1100 West Oak Street**

Date of Preparation: February 18, 2020

Council Members Present: Bryan Traylor, Vice-President; Brad Burk, Joseph Culp, Craig Melton and Jason Plunkett

Members Absent: Josh Garrett, President and Alex Choi

Also Present: Heather Willey, Town Council Attorney; Amy Lacy, Director of Finance & Records, and Town Department Staff.

1. OPENING

- A. Call meeting to order
- B. Pledge of Allegiance

2. APPROVAL OF THE MEMORANDUM OF THE FEBRUARY 3, 2020 REGULAR MEETING (copy posted).

**COUNCIL ACTION:** Vice-President Traylor moved to approve the Memoranda of the February 3, 2020 Town Council Meeting. Councilor Plunkett seconded the motion.

The Memoranda of the February 3, 2020 meeting was approved by a vote of five in favor, zero opposed. (5-0)

3. REQUEST TO SPEAK

Zionsville resident Craig Triscari spoke in opposition to a zoning change near Saratoga subdivision allowing light industrial warehouses. He stated that COI Hub land LLC is currently in violation of Zionsville Zoning Ordinance Docket #2018-43-Z statement of commitment #8 of developer to bring water to the Saratoga area.

He also stated that he had scheduled a prehearing conference for administrative review with the Office of Environmental Adjudication regarding the matter and had contacted channel 59 to inform them of the water issue and health and safety issues. Mr. Triscari provided the Council with written documentation detailing his concerns as well as a copy of the Indiana Office of Environmental Adjudication Prehearing Conference order.

Councilor Plunkett expressed concern regarding the situation and questioned what the Town's recourse would be with the developer. Director of Planning and Economic Development Wayne DeLong answered questions from the Council. Discussion followed.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

A. Order of Demolition for All Structures on 4075 South 875 East (**Public Hearing**)

Director of Planning and Economic Development Wayne DeLong gave a presentation documenting the condition of the unsafe buildings, the history of compliance activities and delineating the Order to Demolish. He provided copies of the presentation to the Council.

With proof of Affidavit of Notice, Vice-President Traylor opened the Public Hearing.

Jack Norton, owner of the property, explained he had entered into a land contract on the property with Gary and Collen Wagner in 2016. Due to non-payment of the contract he stated that he was pursuing legal avenues to terminate the land contract. He asked for an extension on the order until the legal proceedings were complete, and the property was back in his name only. He also expressed his wish to have the Fire Department use the structure as a training tool and burn it rather than demolish it. He provided the Council with a copy of the Complaint to Cancel and Terminate Land Contract which was filed in Boone Superior Court.

Neighboring property owner Phil Wopshall voiced concerns about the environmental impact of burning or tearing down the structures due to their age and the likelihood of hazardous materials such as lead based paint and asbestos.

At the request of the Council, Deputy Fire Chief Jeff Beam addressed the possibility of burning the structures. Due to the condition of the property and its location, he said the Fire Department would have no interest in doing so.

With no further public comment, Vice-President Traylor closed the public hearing.

**COUNCIL ACTION:** Vice-President Traylor moved to approve the Order of Demolition of all structures at 4075 South 875 East. Councilor Melton seconded the motion. The Order of Demolition was approved by a vote of five in favor, zero opposed. (5-0)

6. OTHER MATTERS

There were no other matters to discuss.

7. ADJOURN

**COUNCIL ACTION:** Councilor Burke moved to adjourn the meeting. Councilor Plunkett seconded the motion. The motion was approved by a vote of five in favor, zero opposed. (5-0)

The next regular Town Council meeting is scheduled for Monday, March 2 at 7:00 PM in the Zionsville Town Hall Council Chambers

Respectfully Submitted,



Amelia Anne Lacy, Director  
Department of Finance & Records  
Town of Zionsville