

TO: Land Use Subcommittee
FROM: Robert S. Schein
**RE: Land Use Subcommittee Meeting
Transition Committee**
DATE: February 25, 2009 Meeting Date

Members present were Mike Deiss, Matt Price, Rob Schein from the Transition Committee and Candace Ulmer, Judith Essex, Carla Sanford, Frank Brie, Tim Jennings, Terry Jones, Bob Badger, John Ulmer and George Abel.

Meeting location at Zionsville Town Hall Fire Place Room in Zionsville at 7:00 p.m. on Wednesday, February 5, 2009

- **General Discussion:** There was a general discussion raised by Carla Sanford on what “authorized uses” meant. Specifically, there was discussion on existing owner and the definition of “authorized.” There was further discussion on general procedures of notices and how to handle, so that more people would receive personal notice on matters that would impact their individual property rights. Terry Jones suggested that one way to address it would be to set a date for all changes for municipality so that everyone would know at that time each year or every other year certain changes would be addressed.
 - For Example, every two years the municipality, the Town of Zionsville, could set zoning text changes to come before the respective committee.
 - There was general discussion that this would be consistent with the plan to reorganization in analyzing the rural/town districts.
- **Comprehensive Plan**
 - There was discussion on the Boone County Commissioner’s (“Commissioners”) meeting that was held on March 2, 2009. Mat Price provided an overview of his discussion with Mike Andreoli and some of Mike’s concern with respect to maintaining the status quo. There was general discussion with respect to the letter that was sent to the Commissioners and in particular maintaining the status quo with respect to Eagle and Union Townships and the Comprehensive Plan which is being considered by the Commissioners.
 - John Ulmer raised the question of whether the letter should have come from the Transition Committee as a whole rather than the Land Use Committee.

There was discussion in response that due to the timing and nature that the committee members felt that the letter was appropriate in that instance.

- Terry Jones addressed some of the procedural matters that would be needed to adopt a Comprehensive Plan for areas outside the Town of Zionsville.
 - Terry suggested that (1) one way would be to adopt the current plan that is in place for the county, the 1996 Plan; (2) we could adopt the plan that is being proposed in 2009; or (3) we could develop and adopt a completely new one.
 - Terry suggested that there will likely be a public hearing and that we should include the Zionsville Planning Commission with any of these discussions going forward.
 - Terry further suggested that if we met a deadline of August, 2009, we would have ample time to conduct informational meetings with the public in the month of September and perhaps October, 2009.
 - The suggested target then is to review and analyze the Comprehensive Plan for the months of March through August, 2009, and have a final proposed plan in August 2009.
 - Terry Jones suggested that he would hopefully be able to provide copies of the Comprehensive Plan to the committee by the end of March.
 - He further suggested getting volunteers to participate in the analysis with the Comprehensive Plan as well as members of the Zionsville Plan Commission.
- Ordinances.
 - Terry suggested that Ed should have in place within the next 2-3 weeks in March a comparison of what the County has with respect to agricultural ordinances.
 - Terry again suggested that (1) we have a few options to look at what the County has, (2) blend the two together, (3) or do some type of rezoning.
 - The Committee agreed to carry these matters over to the next meeting to be held on March 11, 2009, at the Town Hall at 7:30 p.m..

The meeting ended approximately 9:30 p.m.

TO: Land Use Subcommittee
FROM: Robert S. Schein
RE: Land Use Subcommittee Meeting
Transition Committee
DATE: March 11, 2009 Meeting Date

Members present were Mike Deiss, Matt Price, Rob Schein from the Transition Committee and Candace Ulmer, Judith Essex, Carla Sanford, Frank Brye, Tim Jennings, Terry Jones, Bob Badger, John Ulmer and George Abel, Kevin Schiferl and Marc Applegate.

Meeting location at Zionsville Town Hall Fire Place Room in Zionsville at 7:00 p.m. on Wednesday, March 11, 2009

- **General Discussion:** There was a general discussion raised by Mike Deiss that he has decided to step down from the Transition Committee and the respective Land Use Subcommittee. He will still participate as a citizen. Candace Ulmer advised that Craig Phillips will replace Mike on the Transition Committee and that for now Jim Sanford will step into the Land Use Subcommittee role.
- **Comprehensive Plan**
 - There was a long discussion on the Boone County Commissioner's ("Commissioners") meeting that addressed the Comprehensive Plan approved by the Boone County Area Plan Commission ("APC"). Kevin Schiferl provided some insight from the APC and what went into the APC's consideration.
 - Terry Jones provided copies of the Town of Zionsville Comprehensive Plan Rural Amendment to the Subcommittee. Terry advised the Subcommittee what he had done in his analysis.
 - Terry Jones addressed some of the procedural matters that would be needed to adopt a Comprehensive Plan for areas outside the Town of Zionsville.
 - There was lengthy discussion again on option to consider for the Rural Area designated in Zionsville (1) one way would be to adopt the current plan that is in place for the county, the 1996 Plan; (2) we could adopt the plan that is being proposed in 2009; or (3) we could develop and adopt a completely new one.
 - There was discussion with Commissioner Marc Applegate regarding his thoughts and what the Commissioners wanted from this Subcommittee. After lengthy discussion, it was decided that the Subcommittee wanted to again

discuss the concerns of any new proposed development in the unincorporated Eagle and Union Townships to include the appropriate representative from the Town of Zionsville. Both Commissioner Applegate and Kevin Schiferl advised that this would be done.

- There was further discussion on the Comprehensive Plan and the fact that it would be reevaluated following the Effective Date of Reorganization. The emphasis was that the Town of Zionsville would need to have a Comprehensive Plan in place prior to the Effective Date of Reorganization for the Rural District. The Subcommittee therefore suggested that it would recommend the Comprehensive Plan that the Commissioners approved until such time as the Town of Zionsville begins its own analysis. The majority of the members of the Subcommittee felt that this was the best approach going forward.
- Ordinances.
 - Terry Jones provided an example to the Subcommittee of all of the ordinances in place and if we had to use them currently without any modifications. Terry suggested that Ed should have in place within the next 2-3 weeks in March a comparison of what the County has with respect to agricultural ordinances.
 - Terry again suggested that (1) we have a few options to look at what the County has, (2) blend the two together, (3) or do some type of rezoning.
 - The Subcommittee agreed to recommend keeping the status quo in place with respect to Zoning Ordinances for what is in place currently with the Town of Zionsville and what is in place with the County. Terry will work on the renumbering and other procedural mechanisms to effectuate this process.
- Other discussion
 - Kevin Schiferl recommended that the Subcommittee adopt certain rules of procedure to be followed for the meetings. An example would be Roberts Rules of Procedure. Mike Deiss had made a similar suggestion at the first meeting. There was some discussion that there are rules in place currently, and that those would be analyzed and again recommended that they are being followed.

The meeting ended approximately 10:00 p.m. The next meeting is Wed, March 25, 2009, at 7:00 p.m. at the Union Township Fire Station.