



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, November 17, 2025

6:30 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=aIE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. Planning & Building Department October Monthly Report (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: October 20, 2025
- V. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-73-Z: Initial Filing Parrish PUD Ordinance (as of 2025-10-28)	Pulte Homes / Pulte Rezoning - Parrish PUD for Townhomes	4101 S. 875 East Zionsville, IN	Petitioner has requested a Continuance to the December 15, 2025 Plan Commission Meeting. Rezoning to change 13.38± acres from the Rural Single-family (R1) district to the Planned Unit Development (PUD) district for a 31-unit townhome development.

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-66-DP: Initial Filing	Pittman Investors LLC / The Farm - Commercial Building #3	11792 Sylo Crossing Zionsville, IN	This Petition was continued from the October 20, 2025 Plan Commission Meeting. Development Plan for a 13,200 sf multi-tenant commercial building, with related parking areas, on 1.10 acres in the Planned Unit Development (The Farm PUD) district.

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-69-DP: Initial Filing	Strongbox Commercial on behalf of Tom Wood Automotive / Tom Wood Auto Dealership	Crane Drive Zionsville, IN	Development Plan for a new automobile dealership on 9.87+/- acres, including a building of approximately 32,700 sf and related parking areas, in the Rural General Business District and within the I-65 South Overlay District. Waiver for Exterior Building Materials will be requested from Plan Commission. Project will also need a DSV for reduced parking and a ROW Vacation for a portion of Crane Drive.
2025-70-DP: Initial Filing	Strongbox Commercial on behalf of the Town of Zionsville / Zionsville Golf Course Snack Shack	10799 E. 550 South Zionsville, IN	Development Plan for the addition of a snack shack on the Zionsville Golf Course being in the Special Use Three (SU-3) district.
2025-74-MP: Initial Filing	7615 Fayette Dr, LLC / Fayette Farms Minor Subdivision	7615 Fayette Road Brownsburg, IN	Request for a 3 lot subdivision to construct 3 single-family residences on 8.13 acres located in the R-2 zoning district. The request includes an SCO Waiver for perimeter paths along CR 750 and Fayette Road and related Bonding; and a Waiver for provision of Water Facilities.
2025-75-Z: Initial Filing	Pulte Homes / Pulte Rezoning - Smith-Monsoori Single-family Development	8101 E. 300 South Zionsville, IN	Rezoning to change 161.54± acres from the Rural Single-family (R1) district to the Rural Single- and Two-family (R2) district for a 269-lot single-family residential development.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Draft Comprehensive Plan (as of 2025-10-31)	Uniquely Zionsville: Comprehensive Plan	Town of Zionsville	Draft Comprehensive Plan for consideration and discussion.
ACT-2025-18: Approved Materials	Sam Pittman / Outdoor Seating	The Farm – Buildings 5 & 6	Minor Development Plan Amendment to add outdoor seating between Building 5 and Building 6 at The Farm (No action required).
ACT-2025-019: Approved Materials	Gables Bagels / Cooler Enclosure	270 S. Main St. Zionsville, IN	Minor Development Plan Amendment to Docket #2025-16-DPA, Gables Bagels, approving a cooler enclosure (No action required).

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

Respectfully Submitted: Mike Dale, AICP

Director - Planning and Building Department
Town of Zionsville

November 7, 2025

As required by Indiana State Code 5-14-9 the following are the Appointed Membership of this Board/Commission:

<u>NAME</u>	<u>APPOINTING AUTHORITY</u>	<u>TERM START DATE</u>	<u>TERM END DATE</u>
Kendrick Davis	Mayor	01/01/2025	12/31/2028
Josh Fedor	Town Council	01/01/2024	12/31/2027
Dave Franz	Town Council	01/01/2024	12/31/2027
Jim Hurst	Mayor	06/21/2022	12/31/2025
Brad Johnson	Mayor	01/01/2025	12/31/2028
Andrew Kossack	Mayor	01/01/2025	12/31/2028
Nick Plopper	Town Council	01/01/2024	12/31/2027

**ADDITIONAL INSTRUCTIONS
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE PLAN COMMISSION**

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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.

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.
2. If you need technical assistance in logging into Zoom for this webinar, please contact John Emery, at jemery@zionsville-in.gov.
3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.