



**ZIONSVILLE PLAN COMMISSION**

**MEETING NOTICE AND AGENDA**

**Monday, October 16, 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 [September Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the [September 18, 2023, Regular Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
<a href="#">2023-27-Z: Petitioner's Continuance Request</a> and <a href="#">Letters of Interest</a>	Atwater Rezoning	7250 W. Oak Street	<p><b>Continued from the July 17, 2023, August 21, 2023, and September 18, 2023, Meetings. A Continuance to the November 20, 2023, Meeting is requested by the Petitioner.</b></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>

<a href="#">2023-36-Z: Staff Report and Materials and Letters of Interest</a>	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	<b>Continued from the September 18, 2023, Meeting. <a href="#">A second Continuance to the November 20, 2023, Meeting has been requested by a neighboring HOA</a> and will be considered by the Plan Commission.</b> Petition to Rezone 23.18+/- acres from the SU-7 District to a Planned Unit Development to provide for development as specified within Exhibit 4 of the proposed Holliday Farms Ordinance (First Amendment), including 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="#">2023-39-DP: Petitioner's Continuance Request</a>	Stohler Roofing Office Building	5898 S. 700 East	<b>Continuance to the November 20, 2023 Meeting requested by Petitioner.</b> 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.
<a href="#">2023-40-Z: Staff Memo and Materials and Letters of Interest</a>	Fischer Homes / Summers Rezoning	7860 S. 850 East	<b><a href="#">Continuance to the November 20, 2023 Meeting requested by interested parties.</a></b> Petition for the Rezoning of 66.65+/- acres from the Rural Equestrian (RE) District to the Rural Single- and Two-family Residential (R-2) District to permit a 106-lot single-family subdivision.

VI. Continued Business from previous Meeting(s) to be Heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
<a href="#">2023-53-OA: Staff Memo and Materials</a> (Formerly 2023-34-CPA)	Town of Zionsville		<b>Continued from the September 18, 2023, Meeting.</b> 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="#">2023-28-Z: Staff Report and Materials and Letters of Interest</a>	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)	<b>Continued from the July 17, 2023, August 21, 2023, and September 18, 2023, Meetings.</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.

VII. New Business to be Heard

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">2023-42-PPA: Staff Report and Materials</a>	Henke Development / Holliday Farms - Section 10	Dartmoor Court	Petition for approval of a Primary Plat Amendment consisting of 7 single-family lots being in the Planned Unit Development (Holliday Farms PUD) District. Four (4) Waivers of the Subdivision Control Ordinance are also requested.
<a href="#">2023-43-DPA: Staff Report and Materials</a>	Henke Development / Holliday Farms - Section 10	Dartmoor Court	Petition for approval of a Development Plan for seven (7) residential lots being in the Planned Unit Development (Holliday Farms PUD) District.
<a href="#">2023-41-DPA: Staff Report and Materials</a>	Larson Design Group / FedEx Gateway Building Expansion	10301 Bennett Parkway	Petition for Approval of a Development Plan Amendment to provide for the expansion of an existing gateway building for new security screening equipment being in the Urban General Industrial (I-2) District.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">ACT-2023-62: Staff Memo and Materials</a>	Café Patachou		Minor DP Amendment for an awning over the east side of the building. (Original DP Docket #2022-39-DPA)
<a href="#">2024 PC Schedule - Draft</a>			Review of the 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 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](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.