



**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

<b>Docket Number &amp; Links</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2023-05-Z: Staff Report and Materials</a>	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.
<a href="#">2023-09-Z: Staff Report and Materials and Letters of Interest</a>	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).
<a href="#">2023-06-DPA: Staff Report and Materials</a>	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.
<a href="#">2023-07-DPA: Staff Report and Materials</a>	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.
<a href="#">2023-08-DPA: Staff Report and Materials</a>	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

<b>Docket Number &amp; Links</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			Form Based Code Hearing Process

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:

<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](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. 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](mailto:jrust@zionsville-in.gov).