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# ZIONSVILLE TIMES SENTINEL

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**ZIONSVILLE TOWN COUNCIL**

## Council adopts PUD ordinance

By Emily Atwood  
Times Sentinel writer

The Zionsville Town Council voted 5-2 to adopt a proposed Planned Unit Development ordinance at its Monday, June 7, meeting.

Opposing votes came from council members Valerie Swack and Art Harris.

"I just don't think there was enough time and expertise spent on it," Harris said. "We have a one-person planning department, Terry Jones. If we have a multitude of these, it is going to be very time consuming for our planning committee."

The town council heard from Jones, planning director, and members of the community about how a recent PUD ordinance might affect future development.

"I urge you to pass this

bill," Ray Cortopassi, executive director of the Greater Zionsville Chamber of Commerce, said Monday.

Although Cortopassi is for the PUD ordinance, Zionsville resident Wendy Brandt had opposing feelings because she was unsure whose ordinance it was — the plan commission's or the town council's.

Brandt read a letter to the council which said, "The response I got from the plan commission was that this was the town council's PUD ordinance and so I asked 'if so, where are the minutes that give the public any notion of how each of you on this council represented them in changing the council's Urban (last year's ordinance) PUD ordinance to this one?'"

She also said "Since the inception of this new town

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### PUD

Continued from A1 council, the rush to pass a PUD ordinance has been almost comical, if it wasn't so serious. Tonight's ordinance ignores the consolidation agreement to use the county's zoning ordinances for the town's rural land. It's a developer's tool for a developer's tool box and is a loosely written ordinance with many deficiencies."

The Zionsville Plan Commission voted unanimously for the proposal of an amendment to the ordinance giving boundaries to all future planning unit developments at their meeting on May 17.

The ordinance enables the use of PUD zoning in the town. Any developer who wants to use the PUD zoning for a site will have to submit a specific PUD development plan to Jones and the commission for its consideration.

PUD is a type of building development and regulatory process that allows for designed groupings of varied land uses, including housing, recreation, commercial centers, even industrial parks, all within one contained development, something which can't be accomplished under traditional zoning without the timely process of multiple variance requests.

Brant said one individual who spoke in favor of the PUD during the May plan commission meeting was Zionsville resident Chad Pittman.

Pittman, who works to attract businesses to Indiana as vice president of the Indiana Economic Development Corporation, spoke at the plan commission meeting May 17, saying PUDs are another tool to help the town compete in a global economy.

"One might easily question whether (Pittman) rep-

resents the state or his own economic interests when he speaks in favor of this PUD," Brandt said Monday.

The ordinance is now up to the council for consideration, which could be voted on as soon as the next regular town council meeting at 7 p.m. Tuesday, July 6.

PUDs were the topic in two public educational seminars at town hall over the past year — one hosted by the Boone County Economic Development Corporation in August 2009 and another by the Cornerstone Club, a group of concerned citizens, on May 11.

Although Price sent a letter in July 2009 asking the plan commission to make a decision on PUDs, it chose to continue the proposed ordinance at its July and September meetings, effectively passing the decision on to the newly-constituted commission following consolidation on Jan. 4.