



**ZIONSVILLE PLAN COMMISSION MEETING RESULTS**  
**Monday, April 20, 2020**  
**7:00 PM (Local Time)**

**THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING WAS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.**

The following items are scheduled for consideration:

**I. Continuance Requests**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2020-08-Z	Prologis	5190 S. State Road 267 Lebanon, IN 46052	<b>Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting</b> <b>Approved</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Zone Map change to rezone approximately 75.98 acres from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	<b>Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting</b> <b>Approved</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Zone Map change to rezone approximately 24.283 acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

**II. Continued Business**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	<b>Approved as presented at the April 20, 2020 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for a Commitment Amendment of 57.53± acres to amend the location of a water feature along U.S. 421 from the midpoint of the overall development’s frontage to the southern portion of the frontage along U.S. 421

2020-01-PP	Appaloosa Crossing	10901 E. 300 South	<b>Approved as Presented at the April 20, 2020 Plan Commission Meeting</b> <b>6 in Favor</b> <b>1 Opposed</b> Petition for a Primary Plat of 57.53± acres for 12 lots, 2 blocks, and 4 common areas within the Rural (GB) General Business Zoning District, the Rural (PB) Professional Business District, and the (R-2) Low Density Single-family and Two-family Residential District
2020-03-DP	Appaloosa Crossing	10901 E. 300 South	<b>Approved as Presented at the April 20, 2020 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Approval of 23,000± square foot, multi-tenant retail building on 3.40± acres within the Rural (GB) General Business Zoning District and the Rural Michigan Road Overlay (MRO). Waivers of Building Materials and Architectural Design requirements requested
2020-05-RP	V. Ranieri	3733 Olde Well Run	<b>Approved as Presented at the April 20, 2020 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Replat to allow for Lot D7 of Section 1 in the Holliday Farms Subdivision to be removed from the requirements of lot configuration of Subarea F and adhere to the requirements in Subarea G as reflected on the plat of Holliday Farms Section 1 located in the Planned Unit Development Zoning District
2020-07-MP	K. Wagoner	4501 S. 975 East	<b>Approved as Amended (Petitioner amended platted Front Yard Setback from 100 feet to 7 feet-See exhibit dated April 17, 2020) at the April 20, 2020 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Minor Plat approval for the establishment of two lots in the (R-SF-2) Urban Residential Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-06-DP	Hotel Tango	10615 Zionsville Road	<b>Approved as Presented at the April 20, 2020 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Approval to allow for repair and remodel of the existing structure, and for the addition of an approximately 682 square foot Smart Pergola, and to allow for a waiver of Architectural Design requirements in the (B-2) Urban General Business Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Discussion occurred regarding a future Petitioner's potential to seek a waiver of noticing requirements supporting first class mailings to parties entitled to receive personal notice due to Social Distancing practices

Respectfully Submitted:

Wayne DeLong, AICP, CPM

Director of Planning and Economic Development

## ANNEX TO PUBLIC NOTICE FOR THE APRIL 20, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**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 (the “Plan Commission”) must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. Accordingly, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://zoom.us/j/91308979118>

Or iPhone one-tap:

US: +13126266799,,91308979118# or +16465588656,,91308979118#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 913 0897 9118

International numbers available: <https://zoom.us/j/91308979118>

2. 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 [wdelong@zionsville-in.gov](mailto:wdelong@zionsville-in.gov).
3. 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 Wayne DeLong at 317-873-5108 or [wdelong@zionsville-in.gov](mailto:wdelong@zionsville-in.gov) to arrange in-person attendance.
4. 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.