



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION

Monday October 18, 2021

7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE IC5-14-1.5-3.5, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

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/83466218016>

Webinar ID: 834 6621 8016

Or by Telephone at the following numbers:

+1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 9128

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experiencing COVID-19 symptoms, please stay home.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the September 20, 2021, Plan Commission Meeting Minutes

IV. Continuance Requests

2021-39-CA	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	<p>Petitioner to request a continuance. Petitioner had requested a continuance from the August 16, 2021, and September 20, 2021, meeting, to the October 18, 2021, Plan Commission meeting. Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2020-04-CA, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 202013511</p>
2021-37-PP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	<p>Petitioner to request a continuance. Petitioner had requested a continuance from the August 16, 2021, and September 20, 2021, meeting, to the October 18, 2021, Plan Commission meeting. Petition for Primary Plat approval to allow for 125 lots (four being common areas) in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District</p>
2021-38-DP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	<p>Petitioner to request a continuance. Petitioner had requested a continuance from the August 16, 2021, and September 20, 2021, meeting, to the October 18, 2021, Plan Commission meeting. Petition for Development Plan approval to provide for the development of an 18+/- acre site to accommodate 121 townhomes and 4 common areas in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District</p>
2021-53-MP	A. Bristol	415 N. 1100 East	<p>Petitioner to request a continuance. Petition for Minor Plat Approval to establish a three-lot residential subdivision in the Rural (AG) Agricultural Zoning District</p>
2021-29-CPA	Town of Zionsville Draft Airport Strategic Land Use Plan		<p>Petitioner to request a continuance. Petitioner requested a continuance from the July 19, 2021, August 16, 2021, and September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting. Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to consider incorporation of the Airport Strategic Land Use Plan</p>
2021-55-DPA	HUB Phase 1	4175 S. Indianapolis Road	<p>Petitioner to request a continuance. Petition for Development Plan Amendment to allow for an extension of the time allowed for (3) three temporary trailers to exist on site in the I1 Rural Industrial Zoning District.</p>

2021-23-PPA	The Parke	410 S. 4 th Street and 500 S. Main Street	Petitioner to request a continuance. Petitioner requested continuance from the June 21, 2021, July 20, 2021, and September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Primary Plat Amendment to provide a central water system supporting a separate fire protection main as per Section 193.056 of the Subdivision Control Ordinance in the Urban (PUD) Planned Unit Development
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V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-41-Z	Lennar Homes of Indiana, LLC	2301 S US 421, 10801 and 11201 E 200 South	Petitioner requested a continuance with Notice from the September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Zone Map change to rezone 119 +/- acres from the Rural (AG) Agricultural Zoning District and Rural (MRO) Michigan Road Overlay Zoning District to a Rural (R3) Single Family and Two-Family Residential Zoning District and Rural (MRO) Michigan Road Overlay Zoning District
2021-47-CA	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Petition continued from the September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2019-52-Z, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 2020013512
2021-42-PP	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Petition continued from the September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Primary Plat Approval to establish 2 Lots in the Rural (I1) Industrial Zoning District
2021-43-DP	Sunbeam Development Corporation-HUB Phase 2: Building 3	4155 S. 300 East and 4255 S. 300 East	Petition continued from the September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Development Plan Approval to allow for construction of a 385,560 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-44-DP	Sunbeam Development Corporation-HUB Phase 2: Building 4	4155 S. 300 East and 4255 S. 300 East	Petition continued from the September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Petition for Development Plan Approval to allow for construction of a 702,000 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-46-RP	FBO Services Inc,	10825 Andrade Drive	Petitioner requested a continuance from the September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Petition for replat approval to subdivide Lot #10 in the Andrade Industrial Park in the Urban (I-2) General Industrial Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-54-CPA	Town of Zionsville Gateway Study		Petition to consider the incorporation of the Gateway Study as an amendment to the Town of Zionsville Comprehensive Plan

2021-51-CA	Zionsville Development, LLC	Various Lots within Pemberton Section 1 and 2	Petition for Commitments Amendment to modify Commitments associated and recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 201500007024, to allow for the inclusion and option to build single-family residences on a crawl space in the Urban (R-SF-2) Residential Zoning District
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VII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Sign placement update (Affidavit-Rules of Procedure)
			2022 Plan Commission Schedule of Meeting Dates and Deadlines

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted: Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

ANNEX TO PUBLIC NOTICE FOR THE OCTOBER 18, 2021, ONSITE AND ELECTRONIC REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his various Executive Orders, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open-door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

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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 317-873-1574 or jstevanovic@zionsville-in.gov.
2. 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.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.

October 14, 2021