



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, November 20, 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=a1E4d3Z3QWdtWmVrTGfGqSkpXaWxDz09>

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 [October Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the [October 16, 2023, Regular Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
2023-28-Z: Continuance Request and Letters of Interest	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)	Continued from the July 17, 2023, August 21, 2023, September 18, 2023, and October 16, 2023, Meetings. Petitioner requests another Continuance to the December 18, 2023, Meeting. 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.
2023-39-DP: Continuance Request	Stohler Roofing Office Building	5898 S. 700 East, Zionsville	Continued from the October 16, 2023, Meeting. Petition for Development Plan Approval for the expansion of a parking area for a roofing business being in the Rural Single-family Residential (R-1) District.

2023-47-DP: Continuance Request	Indy Holdings, LLC / Singh Retail Building	3251 S. U.S. Highway 421, Zionsville	Petitioner requests a Continuance to the December 18, 2023, Meeting. Petition for Development Plan Approval of a 6,500± sq. ft. retail building in the Rural General Business (GB) District and within the Rural Michigan Road Overlay. Waivers for Architectural Design and Building Materials are also requested.
2023-49-PP: Continuance Request	Old Town Land Development, LLC / Wild Air - Section 1 - Primary Plat	8700 W. Oak Street, Zionsville	Petitioner requests a Continuance to the December 18, 2023, Meeting. Petition for Approval of a Primary Plat to establish 174 residential lots on 262.50 acres being in the Planned Unit Development (Wild Air PUD) District.
2023-50-DP: Continuance Request	Old Town Land Development, LLC / Wild Air - Section 1 - Development Plan	8700 W. Oak Street, Zionsville	Petitioner requests a Continuance to the December 18, 2023, Meeting. Petition for Approval of a Development Plan for 174 residential lots on 262.5 acres within the Planned Unit Development (Wild Air PUD) District.

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
2023-27-Z: Staff Report and Materials and Letters of Interest	Atwater Rezoning	7250 W. Oak Street, Zionsville	Continued from the July 17, 2023, August 21, 2023, September 18, 2023, and October 16, 2023, Meetings. 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.
2023-36-Z: Staff Report and Materials and Letters of Interest	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	Continued from the September 18, 2023, and October 16, 2023, Meetings. Petition to Rezone 23.18+/- acres from the SU-7 District to a Planned Unit Development to provide for a three-story, 155-unit senior living facility with related accessory buildings. This acreage is to be incorporated into the existing Holliday Farms PUD.

VII. New Business to be heard

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-46-MP: Staff Report and Materials	Nolan Schafer / Schafer Minor Subdivision	7650 E 500 South, Zionsville	Petition for Approval of a Minor Residential Subdivision dividing 7.33± acres into a three-lot subdivision being in the Rural Single-family (R-1) District.
2023-48-PP: Staff Report and Materials	Crew Carwash, Inc. / Schooler Commercial Subdivision	6419 E. Whitestown Parkway, Whitestown	Petition for approval of a Commercial Subdivision of 7.92 acres into two lots being in the Rural General Business (GB) District and within the I-65 Overlay.
2023-51-DP: Staff Report and Materials	Aldi, Inc. / Aldi Grocery Store	6419 E. Whitestown Parkway, Whitestown	Petition for Approval of a Development Plan for an Aldi Grocery Store on 4.85 acres in the Rural General Business (GB) District and within the I-65 Overlay.
2023-52-MP: Staff Report and Materials	Louis Samuels / Omari Minor Subdivision	8255 E 500 South, Zionsville	Petition for Approval of a Minor Residential Subdivision dividing 6.349± acres into a three-lot subdivision being in the Rural Single-family (R-1) District.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
ACT-2023-79: Memo and Materials	RLL Headquarters		Minor DP Amendment for a landscaping change.
ACT-2023-080: Memo and Materials	Zionsville Public House (formerly Hotel Tango)		Minor DP Amendment for façade and patio revisions.
			Discussion of procedures for continuance requests.

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 ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

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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. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at 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.