



**ZIONSVILLE PLAN COMMISSION
MEETING NOTICE AND AGENDA
Monday, May 16, 2022
7:00 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT
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=alE4d3Z3QWdtWmVrTGfFqSkpXaWxDZz09>

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. [April 2022 Community & Economic Development Monthly Report](#)
- IV. Approval of Plan Commission Meeting Minutes
 - A. [April 18-2022 - Regular Meeting - Draft Minutes](#)
 - B. [April 19-2022 -Special Meeting - Draft Minutes](#)
- V. Continuance Requests

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-18-MP Squires Minor Plat - Continuance Request	Madalyn Squires / Squires Minor Plat	1567 N. 1000 East, Sheridan	Petitioner has requested a Continuance to the June 21, 2022, Plan Commission Meeting. Petition for a Minor Plat of a 159-acre parcel into three residential lots in the Rural Agricultural (AG) district.

2022-21-DP FedEx Parking Expansion - Continuance Memo	Scannell Properties, LLC / FedEx Parking Expansion	10301 Bennett Parkway, Zionsville	Continuance required to the June 21, 2022, Plan Commission Meeting due to delay of Legal Notice publication. Petition for Development Plan Approval of a parking lot expansion for tractor trailers, van, and automobile parking on a 15-acre site in the Urban General Industrial (I-2) district.
2022-22-DP Altums Garden Center - Continuance Request	Altum's / Garden Center	795 S. U.S. Highway 421, Zionsville	Petitioner has requested a Continuance to the June 21, 2022, Plan Commission Meeting. Petition for Development Plan Approval of garden center to be located on a portion of a 7-acre site in the Rural (I-2) Industrial Zoning District and within the Rural (MRO) Michigan Road Overlay Zoning District.

VI. Continued Business

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-15-RP HF - Section 2 - Lot F28 - Staff Report and Project Materials	The Club at Holliday Farms / Replat of HF Section 2, Lot F28	10571 Pete Dye Ridge, Zionsville	Petitioner requested a Continuance to the May 16, 2022, Plan Commission Meeting. Petition for the Approval of a Replat of Holliday Farms, Section Two, Lot F28 to reduce the platted front setback line in the Holliday Farms (PUD) Planned Unit Development Zoning District.

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-19-Z Prologis Rezoning - Staff Report and Project Materials	Prologis / Prologis Rezoning	3302 E. 55 South, Lebanon	Petition for a Change of Zoning of 40.0 acres from the Rural General Agriculture (AG) District to the Rural Light Industrial (I-1) District.
2022-20-CA Prologis Commitment Amendment - Staff Report and Project Materials	Prologis / Modification of Commitments	5190 S State Road 267, Lebanon	Petition to Modify existing zoning Commitments to include an additional 40 acres adjacent and to the west of ground previously rezoned to the Rural Light Industrial (I-1) District under Docket Number 2020-10-Z.
2022-17-DP Auto Potenza - Staff Report and Project Materials	Aleman Realty / Auto Potenza	7845 S. Indianapolis Road, Zionsville	Petition for Development Plan Approval for an auto repair business including a new structure of approximately 3,600 square feet on a 2.02-acre site zoned Rural Light Industrial (I-1).

2022-23-DPA Tippy Mermaid - Staff Report and Project Materials	Sherri Jenkins / Tippy Mermaid	135 S. Main Street, Zionsville	Petition for Development Plan Amendment to Docket #2021-10-DP which addressed the renovation of an existing building for a restaurant use. The Amendment is to address the expansion of the building's footprint. The 0.17-acre site is in the Village Business (VBD) District.
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VIII. Other Matters to be considered

Docket Number & Link	Name	Address of Project	Item to be Considered
ACT-2021-72 RLL Racing - Minor Amendment Drawings	RLL Racing Headquarters Minor Amendment	10771 Creek Way, Zionsville	Minor Development Plan Amendment to Docket #2020-41-DP for the relocation of staff parking spaces, the relocation of the secondary gate access, and the installation of an RV port.

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 Community & Economic Development
 Town of Zionsville

**ADDITIONAL INSTRUCTIONS
 FOR THE MAY 16, 2022 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 rkilmer@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 Roger Kilmer at 317-344-1164 or rkilmer@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.