



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, July 17, 2023

6:30 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=aIE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. Community & Economic Development [June 2023 Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the [June 20, 2023, Regular Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Item to be Considered
2023-27-Z: Continuance Request Letter and Letters of Interest	National Retail Development, LLC / Atwater Rezoning	7250 W. Oak Street	Continuance to the August 21, 2023 Meeting requested by the Petitioner. Petition for the rezoning of 10.0+/- acres from the Rural Professional Business (PB), Rural Single- and Two-family Residential (R2), and Rural Single- and Two-family (R3) Districts to the Rural General Business (GB) District.
2023-28-Z: Continuance Request & Letters of Interest and Staff Report & Materials	Henke Development / Bradley Ridge PUD - Rezoning	Parcels addressed as: 1120, 1310, 1550 S. U.S. Highway 421; 1555 S. 950 East; and 9625 E. 100 South (approx. address)	Continuance to the August 21, 2023 Meeting requested by an Interested Party (Neighbor). Petition for the rezoning of 349+/- acres (9 parcels) from the Rural General Agriculture (AG), Rural Single-family Residential (R1), and Rural Single- and Two-family Residential (R2) Districts and within the Rural Michigan Road Overlay to the Planned Unit Development (PUD) District.

July 17, 2023

VI. Continued Business

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
			None

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-21-DPA: Staff Report & Materials	Dawn 'til Dusk Daycare / Toddler Expansion	11702 N Michigan Road, Zionsville	Petition for Approval of a Development Plan Amendment for a 360 SF building addition to the existing toddler day care facility in the Urban Neighborhood (B-1) District and within the Urban Michigan Road Overlay.
2023-22-DPA: Staff Report & Materials	Dawn 'til Dusk Daycare / Nursery Expansion	11706 N Michigan Road, Zionsville	Petition for Approval of a Development Plan Amendment for a 1418 SF building addition to the existing nursery area of the day care facility in the Urban Neighborhood (B-1) District and within the Urban Michigan Road Overlay.
2023-23-DPA: Staff Report & Materials	Nicholson Orthodontics / Facade Change	95 E Oak Street, Zionsville	Petition for Approval of a Development Plan Amendment to permit a facade change in the Urban Village Business District (VBD).
2023-25-DP: Staff Report & Materials	EJC 6400, LLC / Flex Office Building at NW Tech Center	6400 Technology Center Drive	Petition for Approval of a Development Plan for a flex office building being in the Rural Light Industrial (I-1 Rural) District.
2023-26-DP: Staff Report & Materials	Crew Car Wash, Inc. / Crew Carwash Facility	6419 E. Whitestown Parkway	Petition for a Development Plan Approval of a car wash located in the Rural General Business (GB) District and within the I-65 Overlay.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
			None

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development
Town of Zionsville

**ADDITIONAL INSTRUCTIONS
FOR THE JULY 17, 2023, 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 jstevanovic@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 Janice Stevanovic at 317-416-1920 or jstevanovic@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.