



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, April 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 March Monthly Report (Informational Only – no action required)
- IV. Approval of the March 20, 2023, Regular Meeting Minutes
- V. Continuance or Withdrawal Requests

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

VI. Continued Business

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

VII. New Business

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-05-Z: Initial Filing	Phillip & Etelka Froymovich / Rezoning	970 Starkey Road Zionsville	Petition for the Rezoning of 3.42+/- acres from the Open Land (O-1) District to the Urban Single-family Residential (R-SF-2) District.
2023-09-Z: Initial Filing	Old Town Land Development / Wild Air Planned Unit Development	8700 E. SR 334 Zionsville	Petition for the Rezoning of 260+/- acres from the Rural R-2 Classification to a Planned Unit Development (PUD).
2023-06-DPA: Initial Filing	Ron Hopwood / Winery Access Drive	2055 S U.S. Highway 421 Zionsville	Petition for Development Plan Amendment Approval to utilize a previously approved "emergency access only" drive as a temporary primary vehicular entrance. The property is zoned Rural General Agriculture (AG) and is within the Rural Michigan Road Overlay.
2023-07-DPA: Initial Filing	The Smart Pergola / Verde Restaurant Pergola Addition	3221 S. U.S. Highway 421 Zionsville	Petition for Development Plan Amendment Approval for the addition of a pergola over an outdoor seating area being in the Rural General Business (GB) District and within the Rural Michigan Road Overlay.
2023-08-DPA: Initial Filing	Sila Capital, LLC / Adler Apartments	7105 E SR 334 Zionsville	Petition for Development Plan Amendment Approval for revisions of the site plan and building elevations for a 179-unit apartment development on 9.295+/- acres in the Rural General Business (GB) District.

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 APRIL 17, 2023, ONSITE AND ELECTRONIC REGULAR MEETING 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. 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.