



**ZIONSVILLE PLAN COMMISSION
MEETING NOTICE AND AGENDA**

**Monday, July 18, 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=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. [June 2022 Community & Economic Development Monthly Report](#) (Informational Only, no action required)
- IV. Approval of Plan Commission Meeting Minutes
 - A. [June 21, 2022 Regular Meeting - Draft Minutes](#)
 - B. [June 22, 2022 Special Meeting - Draft Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-22-DP - Continuance Request Letter	Altum's / Garden Center	795 S. U.S. Highway 421, Zionsville	Petitioner continued from the May 16, 2022, Meeting to the June 21, 2022, Plan Commission Meeting. Petitioner requested a Continuance to the July 18, 2022, Meeting. Petitioner requests a Continuance to the August 15, 2022, Meeting. Petition for Development Plan Approval of garden center to be located on a portion of a 7-acre site in the Rural (I-2) Industrial Zoning District and within the Rural (MRO) Michigan Road Overlay Zoning District.

2022-29-DPA - Continuance Request Memo	Harris FLP / "B" Shops at Appaloosa Crossing	3091 S. U.S. 421 Zionsville	Petitioner requests a Continuance to the August 15, 2022, Meeting. Petition for a Development Plan Amendment to provide an outdoor seating area to be located on the southern end of the "B" Shops building (area previously approved as a drive-thru window and aisle). The involved property is zoned Rural General Business (GB) and is within the Rural Michigan Road Overlay.
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VI. Continued Business

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
2022-18-MP - Staff Report and Materials	Madalyn Squires / Squires Minor Plat	1567 N. 1000 East, Sheridan	Petitioner requested a Continuance to the June 21, 2022, Plan Commission Meeting. Petitioner requested a Continuance to the July 18, 2022, Meeting. Petition for a Minor Plat of a 159-acre parcel into three residential lots in the Rural Agricultural (AG) district.
2022-27-DP - Staff Report and Materials and Letter of Interest	R. Hopwood / Hopwood Cellars Winery	2055 S. U.S. Highway 421, Zionsville	Petitioner requested a Continuance to the July 18, 2022, Meeting. Petition for Development Plan Approval of a vineyard and distillery on 16.1 acres in the Rural General Agriculture (AG) District.

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-32-RP - Staff Report and Materials	Chase Bank / Appaloosa Crossing - Outlot "A" Replat	10701 E. 300 South Zionsville	Petition for the replatting of Outlot "A" in Appaloosa Crossing to divide the 2.14-acre lot into two outlots being in the Rural General Business (GB) District and within the Michigan Road Overlay.
2022-33-DP - Staff Report and Materials	Chase Bank / Chase Bank at Appaloosa Crossing	10701 E. 300 South Zionsville	Petition for Development Plan Approval of a 3,419 SF bank building with associated parking and landscaping being in the Rural General Business (GB) District and within the Michigan Road Overlay. A Waiver of Architectural Design is requested.
2022-34-PP - Staff Report and Materials	Henke Development / Promontory - Primary Plat - Section 1	9825 Windy Hills Drive, Zionsville	Petition for Approval of a Primary Plat for Promontory Section 1 consisting of 53 single-family residential lots on 245.4+/- acres in the Planned Unit Development (Promontory PUD) District. One Subdivision Waiver requested.
2022-35-DP - Staff Report and Materials	Henke Development / Promontory - Development Plan - Section 1	9825 Windy Hills Drive, Zionsville	Petition for Development Plan Approval of Promontory Section 1 consisting of 53 single-family lots on 245.4+/- acres being in the Planned Unit Development (Promontory PUD) District. One Waiver are requested.

VIII. Other Matters to be considered

Docket Number & Link	Name	Address of Project	Item to be Considered
			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 JULY 18, 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.

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.
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.