



**ZIONSVILLE TOWN COUNCIL
MEETING MEMORANDA FOR
Monday May 6, 2019 at 7:00 PM
Zionsville Town Hall Council Chamber
1100 West Oak Street**

Date of Preparation: May 10, 2018

Members Present: Josh Garrett, President; Bryan Traylor, Vice-President; Tom Schuler, Kevin Spees, Elizabeth Hopper, and Susana Suarez

Members Absent: Jason Plunkett

Also Present: Tim Haak, Mayor; Ed Mitro, Deputy Mayor; Heather Willey, Town Attorney; Amy Lacy, Director of Finance & Records and Town Department Staff.

1. OPENING

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

At this time, President Garrett announced that Councilor Plunkett's father passed away that morning and he would be unable to attend the meeting.

2. APPROVAL OF THE MEMORANDUM OF THE APRIL 15, 2019 REGULAR MEETING (copy posted).

COUNCIL ACTION: President Garrett moved to approve the Memoranda of the April 15, 2019 Town Council Meeting.

Councilor Hopper seconded the motion.

The Memoranda of the April 15, 2019 meeting was approved by a vote of six in favor, zero opposed.

3. DEPARTMENTAL APRIL MONTHLY REPORTS

Reports are submitted by the Town Management staff for Council review and posted on the Town website (www.zionsville-in.gov).

4. REQUEST TO SPEAK

After confirming that all of the Requests to Speaks were in relation to the Sycamore Flats project, President Garrett said that he would move the Request to Speak portion of the agenda to follow the presentation by the project's developer representatives, thereby giving those speaking the opportunity to address anything said by the developer representatives.

5. OLD BUSINESS - None

6. NEW BUSINESS

- A. Consideration of an Ordinance (Zone Map Change) to rezone approximately 4.329 acres from the (VBD) Village Business District to the (PUD) Planned Unit Development Zoning Classification.

ORDINANCE #2019-11

Wayne DeLong briefly reviewed Ordinance #2019-11, stating that it was forwarded from the Plan Commission with a 5-2 favorable recommendation. Attorney Heather Willey outlined the options regarding the ordinance.

Attorney Matt Price, representative for the developer J.C. Hart and an attorney with Bingham, Greenebaum, Doll, introduced the development team and gave an overview of the project. He gave a Power Point presentation detailing the project and its benefits.

REQUEST TO SPEAK

The following spoke in opposition to item #6A and the proposed Sycamore Flats project, citing concerns about traffic, parking, density, size, aesthetics, costs, home values, public safety, negative impact on schools and negative impact on the Village's unique charm and lifestyle:

Bob Royalty
Maria Finnell
Sara Martini
Marcia Angstadt
Gary Angstadt deferred his time to Val Pillow
Julia Leonard
John Tousley
Bret Brewer
Anne Royalty
Michele Schlegelmilch
Jamie Reynolds
Janet Cohen
Mervyn Cohen
Steven Hillman
Guinn Doyle
Brooke Klekovski
Ernest Kevin Wallien
Paul Dreier
Tyler Smith
Mark Walters
Nathaniel Rowe
Dan Rhodes
Ralph Stacy
Carol Mullet
Brian Benneyworth
Heather Lusk
Dr. Estelle Albright
Eric Goehausen
Michael Andreoli
Michael McGraw

The following spoke in favor of item #6A and the proposed Sycamore Flats project, citing more housing options to attract a younger population and future local entrepreneurs, maintenance free living for the aging population, keeping the Village vibrant and growing, preservation of charm, increased foot traffic and business for local businesses, and a reliable developer:

Roger Burrus
Kent Ezra
Larry Jones
Bob Spoonmore
Tammy Kelly
George Tikijian
Larry Siegler
Mitch Wilkinson
David Rausch
Skander Nasser
Joe Tanona
Andrea Spiegelberg
Jack Moran

Attorney Matt Price and J.C. Hart representatives answered questions from the Council. Lengthy discussion followed.

COUNCIL ACTION: Councilor Suarez moved to adopt Ordinance #2019-11. Councilor Hopper seconded the motion. At the Council's request, Attorney Willey re-clarified the process and options regarding the ordinance. President Garrett requested a roll call vote.

Councilor Schuler: Yea

Councilor Hopper: Yea

Councilor Suarez: Yea

Vice-President Traylor: Nay

President Garrett: Nay

Councilor Spees: Nay

Attorney Willey explained that it takes a majority vote of the full Council to approve the petition and that a tie vote did not mean the petition had failed. She went on to explain that the Council has a 90 day window in which to re-calendar the vote for a future meeting with all seven members present, or to do nothing and let the tie vote stand, which would then allow the petition to pass as approved by the Plan Commission.

COUNCIL ACTION: Councilor Suarez made a motion to table the item #6A until the June 3, 2019 meeting. President Garrett seconded the motion. The motion was approved by a vote of six in favor, zero opposed. Item #6A was continued until the June 3, 2019 Town Council meeting.

- B. Consideration of an Ordinance (Zone Map Change) to rezone approximately 0.60 acre from the (PUD) Planned Unit Development Zoning District to the (B-2) Urban General Business Zoning Classification.

ORDINANCE #2019-12

Director of Planning and Economic Development Wayne DeLong presented Ordinance #2019-12, stating that it came to the Council with a unanimous favorable recommendation from the Plan Commission. He answered questions from the Council.

COUNCIL ACTION: President Garrett moved to adopt Ordinance #2019-12. Councilor Suarez seconded the motion. Ordinance #2019-12 was adopted by a vote of six in favor, zero opposed.

7. OTHER MATTERS

There were no other matters to discuss.

8. APPROVAL OF CLAIMS

COUNCIL ACTION: President Garrett moved to approve claims as presented. Vice-President Traylor seconded the motion. Claims were approved by a vote of six in favor, zero opposed.

9. ADJOURN

COUNCIL ACTION: President Garrett moved to adjourn the meeting and Councilor Hopper seconded the motion. The motion was approved by a vote of six in favor, zero opposed.

The next regular Town Council meeting is scheduled for Monday May 20, 2018 @ 7:30 AM in the Zionsville Town Hall Council Chamber.

Respectfully Submitted,

Amelia A. Lacy

Amelia Lacy, Director
Department of Finance and Records
Town of Zionsville