



**ZIONSVILLE PLAN COMMISSION**

**MEETING NOTICE AND AGENDA**

**Monday, August 21, 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 [July Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Meeting Minutes:
  - A. [June 28, 2023, Special Meeting Minutes](#)
  - B. [July 17, 2023, Regular Meeting Minutes](#)
  - C. [July 26, 2023, Special Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
<a href="#">2023-27-Z: Petitioner's Continuance Request</a>	Atwater Rezoning	7250 W. Oak Street	<b>Continued from the July 17, 2023 Meeting. Petitioner seeks a second Continuance to the September 18, 2023, Meeting.</b> 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.

<a href="#">2023-28-Z: Petitioner's Continuance Request</a>	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)	<p><b>Continued from the July 17, 2023 Meeting. Petitioner seeks a second Continuance to the September 18, 2023, Meeting.</b></p> <p>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 to the Planned Unit Development (PUD) District.</p>
---	------------------------------	---	---

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
<a href="#">2023-34-CPA: Staff Report and Materials</a>	Town of Zionsville		A Resolution to Amend the Town's Comprehensive Plan to include a "Zone Improvement Plan" which proposes a road impact fee for future development.
<a href="#">2023-30-Z: Staff Report and Materials</a>	Harris FLP / Appaloosa Crossing - Lots "J" and "K" - Rezoning	3295 and 3301 S. US Highway 421	A Petition to rezone Outlots "J", "K", a portion of Appaloosa Drive, and all of Block "B" of Appaloosa Crossing from the Rural Professional Business (PB) District to the Rural General Business (GB) District and being within the Rural Michigan Road Overlay.
<a href="#">2023-31-RP: Staff Report and Materials</a>	Harris FLP / Appaloosa Crossing - Replat of Outlots "I", "J", and "K"	3263, 3295, and 3307 S. US Highway 421	Petition for the Replatting of Outlots "I", "J", and "K" in Appaloosa Crossing to enlarge Lot "I", and to combine Lots "J" and "K" with Block "B" and a portion of Appaloosa Drive into a single lot, being in the Rural General Business (GB) and Rural Professional Business (PB) Districts and within the Rural Michigan Road Overlay.
<a href="#">2023-24-DP: Staff Report and Materials</a>	Culver's Restaurant	3263 S. U.S. Highway 421, Zionsville	Petition for Approval of a Development Plan for a restaurant with a drive-thru being in the Rural General Business (GB) District and within the Rural Michigan Road Overlay (MRO). Waivers for architectural design and exterior building materials are also requested.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">McKenna Diagnostic Report</a>	Town of Zionsville		Discussion of the review status of the proposed Form-based Code Zoning Ordinance and Zoning Map.

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 AUGUST 21, 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>

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

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](mailto: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](mailto:jstevanovic@zionsville-in.gov).
2. 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).
3. 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.