



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION RESULTS

Monday, July 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, Chris Lake, Mary Grabianoski, Larry Jones, Sharon Walker, and Cindy Madrick attended in person. Jim Hurst attended via Zoom.
- III. Community & Economic Development June Monthly Report (Informational Only – no action required)
- IV. Approval of the June 20, 2023, Regular Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number	Name	Project Address	Item to be Considered
2023-27-Z	National Retail Development, LLC / Atwater Rezoning	7250 W. Oak Street	<p>Continuance Approved to the August 21, 2023, Meeting as requested by the Petitioner.</p> <p>6 In Favor 0 Opposed</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>Project introduced by Petitioner and initial public comment received. A Continuance to the August 21, 2023, Meeting Approved as requested by an Interested Party (Neighbor).</p> <p>6 In Favor 0 Opposed</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>

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
2023-21-DPA	Dawn 'til Dusk Daycare / Toddler Expansion	11702 N Michigan Road, Zionsville	Conditionally Approved as presented & filed w/exhibits & per staff report. 7 In Favor 0 Opposed Petition for Approval of a Development Plan Amendment for a 360 SF building addition to the existing toddler day care facility in the Urban Neighborhood (B-1) District and within the Urban Michigan Road Overlay.
2023-22-DPA	Dawn 'til Dusk Daycare / Nursery Expansion	11706 N Michigan Road, Zionsville	Conditionally Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Petition for Approval of a Development Plan Amendment for a 1418 SF building addition to the existing nursery area of the day care facility in the Urban Neighborhood (B-1) District and within the Urban Michigan Road Overlay.
2023-23-DPA	Nicholson Orthodontics / Facade Change	95 E Oak Street, Zionsville	Approved as presented & filed w/exhibits & per staff report. 6 in Favor 1 Opposed Petition for Approval of a Development Plan Amendment to permit a facade change in the Urban Village Business District (VBD).
2023-25-DP	EJC 6400, LLC / Flex Office Building at NW Tech Center	6400 Technology Center Drive	Conditionally Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Petition for Approval of a Development Plan for a flex office building being in the Rural Light Industrial (I-1 Rural) District.
2023-26-DP	Crew Car Wash, Inc. / Crew Carwash Facility	6419 E. Whitestown Parkway	Conditionally Approved as presented & filed w/exhibits & per staff report. 7 in Favor 0 Opposed Petition for a Development Plan Approval of a car wash located in the Rural General Business (GB) District and within the I-65 Overlay.

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

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

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