



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday, October 19, 2020

7:00 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ON-SITE AT ZIONSVILLE TOWN HALL AS WELL AS ELECTRONICALLY PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

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Due to social distancing requirements, no more than twenty-seven (27) attendees, (with two (2) of those seats reserved for media), were allowed in the on-site public meeting. Chairs remained six feet apart. Face masks were required at all times while in the building. Social distancing was followed while in the building. A health screening was completed before admittance to the Council meeting room was allowed.

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020, August 17, 2020, and September 21, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

| Docket Number | Name | Address of Project | Item to be Considered |
|----------------------|-------------|---------------------------|------------------------------|
| | | | None at this time |

VI. New Business

| Docket Number | Name | Address of Project | Item to be Considered |
|----------------------|--------------------------------------|---------------------------|--|
| 2020-39-RP | Fritsch Minor Plat | 3801 Olde Well Run | Approved with Conditions 7 in Favor 0 Opposed Petition for Replat to allow for Lot D3 of Section 1 in the Holliday Farms subdivision to be removed from the requirements of lot configuration of Subarea F and adhere to the requirements in Subarea Gas reflected on the plat of Holliday Farms Section 1 located in the Planned Unit Development Zoning District |
| 2020-40-MP | Eric Hand Twin Oaks Minor Plat | 11755 E. 500 South | Approved with Conditions 7 in Favor 0 Opposed Petition for Minor Plat approval for the establishment of 2 lots in the (R-SF-2) Urban Residential Zoning District |
| 2020-41-DP | RLL Racing | 10815 CreekWay Drive | Approved with Conditions 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for the Construction of 100,000sf Racing Headquarters and Building with associated improvement in the (PUD) Planned Unit Development |

VII: Other Matters to be considered

| Docket Number | Name | Address of Project | Item to be Considered |
|----------------------|-------------|---------------------------|------------------------------|
| | | | None at this time |

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

ANNEX TO PUBLIC NOTICE FOR THE OCTOBER 19, 2020 REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

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1. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

Zionsville Plan Commission
October 19, 2020

In attendance: David Franz, Josh Fedor, Jeff Papa, Larry Jones, Mary Grabianowski, George Lewis, Sharon Walker

Staff attending: Dan Taylor, attorney, Wayne DeLong, Roger Kilmer

A quorum is present.

Franz October 19, 2020. Start with the Pledge of Allegiance, please.

All Pledge of Allegiance.

Franz Wayne, would you please take roll?

DeLong Certainly. Mr. Franz?

Franz Present.

DeLong Mrs. Grabianowski?

Grabianowski Present.

DeLong Mr. Jones?

Jones Present.

DeLong Mrs. Walker?

Walker Present.

DeLong Mr. Papa?

Papa Present.

DeLong Mr. Fedor?

Fedor Present.

DeLong Mr. Lewis?

Lewis Present.

Franz All members are present. So, any matter needs four votes to move forward or be accepted. At this point in your packet, you had four sets of minutes, an elusive January and April, then. Is there any comments on any of those minutes? If there are none, I would take a motion to approve the January, April, August, and September Plan Commission minutes.

Grabianowski So moved.

Franz Is there a second?

Walker Second.

Franz All in favor, signify by aye.

All Aye.

Franz Oppose by nay.

Walker Mr. President, I don't think I'm on here. I don't have a little red—yes, I do. Forget it.

Franz All right. So, that motion carries. First item, there is no continuance requests, no continued business. So, first item on the docket is # 2020-39-RP, Fritsch Minor Plat, 3801 Old Mill Run, petition for replot to allow for a Lot D-3 of Section 1 in the Holliday Farms subdivision to be moved in the front to the lot configuration of Sub-area F adhere to the requirements of the Sub-area D as affected on the plat Holliday Farms Section 1 located in the Planning and Development Zoning District. Is the petitioner present?

Rich Yes.

Franz Please step to the podium, state your name and address, please.

DeLong Mr. Franz, just pausing here. Do we want to ask the audience if there's any audience members that would like their attendance known? Please raise your hand in the virtual world and we will get that taken care of.

Franz Did you—

Kilmer Mr. Franz, Sally Zelonis has raised her hand. That is all at this time.

Franz All right. Any notice requirements on this one?

DeLong Yes. They would have published notice, provided personal notice. We do, we have a waiver of the—unless, I have the file right here in front of me—

Franz Did you notice who had first-class mail or registered—

Rich First, first-class.

Franz So, we need a waiver to allow for first-class mail for the notice on this item.

Fedor So moved.

Grabianowski Second.

Franz All in favor, signify by aye.

All Aye.

Franz All right. You may proceed.

Rich My name is Steve Rich. That's my wife, Joan, there. We have lived in Zionsville for more than 30 years right now, 27 years in the Thorndale subdivision and currently we live at 8825 Stonewick Way which is a house rental in Zionsville. We've been here for three years and looking forward to building. We have two children, one of whom is living in Zionsville. The other has bought a lot in Holliday Farms as well. So, we purchased Lot D3 in Holliday Farms. There are some challenges with this lot. If you—I assume that you have Exhibit 2 in your packet. It's kind of an aerial view of—yes, that. You can see my lot which is 3801. The challenges with this lot, all the lots on this right side of the street are basically 80-foot-wide lots. The challenge with my particular lot is if you—this is to the north. Okay? West, east, south. If you look to the east in the back of my lot, you'll see that there is a creek that kind of turns inward towards the back of my lot. So, that limits how far my lot can go back. If you notice in the front of my lot, you'll see that the road curves in in the front of my lot. So even though the lot price is the same as everybody else's lot price and the width is the same, the front-to-back dimension is the least or the smallest in the whole side of that road. So, it makes it challenging to build on.

So, I had my architect people—well, we actually came up with three different plans trying to limit the footprint as much as possible and still maintain a three-car garage which I feel is essential for, you know, the price point of this home. So, what I'm proposing is that we move from Sub-area F to Sub-area G. What that does is, Sub-area F which I am currently in has a 25-foot setback in the front whereas G has a 20-foot setback in the front. The rear setback is for F, 25 foot. The rear setback for G is 10 foot. Well, you can see the site plan of what we finally came up with which is Exhibit 7. That showed what the floorplan would be in Sub-area G. So basically, the house goes over the setbacks 8 ½ foot in Sub-area F that I am currently in. My proposal is to move the house 5 foot forward because I talked to both my neighbors on my left and right to see what their concerns are and told them what I was trying to do. All the, I guess, the views are out of the back. The golf course is out the back, the trees, the creeks, the ponds, etc...So they're more concerned about their vision out the back. So what I would like to do is, move the house 5 foot forward to that 20-foot line. Due to the curvature of the road moving that 5 foot forward, I would still not be in front of my neighbors due to the curve of the road. That 5 foot only involves a portion of the garage if you look on here. So only the southwest corner of the garage goes up to that 20-foot line. So it's not like the majority of the house is forward. By doing that 5 foot forward, I then only have 3 ½ foot on the back of the house that goes over the original G, or the original F, requirement.

So talked to my neighbors on both sides. One neighbor says, "That's fine, 3 ½ foot we can live with." Neighbor to the north, he says, "We want to be good neighbors. I don't, you know, I don't know much about building. I'll leave that up to our builder." So their builder is Gradison. He wanted me to talk to Brooks Longfellow of Gradison, and I did. I explained it to him, sent him the site plan. So, he didn't think that was going to be an issue. If he's on there, he can, you know, if he wants if he has anything to say, he could say. Also, went to Phil Sundling at Henke Development along with my architect to explain everything to him. He understands the issues with the lot and is agreeable. Henke Development

Group was agreeable to those changes. That's basically it, folks. In summary, I want to change it from Sub-area F to Sub-area G. As a result, move the house forward 5 foot and have 3 ½ foot in the back which would go over the original building line but well within the Sub-area G requirements.

Franz All right. Thank you very much. At this time, is there anybody in the public who would like to comment on this manner? Anybody raise their hand online?

Kilmer Mr. Franz, there are no hands raised.

Franz All right. Thank you. Wayne, can we have the staff report then, please?

DeLong Thank you. Staff is supportive of the petition as it's been filed and discussed this evening. The factors that we're hearing about, I think, are going to be items that we discuss here and again over the next few years. This is a great solution that's been proposed. It has been proposed previously. Some of the lots in this neighborhood are very uniquely shape. Certainly this manner that's being proposed this evening allows for a home of comparable size to the neighbor's homes that are going to be built to, you know, facilitate the overall street scape that's intended in the overall development. With all those thoughts in mind, the staff is supportive of the petition as it's been filed and presented. I'm happy to answer any questions.

Franz All right. Thank you, Wayne. At this point, is there any questions from any of the members of the Plan Commission? If there are none, is there a motion on this matter?

Fedor I move that Docket #2020-39-RP replat to allow for Plot D3 in Section 1 in Holliday Farms subdivision be vacated from requirements of the lot configuration of Sub-area F, replot it in a manner that establishes Sub-area G and the applicant's requirements with the requirements being reflected on the recorded plat of Holliday Farms Section 1 located in the Planning and Development Zoning District be approved based on findings established at the public hearing as presented.

Jones Second.

Franz Is there a second?

Walker Second.

Franz Any further discussion? None? All in favor, signify by aye.

All Aye.

Franz Oppose by nay. Motion carries.

Rich Thank you very much.

Franz Thank you very much.

- Rich Stay safe. There's a lot more COVID out there being found in the hospitals.
Thank you.
- Franz Next on the Docket is 2020-40-MP Eric Hand Twin Oaks minor plat 11755 East 500 South petition for minor plat approval for the establishment of two lots in the RSF-2 Urban Residential Zoning District. Petitioner present? Please state your name and address.
- Hand Good evening. My name is Eric Hand. My wife, Tina Hand, is also with us. Address 1175 E 500 South Zionsville, 46077. I think I needed an appointment order, I think I also need the waiver on the mailing.
- Franz Yeah.
- Hand We used first-class mail.
- Franz Thank you for reminding me. Is there a motion to accept first-class, to allow for the acceptance of first-class mail for Legal Notice?
- Grabianowski So moved.
- Franz Is there a second?
- Fedor Second.
- Franz All in favor, signify by aye.
- All Aye.
- Franz Opposed by nay? Please proceed.
- Hand We're here to request the approval from the commission for the minor plat that's been submitted and the other documentation as well. What we're doing—my wife is a Zionsville native all her life. I moved in about 55 years ago. So, we've been in the community. Our current residence, we built it in 1986. We would basically like to retire in place where we're at now, other than that it's a two-story with stairs and so forth. So, in the last couple years, Tina had a couple hip replacements. So that kind of opened our eyes a little bit about the, shall we say, elder years for a more elderly friendly facilities in the ongoing years. So what we got is about 1.4 acres. The current house sits on the back part of the acreage. So the concept is to build entirely private residence for retirement years on the front portion. We have currently two parcels. The second parcel is not buildable. It's a long, narrow strip. So we're trying to reconfigure the two parcels into two other parcels, one with the existing house and one is the building site for the proposed new house. As that's laid out there, both plats with be approximately .7 of an acres. The new house would be on sewer service provided by TriCo original sewer utility. It's making that lot buildable. That will come from the south cul-de-sac of Austin Oaks extending on 500 South and then going east basically to serve our proposed lot. In full transparency, I'll share that I've been on the TriCo Regional Board of Trustees as a Boone County representative for almost 20 years. Now, that doesn't give me a discount, I'll let you know that but it does

give me some background on the sewer and what's in what service area and what's available and that type of things. So, there was a letter submitted that they do have to pass digging that's available to be served but anywhere along the line here if you have questions go ahead and speak up or we can hold until the end, either way. So, we do plan to live there. We're not building a spec house. I guess, I'll share that my son would have first dibs on the existing residence. He also was a Zionsville graduate and we'd welcome him and live as neighbors. So, in the spirit of brevity, I'll pause and open it up for questions from you.

Franz Okay. At this point in time, is there anybody from the public who'd like to comment on this matter?

Kilmer Mr. Franz, there are no hands raised.

Franz All right. It's—I mean, I'll take the staff report. Wayne, the staff report, please.

DeLong Thank you. Staff is supportive of the petition as it's been presented this evening. This petition represents several unique items including a variance that was secured about a year ago or so related to attachment related to septic sanitary conversations, water conversations that are reviewed in your staff report. Certainly, this site is unique in that it's comprised of two parcels. There's certain rights when a parcel is comprised of more than one parcel, if you will. Certainly, that conversation is being leveraged as a part of this plat and certainly, the configuration you see is a result of that. Staff is comfortable with the configuration. The configuration conforms with the ordinance given that the parent parcel, if you will, that's—the remainder is what's going to be built on. It's the parent parcel that has the existing residence on that site. There's some language that we would suggest being added to the plat just to solidify this for future buyers. Other than that, staff is supportive of the petition as it's been presented and filed. I'd be happy to answer any questions.

Franz All right. Thank you, Wayne. At this point in time, is there any questions, comments from any of the members of the Plan Commission.

Papa Is the existing house currently served from the adjoining parcel? Is that what we're seeing?

Franz Wayne, do you—what was the question again?

Papa It looks like the existing residence, the driveway is off the adjoining parcel. Is that—

Hand Yes. The current residence has a permanent easement on the adjoining property for an egress and digress. It's reported that the county supported by deeds and has been in use ever since we built there in '86. The proposed new lot will not change any of the existing use of the drive. It will have its own separate drive, so we're not adding another house to the common drive nor are we changing any physical aspect of the current house relative to the driveway or even the current utilities. So both houses will be independent, utility service wise, as well.

- Papa With that, am I seeing a—is there like a 20-foot strip that’s then being retained by the rear parcel for access out to 500 South?
- Hand Yeah. So, it’s primarily to provide a future sewer line in the event they want to change over to a sewer. That’s to accommodate access for that house for future utility purposes.
- Franz Any other questions? If there are none, is there any motion on this matter?
- Walker I move that Docket #2020-40-MP minor plat, petition for minor plat for approval of two lots in the RSF-2 Urban Residential Zoning District be approved based on the finding in the staff report and the recommendation of the town engineer based approved—wait a minute, I lost it—approved on based of findings of fact as presented.
- Lewis Second.
- Franz It is conditionally approved. Is that—Wayne, was that the appropriate word?
- DeLong All plats are conditionally approved, so yeah.
- Franz Okay. All right. Okay. There was a second. Is there any further discussion? All in favor, signify by aye.
- All Aye.
- Franz Oppose by nay? Motion carries.
- Hand Thank you.
- Franz See ya. Next item on the Docket is #2020-41-DP RLL Racing 10815 Creek Way Drive petition for development plan approval to allow for the construction of 100,000-square-foot racing headquarters and building that associated improvements in the PUD Planned Unit Development. Petitioner is online, I understand. Are they prepared to start?
- Kilmer I’m promoting Ashton Fritz as a panelist.
- Franz All right.
- Fritz Yes, I’m here. Can you hear me?
- Franz Yes, we can.
- Fritz All right. Get my screen back here.
- Franz Before we start, did you—did you make notice with first-class mail or did you use registered mail?
- Fritz Yes, it was via first-class mail.

Franz All right, so we need a—is there a motion to waive the requirement for registered mail for notice on this matter?

Jones So moved.

All Second.

Franz All in favor, signify by aye.

All Aye.

Franz All right. You may proceed.

Fritz All right. Thank you very much members of the Plan Commission and staff for the opportunity to present tonight. For the record, my name's Ashton Fritz with Fritz Engineering. Office is located at 14020 Mississinewa Drive in Carmel, 46033. We're excited to be part of the Rahal Letterman Lanigan Racing Team Headquarters Project and have the opportunity to present the development plan petition to you tonight. Joining us tonight virtually are members of the development team from RLL, Premier Construction and Architectural Alliance. The RLL project site is located at the northeast corner of 106th Street and Creek Way within Creekside Corporate Park, more specifically Lots 13 and 14 within the park. Overall, the project is approximately 10.4 acres bordered on the west by Bennett, excuse me, on the east by Bennett Technology Park, Lot 12 of Creekside Corporate Park to the north, Creek Way Lot 11 of the park to the west, and 106th Street in formerly Lids facility to the south. The project site is located within the Creekside Corporate Park PUD which was most recently updated in early 2020. Within the PUD, this site is part of Sub-area D which lists automotive racing team as a permitted use. This site as proposed includes approximately 100,000 gross square feet enclosed building area including a variety of internal uses such as office space, visitor and display areas, interior truck/transport vehicle storage, race team control center, diagnostic and testing equipment among others. Parking for the site will include three general areas as noted. The internal racing vehicle and equipment transport trucks are provided along the northside of the building. Alternate doors will allow access to the fully enclosed area. Employee parking will be provided in the rear or east side of the building. There's about a 100 parking spaces provided there for future, or for current and future employees. Visitor parking will be provided along the front or the west side of the building. Access from Creek Way will provide visitors with a track inspired counter-clockwise drive to the visitor parking and the front entrance. The bulk zoning standards within the PUD lends supporting zoning code are being met and no zoning variances are being sought. Stormwater management for the developed site will be provided through the number of on-site facilities including pervious pavement, vegetative, attrition swells, stormwater collection inlets and pipes, and stormwater detention basins. These measures have been chosen and incorporated as design in accordance with the low impact development guidelines provided within the Creekside Corporate Park PUD as well as the town's similar technical standards. The total census of the building will be provided by existing mains along Creek Way as installed with the corporate park and/or power-rolling 106th Street. There are no proposed opened cuts along Creek Way, excuse me, along 106th Street. Land and state preservation

and improvements are provided in accordance with the required use of the code. We do note that staff has included in their report the potential to add additional landscaping along 106th Street and we will work with staff on that area. Lastly, since the project is located within two lots, both 13 and 14 of Creekside Corporate Park there is a replat petition also filed for administrative review to combine those two into a single lot. With that, I'd like to turn the presentation over to Dustin Todd with Architectural Alliance for more on the building architecture. Dustin, can you get access? Looks like he's there.

Todd Yes. Thank you, Ashton. Yeah, I just wanted to briefly discuss the design of the building itself.

Franz Can you state your name and address, please?

Todd Yes, of course. Dustin Todd with Arch All 49 East Third Avenue Columbus, Ohio. We really wanted this building to represent Rahal Letterman Lanigan as a company, you know, that they're technical and sophisticated and fast. The colors of the building to really play off of the RLL logo and their branding colors themselves with a mix of brick, metal panel, glass, and ACM. We did hear staff's recommendations with the potential to explore more brick over the ACM which we're happy to work with staff to discuss that. We also heard the comments regarding the height of the dumpster enclosure to bring that down to meet code at 8 feet which is not an issue. Also, with the height of the entry sign which we really believe to be an identifier to the entry of this site, it's the only place that the full name of the company is listed. The other signs on the building only show the logo itself. We also believe this is where the great place for the address of the building itself. Lastly, the massing of the building is really reflective of the program inside with a little bit of a focus on that main entry as a bit of a wow factor for that main public entry. To discuss the interior a little bit, I wanted to turn it over to Piers Phillips with RLL.

Phillips Hello? Can you hear me?

Franz Yes, we can.

Phillips Yes. Good evening. Sorry about that. Yeah, good evening everyone. My name is Piers Phillips, President of Rahal Letterman Lanigan Racing. Firstly, I hope everybody's safe and well and thank you for your time tonight. Some of you may know me, some of you may not. Obviously, want to talk about the use of the building. Obviously, just as a lot of you would know, we are a long time IndyCar team and a long time IMSA Sports Car Team. We're looking at obviously Creekside Park for our new race team and corporate headquarters. Within the building, we will run our corporate entity and also our two race teams where we will service, maintain, build our racecars. We will have—well, we're looking between 80 and 100 staff currently. We'll also have our commercial department and our marketing department who are responsible for the important part of going out and gathering the money to allow us to go racing. We will also have a presentation facility where we can meet with our partners and the community on various education facilities in an inclusive manner to try and bring our partners closer to not only RLL but to Zionsville and to the community. As I think it was spoken, this is a very, um, very high end, very forward-thinking opportunity for

RLL and something that we're very excited to be part of. I think I covered everything, if anybody has any questions.

Franz Hold on for that right now. We're going to see if there's anybody in the public that would like to make a comment on this matter. If you are, if you do, please raise your hand online.

Kilmer Mr. Franz, there are no hands raised.

Franz All right. At this point, Wayne, can we have the staff report, please?

DeLong Certainly. Staff is supportive of the petition as it's been filed. This represents a decent amount of work to get to this point both through the applicant's petition as well as staff's review. A number of conversations back and forth producing the report that's in front of you this evening. Again, the staff is supportive of the petition as it's been filed. We do make comments related to the community development corporation's review to the architecture, some different points as addressed by the petitioner's representative this evening. Specific to the sign, there's any number of ways to manage that conversation. The project itself is, potentially that could be permitted as a wall and the copy that's on the sign is literally the sign itself. There's a number of ways to manage that conversation. The final way to manage that is to simply admit the PUD to address the features of the structure itself. Certainly, staff does not see this as the end all be all in this particular moment. We can work through it, work through this in the dialogue. Again, staff is supportive of the petition as it's been filed this evening. I'm happy to answer any questions.

Franz Thank you, Wayne. At this point, is there any—I'll open up to members of the Plan Commission for any comments, questions.

Grabianowski I'm curious, I see you have parking but I can't figure out—it's not clear to me. I assume it must be on the southside of the building but I don't see a lane for people to drive back to the back, parking lot.

Franz Roger, can you promote somebody from the team?

Kilmer Yes, I promoted Ashton Fritz.

Fritz Yeah, sorry the computer is switching over from a attending to presenting during that question. Could you repeat the question?

Grabianowski Yes. How does—how do the workers get into their parking lot?

Fritz Yeah, if you're looking at the site plan. So, currently there's access showing off of Creek Way which has a one-way drive which is kind of clockwise. Up on the—if you're looking at the architectural site plan, it would be closer to the left side. There's a grayish colored drive that connects to the back area which will include the track court there and then that's, see the employee parking. The development team is working on securing access in from the east. Those negotiations are ongoing to provide a secondary access into that area which would also be gated and secured.

- Jones So what you're saying is, you're working—you're negotiating to get an access drive for the property over to Bennett Parkway?
- Fritz Correct.
- Jones That hasn't been secured as of yet?
- Fritz Not as of yet, no.
- Fedor That would be the primary access point for teams, semis, so forth? Trucks, I place most of the traffic would be coming in off of Bennett, then?
- Fritz Yeah, that would be the preferred entrance and exit for those.
- Jones I guess my general question is, is there a reason they aren't bringing it off of Creekside Way, Creek Way?
- Fritz From a truck maneuvering standpoint, the entrance into Creek Way from 106th Street coming from the east with the median there and the width provided is somewhat problematic. It's very, very tight. Then, to separate the visitor area since we are on two lots, there is a secondary planned cut on Creek Way but it's right on the apex of that curve which makes that turn in movement for the trucks. They'll be essentially turning left and then having to make a 90 to 120-degree turn to the right to get back to that point. It's preferred to give them more of a direct access and that's why the development team's working with the adjacent property owners to secure access from the east.
- Franz Any other questions?
- DeLong I'd like to point out to the Plan Commission, you do have color samples in front of you this evening if anybody would like a closer at those. Those are materials, actual material, samples of what would be applied to the skin of the building.
- Jones The other question I have is regarding the fencing details. So, is 8-foot fencing around just the truck lot, or is it around both the truck and the employee lot?
- Fritz Yes. It's around the truck and the employee lot. It reconnects in what would be the southeast corner of the building. That surrounds the east up the east property line and then north of the truck lot, then turns south again and connects into the northwest corner of the building.
- Franz Any additional questions?
- Jones I guess my other question is, what site plan are we approving? The site plan you've got, part of the—I'm looking at drawing C-303401. It is different than the one you've got in the renderings package, Exhibit #6, Drawing 6.
- Fritz Yeah, the difference is the dumpster locations were relocated in the architectural Exhibit Drawing 06, the architectural site plan. They were relocated up to the east side of the property north of the truck court area. That is the preferred

location. The change was made shortly before all the engineering drawings were resubmitted. So, the engineering drawings have not been totally updated yet to reflect that dumpster location. Everything else should be the same.

Jones The drawing we're approving is the one that's part of the renderings, the colored renderings?

Fritz That's correct.

Franz Any additional questions? If there's none, I just want to add, I think this is going to be a unique and exciting addition to Creekside. So, I think going to work on this and I think it's something to look forward to. With that, is there a motion?

Papa I move to—okay. I move that Docket #2020-41-DP to allow for development plan approval for 100,000 gross square feet racing headquarters building in the Creekside Corporate Park planning and development be approved based on the findings of fact, based on the findings in the staff report staff recommendations submitting findings of fact as presented and subject to resolution of outstanding review items identified by town engineering in Subject 6 of the staff report.

Franz Is there a second?

Jones Second.

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

All Aye.

Franz Oppose by nay? Motion carries 7-0. Welcome to Zionsville. Thank you very much.

Fritz Thank you.

Franz At this point in time, there is nothing else on the docket. Is there anything else to bring up, discuss?

DeLong Just very briefly on the forum-based code effort, we short-listed three consulting firms, we look to interview them here at the end of the month. We had a total response of ten different companies interested in providing services to Zionsville the way they could potential forum-based codes. Says to click update you all on that topic.

Franz All right. Thank you, Wayne. At this point in time, I would entertain a motion to adjourn.

Grabianowski I move to adjourn.

Franz Second?

Jones Second.

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Franz All in favor?

All Aye.

Franz We're adjourned.