



ZIONSVILLE
ZIONSVILLE PLAN COMMISSION RESULTS

Monday, April 17, 2023
 6:30 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE
 ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS),
 AND ELECTRONICALLY VIA ZOOM**

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Mary Grabianoski, Chris Lake, Larry Jones, Sharon Walker, Cindy Madrick, and Jim Hurst attended in person.
- III. Community & Economic Development March Monthly Report (Informational Only – no action required)
- IV. Approval of the March 20, 2023, Regular Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

| Docket Number | Name | Project Address | Item to be Considered |
|---------------|------|-----------------|-----------------------|
| | | | None |

VI. Continued Business

| Docket Number | Petitioner / Project Name | Project Address | Item to be Considered |
|---------------|---------------------------|-----------------|-----------------------|
| | | | None |

VII. New Business

| Docket Number | Petitioner/ Project Name | Project Address | Item to be Considered |
|---------------|---|--------------------------------|--|
| 2023-05-Z | Phillip & Etelka Froymovich / Rezoning | 970 Starkey Road Zionsville | Provided a Favorable Recommendation to the Town Council 7 In Favor 0 Opposed 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 | Old Town Land Development / Wild Air Planned Unit Development | 8700 E. SR 334 Zionsville | Introduced and Continuance requested by Petitioner to the May 15, 2023 Meeting. Continuance was granted. 7 in Favor 0 Opposed Petition for the Rezoning of 260+/- acres from the Rural R-2 Classification to a Planned Unit Development (PUD). |

| | | | |
|-------------|---|---|---|
| 2023-06-DPA | Ron Hopwood / Winery Access Drive | 2055 S U.S. Highway 421 Zionsville | Conditionally Approved with Commitments as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed 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 | The Smart Pergola / Verde Restaurant Pergola Addition | 3221 S. U.S. Highway 421 Zionsville | Conditionally Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed 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 | Sila Capital, LLC / Adler Apartments | 7105 E SR 334 Zionsville | Approved with Conditions w/exhibits & per staff report. 7 in Favor 0 Opposed 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 | Petitioner/ Project Name | Project Address | Item to be Considered |
|----------------------|-------------------------------------|------------------------|---------------------------------|
| | | | Form Based Code Hearing Process |

Respectfully Submitted: Mike Dale, AICP
 Director - Department of Community & Economic Development
 Town of Zionsville