



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION

Monday May 17, 2021

7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA 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 IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

Members of the public shall have the right to attend Plan Commission Public Meeting via the following form of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84999462917>

Webinar ID: 849 9946 2917

Or by Telephone at the following numbers:

312-626-6799; 646-558-8656; 301-715-8592; 346-248-7799; 669-900-9128; or 253-215- 8782

Due to social distancing requirements, no more than twenty-seven (27) attendees, (with two (2) of those seats reserved for media), will be allowed in the on-site public meeting. Chairs must remain six feet apart. Face masks are required at all times while in the building. Social distancing must be followed while in the building. A health screening must be completed before admittance to the Council meeting room will be allowed.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Swearing in of New Member
- IV. Approval of the April 19, 2021 Plan Commission Meeting Minutes

V. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-12-DP	D. Altum	795 S U.S. 421	<p>Request to continue to the June 21, 2021 Meeting</p> <p>Continued from the April 19, 2021 Plan Commission Meeting to the May 17, 2021 Plan Commission Meeting</p> <p>Petition for Development Plan Approval to allow for a Storage Structure in addition to Structures related to a Commercial Garden Center in the Rural (I2) Light Industrial Zoning District.</p>

VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-08-PPA	C. Reitz	6250 Stonegate Lane	<p>Continued from the April 19, 2021 Plan Commission Meeting to the May 17, 2021 Plan Commission Meeting</p> <p>Petition for Primary Plat Amendment to provide for the establishment of 3 lots in the (R1) Rural Residential Zoning District</p>
2021-10-DP	S. Jenkins - Topsy Mermaid	135 S. Main Street	<p>Continued from the April 19, 2021 Plan Commission Meeting the May 17, 2021 Plan Commission Meeting</p> <p>Petition for Development Plan Approval to permit a building renovation and building additions on a 0.17 acre parcel located in the Village Business District (VBD)</p>

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-18-DP	Outlot "K" Appaloosa Crossing	3301 S. US 421, Zionsville, IN	<p>Petition for Development Plan Approval of a 7,830+/- sq. ft. multi-tenant building on Outlot K (1.29+/- acres) within the Appaloosa Crossing Development; zoned Rural Professional Business (PB) and within the Michigan Road Overlay (MRO). Waivers of Architectural Design and Building Materials also requested.</p>
2021-19-DP	COhatch Project	75 N. Main Street, Zionsville, IN	<p>Petition for Development Plan Approval for the renovation of a 10,800+/- sq. ft. mixed use building, with the addition of a porch, for the purposes of co-working office spaces and a restaurant. The 0.25-acre site is zoned Village Business District (VBD).</p>

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:

Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

May 10, 2021

**ANNEX TO PUBLIC NOTICE
FOR THE MAY 17, 2021 ONSITE AND ELECTRONIC REGULAR MEETING OF THE
ZIONSVILLE PLAN COMMISSION**

In his various 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 must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

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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 wdelong@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 Wayne DeLong at 317-873-5108 or wdelong@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.