



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING  
Monday November 21, 2016**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday November 21, 2016, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 17, 2016 Plan Commission Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
			<b>None at this time</b>

V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-37-PP	Cobble Creek	9085 E. Oak Street	<b>Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting</b> Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the (R1) and (R2) Rural Residential Zoning Districts
2016-38-DP	Cobble Creek	9085 E. Oak Street	<b>Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting</b> Petition for Development Plan Approvals to provide for a 105 lot subdivision in an (R1) and (R2) Rural Residential Zoning Districts
2016-47-PP	200 West	125, 165, 235 W. Sycamore Street	<b>Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting</b> Petition for Primary Plat approval to establish (2) two lots in the (B2) and (B3) Urban Business Zoning Districts
2016-48-DP	200 West	125, 165, 235 W. Sycamore Street	<b>Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting</b> Petition for Development Plan Approval to provide for (2) two, commercial structures with office uses on the frontage of the site in the (B2) and (B3) Urban Business Zoning Districts

2016-54-DPA	Zionsville Christian Church	120 N. 9 <sup>th</sup> Street	<b>Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting</b> Petition for Development Plan Amendment to allow for construction of a 15'-6" x 20'-10" building canopy to an existing church building in (SU-2) Urban Special Use Zoning District
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VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2016-57-2016	Northfields	8666 E. 400 South	Petition for Zone Map change to rezone 71.58+/- acres from the (R1) Rural Residential Zoning District, to the (R2) Rural Residential Zoning District to provide for a residential subdivision
2016-55-DPA	McDonalds	50 Brendon Way	Petition for Development Plan Amendment to provide the addition of (1) drive thru order point, and to modify the parking area by increasing the paved surface
2016-56-OA	Town of Zionsville	1100 W. Oak Street	Petition for Ordinance Amendments to Modify: 1) Chapter 194, Section 194.078 and Section 194.079 (MRO Urban US Highway 421-Michigan Road Corridor, and Rural Overlay Districts-Use of Drive Through Service Units in the MRO) 2) Chapter 194, Section 194.105 (Urban Off Street Parking Regulations- Parking Requirements when in proximity to VBD, Village Business District) 3) Chapter 195, Section 195.01 (Amendments to Fee Schedule) 4) Chapter 194, Section 194.024 (Interpretations Definitions - Defining Drive Through Facility).

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
2016-05-PP 2016-06-DP	DeRossi	8810-8811 Whitestown Road	Status Update: Commitments
			Review/Approval of the 2017 Plan Commission Meeting Dates
			2017 Professional Service Contract-Legal

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

November 3, 2016