



**ZIONSVILLE PLAN COMMISSION
MEETING NOTICE AND AGENDA**

**Monday, August 15, 2022
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=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. [July 2022 Community & Economic Development Monthly Report](#) (Informational Only, no action required)
- IV. Election of Plan Commission Secretary
- V. Approval of the [July 18, 2022 Regular Meeting Minutes](#)
- VI. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be Considered
2022-22-DP - Email of Withdrawal	Altum's / Garden Center	795 S. U.S. Highway 421, Zionsville	Petitioner has submitted a request for Withdrawal of the Petition. 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.

VII. Continued Business

Docket Number	Petitioner / Project Name	Address of Project	Item to be Considered
2022-29-DPA Staff Report and Materials	Harris FLP / "B" Shops at Appaloosa Crossing	3091 S. U.S. 421 Zionsville	Petitioner requested a Continuance to the August 15, 2022, Meeting. Petition for a Development Plan Amendment to provide an outdoor seating area to be located on the southern end of the "B" Shops building (area previously approved as a drive-thru window and aisle). The involved property is zoned Rural General Business (GB) and is within the Rural Michigan Road Overlay.
2022-34-PP Staff Report and Materials	Henke Development / Promontory - Primary Plat - Section 1	9825 Windy Hills Drive, Zionsville	Petition was Continued to the August 15, 2022, Meeting. Petition for Approval of a Primary Plat for Promontory Section 1 consisting of 52 single-family residential lots on 245.4+/- acres in the Planned Unit Development (Promontory PUD) District. One Subdivision Waiver requested.
2022-35-DP Staff Report and Materials	Henke Development / Promontory - Development Plan - Section 1	9825 Windy Hills Drive, Zionsville	Petition was Continued to the August 15, 2022, Meeting. Petition for Development Plan Approval of Promontory Section 1 consisting of 52 single-family lots on 245.4+/- acres being in the Planned Unit Development (Promontory PUD) District. One Waiver are requested.

VIII. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-30-PP Staff Report and Materials	Hy-Vee Primary Plat	6125 S. 700 East Zionsville	Petition for the Subdivision of 26.36+/- acres into six (6) lots being in the Rural General Business (GB) District.
2022-31-DP Staff Report and Materials	Hy-Vee Food store	6125 S. 700 East Zionsville	Petition for Development Plan Approval of a 152,000 SF food store on a 17.93+/- acre site being in the Rural General Business (GB) District.
2022-41-DP Staff Report and Materials	Hy-Vee Convenience Store / Fueling Station	6125 S. 700 East Zionsville	Petition for Development Plan Approval of a 4,150 SF convenience store with fuel sales on a 1.36+/- acre site being in the Rural General Business (GB) District.
2022-37-DPA Staff Report and Materials	I-70 West LLC	4175 S. Indianapolis Road Lebanon	Petition for Development Plan Amendment to provide for a guard shack in the Rural Light Industrial Zoning District (I-1).
2022-38-DP Staff Report and Materials	The Farm at Zionsville JV LLC	11819 Sycamore Street Zionsville	Petition for Development Plan approval consisting of 400 apartment dwellings on 17.02 +/- acres in the Planned Unit Development District (The Farm PUD).
2022-39-DPA Staff Report and Materials	Cafe Patachou Inc	95 E. Pine Street Zionsville	Petition for Development Plan Amendment to allow for exterior modifications including interior remodeling in the Urban Village Business Zoning District (VBD).

VIII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

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

Respectfully Submitted: Janice Stevanovic

Planning Manager - Department of Community & Economic Development
Town of Zionsville

ADDITIONAL INSTRUCTIONS

**FOR THE AUGUST 15, 2022 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.

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.
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.