



**ZIONSVILLE  
ZIONSVILLE PLAN COMMISSION**

**MEETING NOTICE AND AGENDA**

**Tuesday, January 17, 2023**

**7:00 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE  
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=aE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. Election of Plan Commission Officers
- IV. Community & Economic Development [December Monthly Report](#) (Informational Only – no action required)
- V. Approval of the [December 19, 2022, Regular Meeting Minutes](#)
- VI. Continuance or Withdrawal Requests

<b>Docket Number &amp; Links</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-53-PP: Continuance Memo</a>	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	<b>Continued to the February 21, 2023 Meeting by Staff.</b> Petition for the Approval of a Primary Plat for a 150-lot residential subdivision being zoned Rural Single and Two-Family Residential (R-2).
<a href="#">2022-54-DP: Continuance Memo</a>	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	<b>Continued to the February 21, 2023 Meeting by Staff.</b> Petition for Approval of a Development Plan for a 150-lot, single family subdivision being zoned Rural Single and Two-Family Residential (R-2).

VII. Continued Business

<b>Docket Number &amp; Links</b>	<b>Petitioner / Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-50-RP: Staff Report and Materials</a>	Phil Sundling / Replat of Lot J8 and Clubhouse Lot in Holliday Farms	3983 Club Ridge Estates Zionsville	<b>Continued from the December 19, 2022 Meeting.</b> Petition for the Approval of a Replat to relocate the existing property line between the Clubhouse lot and Lot J8, incorporating a portion of an unplatted lot with Lot J8, being in the Planned Unit Development District (Holliday Farms PUD).
<a href="#">2022-56-DP: Staff Report and Materials</a>	Stakkd Storage LLC / Project Whit	7283 S 650 East Whitestown, IN	<b>Continued from the December 19, 2022 Meeting.</b> Petition for Development Plan Approval of a 139,192 SF, three-story self-storage facility on 3.28+/- acres in the Rural Light Industrial (I-1) Zoning District

VIII. New Business

<b>Docket Number &amp; Links</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-60-Z: Staff Report and Materials</a>	Town of Zionsville/ Creekside PUD Rezoning	10814 and 10850 Creek Way, Zionsville	Petition to Rezone 11.51± acres of the existing Creekside Planned Unit Development (PUD) to a PUD to permit additional primary uses and revise certain development standards.
<a href="#">2022-59-RP: Staff Report and Materials</a> and <a href="#">Letter of Interest</a>	The Club at Holliday Farms / Replat of Lot S & C.A. B of Sec 7 and Lots T7 & T8 of Sec 8	3546 S US 421 and 10756 & 10778 Dartmoor Way Zionsville	Petition for the Approval of a Replat of Lot S and Common Area B of Section 7, and Lots T7 and T8 of Section 8 of Holliday Farms to modify the previously platted lot lines being in the Planned Unit Development District (Holliday Farms PUD).

VIII. Other Matters to be considered

<b>Docket Number &amp; Links</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">ACT-2023-002: Building Elevations</a>	Tipsy Mermaid	135 S. Main Street	Minor Development Plan Amendment: Notification from Staff of Amendments to the previously approved DPA (#2022-23-DPA).
			Reminder: New Plan Commission Meeting start time of 6:30 pm effective for February 21, 2023 Meeting.
			Introduction of Rules of Procedure items to be discussed at the February 21, 2023, meeting.

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

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

**ADDITIONAL INSTRUCTIONS**  
**FOR THE JANUARY 17, 2023, ONSITE AND ELECTRONIC REGULAR MEETING OF**  
**THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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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 [jstevanovic@zionsville-in.gov](mailto:jstevanovic@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 Janice Stevanovic at 317-416-1920 or [jstevanovic@zionsville-in.gov](mailto: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](mailto:jrust@zionsville-in.gov).