



**TOWN OF ZIONSVILLE PLAN COMMISSION SPECIAL MEETING RESULTS**  
**Tuesday February 2, 2021**  
**7:00 PM (Local Time)**

**THIS PUBLIC MEETING WAS CONDUCTED ELECTRONICALLY PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDER 21-03 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.**

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When: Feb 2, 2021 07:00 PM Indiana (East)  
Topic: February 2, 2021 Special Meeting of the Plan Commission

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**The following items are scheduled for consideration:**

- I. Pledge of Allegiance
- II. Attendance
- III. Continuance Requests
- IV. Continued Business
- VII. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2021-03-DPA	Town of Zionsville	10771 Creek Way	<b>Approved as presented</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Amendment to allow for a 100,000 gross square foot Racing Headquarters Building with associated infrastructure, Stormwater management, and utility services within the Creekside Corporate Park Planned Unit Development (PUD) deriving vehicular access from 1) Creek Way, 2) Bennett Parkway (via an access easement), and 3) West 106 <sup>th</sup> Street.

VIII. Other Matters to be considered

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			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 FEBRUARY 2, 2021 SPECIAL MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 21-03 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.

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Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at [wdelong@zionsville-in.gov](mailto:wdelong@zionsville-in.gov).

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](mailto: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](mailto:rkilmer@zionsville-in.gov), or 317-690-6539.

Zionsville Plan Commission  
February 2, 2021

In Attendance: Mary Grabianowski, George Lewis, Larry Jones, Josh Fedor, Sharon Walker,  
Chris Lake

Staff attending: Wayne DeLong, Roger Kilmer, Janice Stevanovic,  
Dan Taylor, attorney.

A quorum is present.

Fedor This is a Plan Commission meeting Tuesday, February 2, 2021. Start with the  
Pledge of Allegiance.

All Pledge of Allegiance.

Fedor Wayne, you want to take roll, please?

DeLong Certainly. Mrs. Grabianowski?

Grabianowski Present.

DeLong Mr. Lake?

Lake Present.

DeLong Mr. Jones?

Jones Present.

DeLong Mrs. Walker?

Walker Present.

DeLong Mr. Lewis?

Lewis Present.

DeLong Mr. Fedor?

Fedor Present.

DeLong Mr. Franz?

Fedor We have a quorum. Let's see. Tonight's Docket 2021-03-DPA petition for  
development plan amendment to allow for a 100,000 gross square foot racing  
headquarter building with associated infrastructure, stormwater management, and  
utility service within the Creekside corporate Park planned unit development for  
having vehicular access from (1) Creek Way, (2) Bennett Parkway via access  
easement and (3) West 106<sup>th</sup> Street. Wayne, you're the petitioner, aren't you?

DeLong Yes, I am. Staff is happy to speak of this petition on behalf of the buyer of Lots  
12, 13, and 14 in Creekside Corporate Park. Rahal Letterman Lanigan Racing

desires to facilitate and construct a 100,000 square feet which we talked about a few months ago back in October. The switch, the change, the amendment that's proposed this evening is to provide for direct access to West 106<sup>th</sup> Street. This reasoning is described in the staff report that you received and was published and post to the website and certainly the other additional data was provided today via an email. Certainly, I'll read from that here this evening. In essence, the project is to provide for access to Creek Way. The acts of the project desires to have access to Bennett Parkway. In the event that Bennett Parkway access is not facilitated, the hauler access if you will, would need to be derived from West 106<sup>th</sup> Street. As we, as you know from your previous hearing on this matter, that the use will utilize trailers, trucks, over-the-road trucks to haul cars, hospitality components, as well as the diagnostic components for the racing team. This is a very specific type of truck and it has needs of access and ingress and egress. Certainly, it was desirable to provide that from Bennett, not that Bennett is out of the running if you will, it's just the complexity of getting their multiple land owners is challenging more so and time is of the essence. The project needs to move forward. So the town is bringing forward this amendment this evening which the town supports. We made a new curb cut onto West 106<sup>th</sup> Street. This is a gated controlled access point. It would be somewhat embedded into the property so you wouldn't have cars parking and vehicles backing up on the roadway. The intention for this access is for the car haulers, for the trucks. Certainly, staff cannot present that a few wheeled, six-wheeled vehicle will not enter that drive at some point intime but the idea is that this access is to provide for large truck access and it will be gated and controlled. Certainly, as the petitioner, staff is happy to take any question and I can certainly speak to the staff report as well.

Grabianowski If I remember correctly, that was supposed to be employee parking also because I remember raising this issue when it came up. So, it's only going to be trucks now, not employee parking?

DeLong Well, the employees can access the front, if you will. The gated control was in the front from Creek Way as well. I mean, when I talked to the race team about this, the access they do desire to have is for the car haulers. I mean, I am not here this evening—

Grabianowski They need that.

DeLong Yeah, they need that. Certainly, from a vehicular point of view, it's a controlled access point. It might not be very desirable for employees to use but yeah, I'm not here tonight to say that an employee will not use it. The town has not either said that it shall be restricted.

Grabianowski Okay.

Walker I have a question. I drove over there—well, drove over there a lot of times but how far will—like, my driveway is 400 feet. How far from Bennett Parkway is the cut going to be through the median to get those vehicles in there? Is that a reasonable question to ask? Well, if it's not, answer me anyway, so.

- DeLong From the median—so, the—so, we have the surface of a roadway is about a lane and a half wide. So that’s probably 26 feet. So from the apron to the median is probably, you know, 25 plus feet give or take.
- Walker Okay.
- DeLong Does that answer your question?
- Walker Sort of, but how far from the actual stop to go, they could go to Bennett Parkway is that entrance going to be?
- DeLong Oh, from Bennett Parkway? It’s about—I would probably say the depth of that lot is probably 150-200 feet.
- Walker Okay. There was a lot of traffic when I was over there today and I just thought, “Okay. They’re going to have to figure out how to not stop cars to let them turn and stuff.”
- DeLong Correct. Yeah, over the years, there will be moments just like anybody experienced where traffic will make you wait or just the opposite.
- Walker Okay, thank you.
- Fedor I forgot to ask, are there any members of the public that wanted to be recognized? I don’t think there are, is there? Any members of the public have questions on this docket?
- Kilmer Mr. Fedor, we do have one hand raised. It is Sally Zelonis. I believe she just wanted her hand to be acknowledged in the minutes.
- Fedor Very good. No one from the public has any questions or concerns? I’ll put it back to the members of the commission, anyone else?
- Lake Just to clarify that distance, Wayne. It’s closer to 500 foot per Google Earth.
- Walker That’s why I kind of said, my driveway was like 400 feet and I’m trying to figure. I thought, “mmm, that’s—yeah.”
- Jones Couple of quick questions, so the current RLL Racing site is shown on the aerial. So, you said they purchased Lots 12, 13, and 14. Is 14 the additional lot kind of up there around the curve?
- DeLong Lot 12 is at the top of the curve. So, lot 14 is closest to 106<sup>th</sup> Street.
- Jones Okay. So currently, they’re just working on development on 13 and 14?
- DeLong Correct.
- Jones Okay. Then, on their site they’ve got on the north end of 13 of their own detention pond. Then, that other detention pond is really more for the Bennett Parkway development, the apartments up above?

DeLong Correct. There are three ponds you see on that plan. One, the furthest one to the north was within the apartment complex. The site itself does break and so the site itself would have two ponds, the northern pond that you mentioned and then there's a small detention area along 106<sup>th</sup> Street.

Jones Yeah. When they're both really just detention areas for the development. My other question is, so the gate that will be on this new drive, is that up closer to the parking lot?

DeLong Correct. That should be in line with the southern edge of the parking stalls that you currently see on the site plan.

Jones Okay. In general, when vehicles pull in, they'll be staged there before entering the property. So it really won't cause any concerns on 106<sup>th</sup>, they'll have free access in and out of there.

DeLong Correct, and certainly will be watching too the blocking of our pathway as well along there.

Jones Okay.

Fedor Any other questions? If not, is there a motion?

Jones I'll make a motion. I move that—where is the motion? I move that Docket #2021-03-DPA development plan amendment approval for the modification of an approved site plan providing for the direct vehicle access to West 106<sup>th</sup> Street in addition to Creek Way and as well any future access to Bennett Parkway via either a public street or a private access easement for a racing headquarters building in the Creekside Corporate Park planned unit development PUD be approved based on the findings in the staff report, staff recommendation, and submitted findings of fact as presented.

Grabianowski Second.

Fedor Did we get a second?

Grabianowski I seconded it.

Fedor Okay. Can we do this by voice or do we need to do a roll call?

DeLong Historically, we've done a roll call.

Fedor All right. Wayne, would you take roll, please?

DeLong I will do that. Mr. Lake?

Lake Aye.

DeLong Ms. Grabianowski?

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Grabianowski Aye.

DeLong Ms. Walker?

Walker Aye.

DeLong Mr. Lewis?

Lewis Aye.

DeLong Mr. Fedor?

Fedor Aye.

DeLong Did I get—did I ask Mr. Jones?

Jones Aye.

DeLong Excellent.

Fedor All right. Motion carries. That's it for tonight, isn't it?

DeLong There's no other business on your agenda unless anybody has any items to chat about.

Fedor Let's see if we can set a new record here. Can I get a motion to adjourn?

Grabianowski So moved.

Fedor All in favor?

All Aye.

Fedor Nay?

Jones No nays.

DeLong Good night, thank you.

All Bye.