



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday September 20, 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 IC5-14-1.5-3.5, et seq. ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance 6 members appeared in person, 1 member attended via phone
- III. Approval of the August 16, 2021, Plan Commission Meeting Minutes-approved
- IV. Request to Withdraw

Docket Number	Name	Address of Project	Item to be Considered
2021-36-DP	Brickyard Solar	Various Properties in Union Township (Refer to site plan)	Withdraw of Petition Approved 7 in Favor 0 Opposed Petition for Development Plan Approval of a Solar Farm in various properties in northern Union Township with all properties zoned Rural General Agriculture (AG)

V. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-39-CA	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 6 in Favor 0 Opposed Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2020-04-CA, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 202013511

2021-37-PP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	<p>Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting</p> <p>Continuance Approved</p> <p>6 in Favor</p> <p>0 Opposed</p> <p>Petition for Primary Plat approval to allow for 125 lots (four being common areas) in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District</p>
2021-38-DP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	<p>Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting</p> <p>Continuance Approved</p> <p>6 in Favor</p> <p>0 Opposed</p> <p>Petition for Development Plan approval to provide for the development of an 18+/- acre site to accommodate 121 townhomes and 4 common areas in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District</p>
2021-46-RP	FBO Services Inc,	10825 Andrade Drive	<p>Petitioner requested a continuance from the September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting</p> <p>Continuance Approved</p> <p>7 in Favor</p> <p>0 Opposed</p> <p>Petition for replat approval to subdivide Lot 10 in the Andrade Industrial Park in the Urban (I-2) General Industrial Zoning District</p>

VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-31-Z	Pulte Homes of Indiana Goodwin Properties	8666 E 400 South	<p>Favorable recommendation to the Town Council with conditions and commitment</p> <p>7 in Favor</p> <p>0 Opposed</p> <p>Petition for Zone Map change to rezone 68.691 +/-acres from the Rural (R1) Low Density Single Family Residential Zoning District to a Rural (R2) Low Density Single Family and Two-Family Residential Zoning District</p>

2021-29-CPA	Town of Zionsville Draft Airport Strategic Land Use Plan		Continuance from the July 19, 2021, August 16, 2021, and September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to consider incorporation of the Airport Strategic Land Use Plan
2021-23-PPA	The Parke	410 S. 4 th Street and 500 S. Main Street	Petitioner Requested Continuance from the June 21, 2021, July 20, 2021, and September 20, 2021, Meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed Petition for Primary Plat Amendment to provide a central water system supporting a separate fire protection main as per Section 193.056 of the Subdivision Control Ordinance in the Urban (PUD) Planned Unit Development
2021-22-DP	Nicholson Orthodontics	95 E. Oak Street	Approved as presented 7 in Favor 0 Opposed Petition for Development Plan Approval of a 4,000+/- building addition to an existing structure in the Village Business District (VBD)

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-41-Z	Lennar Homes of Indiana, LLC	2301 S US 421, 10801 and 11201 E 200 South	Petitioner requested a continuance with Notice from the September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed Petition for Zone Map change to rezone 119 +/- acres from the Rural (AG) Agricultural Zoning District and Rural (MRO) Michigan Road Overlay Zoning District to a Rural (R3) Single Family and Two-Family Residential Zoning District and Rural (MRO) Michigan Road Overlay Zoning District
2021-47-CA	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2019-52-Z, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 2020013512

2021-42-PP	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Primary Plat Approval to establish 2 Lots in the Rural (I1) Industrial Zoning District
2021-43-DP	Sunbeam Development Corporation-HUB Phase 2: Building 3	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a 385,560 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-44-DP	Sunbeam Development Corporation-HUB Phase 2: Building 4	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a 702,000 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-45-DP	Holiday Farms Clubhouse	3950 Club Ridge Estates	Approved as presented 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a Clubhouse facility in the Rural (PUD) Planned Unit Development Zionsville District

VIII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
		Adopted	Conducting and Electronic Meeting Policy
		Informational	Week of September 20, 2021, Zoning Charrette
		Approval to allow for sign placement by the Petitioner	Placement of Public Notice Signs

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

September 21, 2021