



**ZIONSVILLE PLAN COMMISSION  
SPECIAL MEETING NOTICE AND AGENDA  
TUESDAY, May 17, 2022  
7:00 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT  
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/83417086063?pwd=ZmJBcVp2OTlhSFJIYnoyOSsKVFI3UT09>

Webinar ID: 834 1708 6063

Passcode: 323698

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. Continuance Requests

<b>Docket Number &amp; Link</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2021-71-DP Union Woodlands - Request for Continuance</a>	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	<b>Petitioner requested a Continuance from the February 22, 2022, meeting to the March 21, 2022, meeting. Following an indecisive vote to deny approval, Petition was continued to the April 19, 2022, Special Meeting. After discussion, Petition was continued to the May 17, 2022, Meeting. Petitioner has requested a Continuance to the June 21, 2022, Meeting.</b> Petition for Development Plan Approval for the development of a 160.92± acre site to accommodate 179 single family residences with ponds, associated infrastructure, and a park in the Rural (R3) Rural Single Family and Two-Family Residential and Agricultural (AG) Zoning District.

IV. Continued Business

<b>Docket Number &amp; Link</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
<a href="#">2022-07-Z Promontory PUD Rezoning - Staff Report and Project Materials</a>	Henke Development / Promontory Planned Unit Development	9825 Windy Hills Drive, Zionsville	<b>Petitioner requested a Continuance and Plan Commission continued to the April 19, 2022, Special Meeting. After discussion, Petition continued to the May 17, 2022, Meeting.</b> Petition for a Zoning Map Change of 321.48+/- acres from the Rural (AG) General Agriculture Zoning District to the (PUD) Planned Unit Development Zoning District to permit a single-family residential development.
<a href="#">2022-03-DP Kiddie Academy - Staff Report and Project Materials</a>	The Woodmont Company / Kiddie Academy at Holliday Farms	3650 Marketplace Drive, Zionsville	<b>Continued by the Plan Commission from the February 22, 2022, meeting to the March 21, 2022, meeting. Continued by Petitioner to the April 18, 2022, meeting. Petitioner requested a Continuance and Plan Commission continued to the April 19, 2022, Special Meeting. Petitioner has requested a Continuance to the May 17, 2022, Meeting.</b> Petition for Development Plan Approval of a childcare facility, with two Waivers, on a 1.228± acre parcel within the Planned Unit Development Zoning District (Holliday Farms PUD).
<a href="#">2022-05-DP SEAKE Parking Area - Staff Report and Project Materials</a>	Seake, LLC / Parking Area	151 Express Lane, Zionsville	<b>Continued by the Plan Commission from the March 21, 2022, Meeting to the April 19, 2022, Special Meeting for further study. After discussion, Petition continued to the May 17, 2022, Meeting.</b> Petition for Development Plan Approval of a parking area on a 1.06+/- acre site in the Urban (B-2) General Business Zoning District.

V. New Business

<b>Docket Number &amp; Link</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None

VII. Other Matters to be considered

<b>Docket Number &amp; Link</b>	<b>Petitioner/ Project Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None

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 Community & Economic Development  
 Town of Zionsville

**ADDITIONAL INSTRUCTIONS  
FOR THE TUESDAY MAY 17, 2022 ONSITE AND ELECTRONIC SPECIAL MEETING OF  
THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83417086063?pwd=ZmJBcVp2OTlhSFJIYnoyOSStKVFl3UT09>

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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 [rkilmer@zionsville-in.gov](mailto:rkilmer@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 Roger Kilmer at 317-344-1164 or [rkilmer@zionsville-in.gov](mailto:rkilmer@zionsville-in.gov).
2. 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).