



**ZIONSVILLE PLAN COMMISSION  
MEETING NOTICE AND AGENDA**

**Tuesday, June 21, 2022  
7:00 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE  
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS).**

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

Please click the following link to join the webinar:  
<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxkZz09>

Webinar ID: 872 5039 8689  
Passcode: 485628

Or by Telephone at the following numbers:  
+1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or  
+1 669 900 9128 or +1 253 215 8782

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

- I. Pledge of Allegiance
- II. Attendance
- III. Oath of Office – Jim Hurst
- IV. [May 2022 Community & Economic Development Monthly Report](#) (Informational Only, no action required)
- V. Approval of Plan Commission Meeting Minutes
  - A. [May 16, 2022 Regular Meeting Draft Minutes](#)
  - B. [May 17, 2022 Special Meeting Draft Minutes](#)
- VI. Continuance or Withdrawal Requests

<b>Docket Number &amp; Link</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-02-DP - Letter of Withdrawal &amp; Letters of Interest</a>	JC Hart / Marketplace Towns and Flats at Holliday Farms	Marketplace Drive, Zionsville	<b>Petitioner withdrew Petition on June 1, 2022.</b> Petition for Development Plan Approval of a 220-unit residential development, with three Waivers, on a 18.01± acre site within the Rural Planned Unit Development District (Holliday Farms PUD).

<a href="#">2022-28-RP - Letter of Withdrawal</a>	JC Hart / Marketplace Towns and Flats at Holliday Farms	Marketplace Drive in Holliday Farms, Zionsville	<b>Petitioner withdrew Petition on June 1, 2022.</b> Petition for a Replat of Holliday Farms, Section 7, Lots “R”, “S”, and Common Area “F” to combine the three areas into a single lot, all being in the Planned Unit Development District (Holliday Farms PUD).
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VII. Continued Business

<b>Docket Number &amp; Link</b>	<b>Petitioner / Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time.

VIII. New Business

<b>Docket Number &amp; Link</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-25-Z - Staff Report and Project Materials &amp; Letters of Interest</a>	Town of Zionsville / Creekside PUD Rezoning	10814, 10850 - 10903 Creek Way & 5550 W. 106 <sup>th</sup> Street, Zionsville	Petition for Zone Map Change to rezone 36.544± acres from the Planned Unit Development (PUD) District to the Planned Unit Development District (Town of Zionsville-owned parcels within the Creekside PUD as per Ord. 2018-08).
<a href="#">2022-26-DPA - Staff Report and Project Materials</a>	ZCHS / Soccer Field Expansion	4400 S. 875 East, Zionsville	Petition for a Development Plan Amendment for the expansion of the Zionsville High School Soccer Field Athletic Complex on 133.61 acres being zoned Special Use One (SU-1).
<a href="#">2022-27-DP - Staff Report and Project Materials</a>	R. Hopwood / Hopwood Cellars Winery	2055 S. U.S. Highway 421, Zionsville	Petition for Development Plan Approval of a vineyard and distillery on 16.1 acres in the Rural General Agriculture (AG) District.

VIII. Other Matters to be considered

<b>Docket Number &amp; Link</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: Roger Kilmer

Planner I - Department of Community & Economic Development

Town of Zionsville

**ADDITIONAL INSTRUCTIONS**  
**FOR THE JUNE 21, 2022 ONSITE AND ELECTRONIC REGULAR MEETING OF**  
**THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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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 [rkilmer@zionsville-in.gov](mailto:rkilmer@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 Roger Kilmer at 317-344-1164 or [rkilmer@zionsville-in.gov](mailto:rkilmer@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 Joe Rust, at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov).