



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=aIE4d3Z3QWdtWmVrTGfGskpXaWxDZz09>

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
2023-27-Z: Petitioner's Continuance Request Letter and Letters of Interest	Atwater Rezoning	7250 W. Oak Street	<p>Continued from the July 17, 2023 and August 21, 2023 Meeting. Petitioner requests another continuance to the October 16, 2023, Meeting.</p> <p>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.</p>

2023-28-Z: Petitioner's Continuance Request Letter and Letters of Interest	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)	Continued from the July 17, 2023 and August 21, 2023 Meeting. Petitioner requests another continuance to the October 16, 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.
2023-36-Z: Staff Memo and Materials and Letters of Interest	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	Continuance to the October 16, 2023 Meeting requested by two Interested Parties (Neighboring HOAs). 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.

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
2023-34-CPA: Staff Memo with Ordinance Materials	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.
2023-45-CPA: Staff Memo with Materials	Town of Zionsville		Petition to consider amendments to the Town of Zionsville Comprehensive Plan to revise and update the text of the Plan. The Plan Commission will consider incorporation of the Zionsville Parks and Recreation Department five (5) year Master Plan (2023-2028)
2023-37-CA: Staff Memo and Materials	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.
2023-33-MP: Staff Report and Materials	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.
2023-35-DP: Staff Report and Materials	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
Form-based Code (Mayor's Letter of Withdrawal)			Acknowledgment of the withdrawal of the Form-based Code Zoning Ordinance.

2024 Plan Commission Deadline and Meeting Schedule - Draft			Draft: 2024 Plan Commission Filing and Meeting Date Schedule
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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.

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.