



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, January 21, 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=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. Recognition of New PC Members; Swearing-In of New Members
- IV. Election of Plan Commission Officers
- V. Planning & Building Department December Monthly Report (Informational Only – no action required)
- VI. Approval of Plan Commission Minutes: December 16, 2024
- VII. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-77-MP: Initial Filing	Chan Minor Residential Subdivision	430 N 1200 E, Sheridan IN	Primary Plat approval of a 2-lot minor residential subdivision on 8.76 acres in the AG zoning district.
2024-81-DP: Initial Filing	Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	<i>Prior to being heard by the Plan Commission, this project requires approvals of Development Standards Variances from the BZA on February 5, 2025.</i> Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB).

VIII. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-50-Z: Initial Filing; PUD Ordinance (2024-12-26) Draft Commitments (2024-12-26) Letters of Interest	Pittman Partners / The Reserve at Union Woodlands PUD Rezoning	11201 & 10801 E. 200 South and 2475 S. U.S. 421, Zionsville, IN	Petition was continued from the September 16, 2024, October 16, 2024, November 18, 2024, and December 16, 2024. Plan Commission Meetings. Rezoning of 147.4± acres from the Rural General Agriculture (AG) district to the Planned Unit Development (PUD) district for a mixed use development including single-family, townhomes, multi-family residential, and commercial uses.
2024-74-Z: Initial Filing	RFPDI LLC / Creekside Corporate Park Rezoning - Signage in Subarea E	10814 and 10850 Creek Way Zionsville, IN	Petition was continued from the November 18, 2024 Plan Commission Meeting. Rezoning to amend Section 1.20, M, of the Creekside Corporate Park PUD regarding wall signage regulations in Subarea E.

IX. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-87-DPA: Initial Filing	Zionsville High School - Update of Master Plan	1000 Mulberry Street	Development Plan Amendment to update 2008 master plan and expand high school locker facility on 79+/- acres within the SU-1 zoning district.

X. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
	HWC Engineering	Town-Wide	Status of the Comprehensive Plan Update
	Plan Commission	Town-Wide	Appointment to BZA
	Staff	Town-Wide	Attorney's Engagement Letter for 2025

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

**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 Joe Rust, at jrust@zionsville-in.gov.
3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.