



# ZIONSVILLE

## ZIONSVILLE PLAN COMMISSION

### MEETING NOTICE AND AGENDA

Monday, March 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 [February Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: [February 18, 2025](#)
- V. Continuance or Withdrawal Requests

| Docket Number & Link                        | Petitioner / Project Name                                                            | Address of Project                | Petitions                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2025-11-DPA: Initial Filing</a> | Union Woodlands Developer, LLC - Tim Walter / Union Woodlands - Mounding and Pathway | 11589 E. 200 South Zionsville, IN | <b>Continuance Requested to the April 21, 2025, Plan Commission meeting allowing this DPA to be heard with a companion Primary Plat Amendment.</b><br><br>Development Plan Amendment for the addition of mounding and a single pathway rather than two sidewalks being in the Rural Single- and Two-Family Residential (R3) and Rural General Agriculture (AG) districts. |

## VI. Continued Business to be heard

| Docket Number & Link                                                                                                | Petitioner / Project Name                                               | Address of Project                                                       | Petitions                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2024-50-Z: Staff Report with Exhibits, Including Commitments</a><br><a href="#">Letters of Interest</a> | Pittman Partners /<br>The Reserve at Union<br>Woodlands PUD<br>Rezoning | 11201 & 10801 E.<br>200 South and<br>2475 S. U.S. 421,<br>Zionsville, IN | <b>Petition was continued from the September 16, 2024, October 16, 2024, November 18, 2024, December 16, 2024, and January 21, 2025, Plan Commission Meetings.</b><br><br>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, and commercial uses. |
| <a href="#">2024-81-DP: Staff Report with Exhibits</a><br><a href="#">Letters of Interest</a>                       | Cottages at Zionsville -<br>Memory Care                                 | 6863 W.<br>Stonegate Drive<br>Zionsville, IN                             | <b>Petition was continued from the February 18, 2025, Plan Commission Meeting.</b><br><br>Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB).                                                                                                                                                                            |

## VII. New Business to be heard

| Docket Number & Links                                                                                                                   | Petitioner/ Project Name                                                                     | Address of Project                            | Petitions                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2025-01-PPA: Staff Report with Exhibits</a>                                                                                 | Jordin Dickerson /<br>Dickerson Primary Plat<br>Amendment                                    | 6325 S 275 East<br>Lebanon, IN                | Primary Plat Amendment of only Lot #2 of the J. Marshall Minor Plat - Secondary Plat being in the Rural General Agriculture (AG) district. A deferral for the installation of a required pathway along CR 275 East is requested. |
| <a href="#">2025-05-DPA: Staff Report with Exhibits</a>                                                                                 | Advent Evangelical<br>Lutheran Church /<br>Advent Lutheran<br>Church - Building<br>Addition  | 11250 N.<br>Michigan Road<br>Zionsville, IN   | Development Plan Amendment for a two-story, 14,150± sq. ft. addition to the existing worship building being in the Urban Office (B-O) district and within the Urban Michigan Road Overlay.                                       |
| <a href="#">2025-06-DP: Staff Report with Exhibits</a><br><a href="#">Petitioner's Materials</a><br><a href="#">Letters of Interest</a> | Mark Gradison<br>Holliday Towns, LLC /<br>Holliday Farms East -<br>Townhomes                 | 3911 S. U.S.<br>Highway 421<br>Zionsville, IN | Development Plan for 44 townhomes within eight (8) buildings on 3.92 acres being zoned Holliday Farms PUD.                                                                                                                       |
| <a href="#">2025-07-MP: Staff Report with Exhibits</a>                                                                                  | Mike and Terra Aguirre /<br>Aguirre Minor Plat                                               | 11194 E. 100 North<br>Sheridan, IN            | Minor subdivision of 15.06 acres into two residential lots being in the Rural General Agriculture (AG) district. A deferral for the installation of a required pathway along CR 100 North is requested.                          |
| <a href="#">2025-08-DPA: Staff Report with Exhibits</a>                                                                                 | Town of Zionsville<br>Parks and Recreation<br>Board /<br>Heritage Trail Park -<br>Hoop House | 4050 S. 875 East<br>Zionsville, IN            | Development Plan Amendment for a public greenhouse at the Heritage Trail Park being in the Rural Single-family Residential (R1) district.                                                                                        |

|                                                                                                                                         |                                                       |                                    |                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------|
| <a href="#">2025-09-DP: Staff Report with Exhibits</a><br><a href="#">Petitioner's Materials</a><br><a href="#">Letters of Interest</a> | Doug Kelly /<br>Holliday Farms –<br>Block 1 Townhomes | 1310 S. U.S. 421<br>Zionsville, IN | Development Plan for 20 townhomes within five (5) buildings on 2.63 acres in the Holliday Farms PUD. |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------|

VIII. Other Matters to be considered

| Docket Number & Links                                                                      | Petitioner/ Project Name                | Address of Project | Item to be Considered                                    |
|--------------------------------------------------------------------------------------------|-----------------------------------------|--------------------|----------------------------------------------------------|
| <a href="#">Zoning Ordinance Updates</a><br><a href="#">Development Plan Review Update</a> | Town of Zionsville Staff<br>(O. Young)  |                    | Discussion of proposed Zoning Ordinance text amendments. |
| Plan<br>Commission<br>Transcription<br>of Minutes                                          | Town of Zionsville Staff<br>(M. Dale)   |                    | Discussion of whether to retain transcription service.   |
| Plan<br>Commission<br>Training                                                             | Town of Zionsville Staff<br>(J. Dickey) |                    | Discussion of meeting procedures.                        |

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**

Please click the following link to join the webinar:

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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).
3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.

March 12, 2025