



# ZIONSVILLE

## ZIONSVILLE PLAN COMMISSION RESULTS

Monday, September 18, 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, Chris Lake, Mary Grabianoski, Larry Jones, Sharon Walker, and Jim Hurst attended in person. Cindy Madrick attended via Zoom.
- III. Community & Economic Development August Monthly Report (Informational Only – no action required)
- IV. Approval of the August 21, 2023 Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number	Name	Project Address	Item to be Considered
2023-27-Z:	Atwater Rezoning	7250 W. Oak Street	<p><b>Continuance Approved to the October 16, 2023, Meeting as requested by the Petitioner.</b></p> <p><b>7 In Favor</b> <b>0 Opposed</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>
2023-28-Z	Henke Development / 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)	<p><b>Continuance Approved to the October 16, 2023, Meeting as requested by the Petitioner.</b></p> <p><b>7 In Favor</b> <b>0 Opposed</b></p> <p>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 and within the Rural Michigan Road Overlay to the Planned Unit Development (PUD) District.</p>
2023-36-Z	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	<p><b>Petition introduced and Continuance Approved to the October 16, 2023, Meeting as requested by two Interested Parties (Neighboring HOAs).</b></p> <p>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.</p>

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
2023-34-CPA	Town of Zionsville		<p><b>Ordinance Continuance Approved to the October 16, 2023, Meeting as requested by the Petitioner.</b></p> <p><b>7 in Favor</b> <b>0 Opposed</b></p> <p>An Ordinance Amending the Town’s Comprehensive Plan to include a “Zone Improvement Plan” which proposes a road impact fee for future development.</p>
2023-45-CPA	Town of Zionsville		<p><b>Favorable Recommendation with one modification to Page 207 of the Parks Plan (remove sentence regarding solar development).</b></p> <p><b>7 in Favor</b> <b>0 Opposed</b></p> <p>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)</p>
2023-37-CA	PLD/Browning Venture LLC / Park 267 - Commitment Amendment	5190 S SR 267, Lebanon	<p><b>Favorable Recommendation with the faux stone wall to be utilized.</b></p> <p><b>7 in Favor</b> <b>0 Opposed</b></p> <p>Petition to Amend the previous Rezoning Commitments:</p> <ol style="list-style-type: none"> <li>1. Removing the requirement of a masonry wall on the north and south ends of the property;</li> <li>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.</li> </ol>
2023-33-MP	Harry and Linda Moore / Moore Minor Plat	6890 S 850 East, Zionsville	<p><b>Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments.</b></p> <p><b>7 in Favor</b> <b>0 Opposed</b></p> <p>Petition for a Minor Subdivision Plat of a 12.44 acre parcel into two residential lots in the Rural Equestrian (RE) zoning district.</p>
2023-35-DP	Stewart Properties & Investments / Stewart Pole Barn	460 N 650 East, Lebanon	<p><b>Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments and adding the Commitment to provide a 25-foot-wide easement for future Midland Trail.</b></p> <p><b>7 in Favor</b> <b>0 Opposed</b></p> <p>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.</p>

VIII. Other Matters Presented (Not requiring Plan Commission action)

<b>Docket Number</b>	<b>Petitioner/ Project Name</b>	<b>Project Address</b>	<b>Item to be Considered</b>
Form-based Code			Acknowledgment of the withdrawal of the Form-based Code Zoning Ordinance.
2024 Plan Commission Deadline and Meeting Schedule			Draft: 2024 Plan Commission Filing and Meeting Date Schedule to be finalized upon confirmation of 2024 Town-observed Holidays.

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