



**ZIONSVILLE PLAN COMMISSION**

**MEETING NOTICE AND AGENDA**

**Monday, September 18, 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 August Monthly Report (Informational Only – no action required)
- IV. Approval of the [August 21, 2023, Regular Meeting Minutes - Draft](#)
- V. Continuance or Withdrawal Requests

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

**VI. Continued Business**

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
<a href="#">2023-27-Z: Petitioner's Materials</a>	Atwater Rezoning	7250 W. Oak Street	<b>Continued from the July 17, 2023 and August 21, 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 Materials</a>	Bradley Farms PUD - Rezoning	Parcels addressed as: 1120, 1310, 1550 S. U.S. Highway 421; 1555 S. 950 East; and 9625 E. 100 South (approx. address)	<b>Continued from the July 17, 2023 and August 21, 2023 Meeting.</b> 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.
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VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">2023-34-CPA: Ordinance with Exhibit</a>	Town of Zionsville		An Ordinance Amending the Town's Comprehensive Plan to include a "Zone Improvement Plan" which proposes a road impact fee for future development.
<a href="#">2023-45-CPA: Initial Filing Materials</a>	Town of Zionsville		Petition for a Recommendation of a Comprehensive Plan Amendment to incorporate an update of the Town's Parks Master Plan.
<a href="#">2023-36-Z: Initial Filing Materials</a>	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	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.
<a href="#">2023-37-CA: Initial Filing Materials</a>	PLD/Browning Venture LLC / Park 267 - Commitment Amendment	5190 S SR 267, Lebanon	Petition to Amend the previous Rezoning Commitments: 1. Removing the requirement of a masonry wall on the north and south ends of the property; 2. Widen the required north and south bufferyards from 20 feet to 40 and 50 feet with enhanced plantings; being in the Rural Light Industrial (I-1) District.
<a href="#">2023-33-MP: Initial Filing Materials</a>	Harry and Linda Moore / Moore Minor Plat	6890 S 850 East, Zionsville	Petition for a Minor Subdivision Plat of a 12.44 acre parcel into two residential lots in the Rural Equestrian (RE) zoning district.
<a href="#">2023-35-DP: Initial Filing Materials</a>	Stewart Properties & Investments / Stewart Pole Barn	460 N 650 East, Lebanon	Petition for Development Plan Approval of an addition of a pole barn to an existing storage building in the Rural Light Industrial (I-1) district.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">Form-based Code (Mayor's Letter of Withdrawal)</a>			Acknowledgment of the withdrawal of the Form-based Code Zoning Ordinance.
ACT-2023-62 (2022-39-DPA)	Café Patachou		Minor DP Amendment for an awning over the east side of the building.
			Draft: 2024 Plan Commission Filing and Meeting Date Schedule

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 SEPTEMBER 18, 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. 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.