



**PUBLIC NOTICE
OF A **RESCHEDULED REGULAR MEETING** OF THE
ZIONSVILLE PLAN COMMISSION**

**Zionsville Town Hall
1100 West Oak Street
Room 105 (First Floor), Council Chambers
Zionsville, IN 46077**

**ORIGINAL MEETING DATE:
MONDAY, JUNE 16, 2025**

**RESCHEDULED MEETING DATE:
Wednesday, June 25, 2025
6:30 PM (Local Time)**

This meeting has been rescheduled due to a lack of quorum for the original meeting date. The purpose of this public meeting is to hear and consider petitions originally scheduled to be heard on June 16, 2025.

Members of the public shall have the right to attend this rescheduled Meeting of the Zionsville Plan Commission in person or via the following form of electronic communication:

Please click the link below to join the Zoom meeting:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

Mike Dale
Director of Planning and Building
Town of Zionsville, Indiana



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION

RESCHEDULED MEETING NOTICE AND AGENDA

Wednesday, June 25, 2025

6:30 PM (Local Time)

The following items were originally scheduled to be heard on
Monday, June 16, 2025.

**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 May Monthly Report (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: May 19, 2025
- V. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
			None

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
			None

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-36-MP: Initial Filing	Cade and Jourdan Paddock / Baker Minor Residential Subdivision	2250 S. 900 East Zionsville, IN	Subdivision of 36.5+/- acres into two (2) residential lots being in the Rural Single- and Two-Family Residential (R2) district. Also requested is a Waiver of the requirement for Perimeter Sidewalks.
2025-38-DP: Initial Filing	Zionsville Park & Recreation Board / Lincoln Park	100 W. Oak Street Zionsville, IN	Development Plan for improvements to the existing park including a new gazebo, water feature, monument sign, and interior ADA accessible walks being in the Special Use Eight (SU-8) district.
2025-39-DP: Initial Filing	Zionsville School Corporation / Zionsville Schools Early Learning Campus	5565 S 700 East Zionsville, IN	Development Plan for a new early learning center and administrative buildings on 69.4 acres in the SU-1 zoning district.
2025-40-Z: Initial Filing Proposed PUD Ordinance (as of 2025-05-27)	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Rezoning of 180.75+/- acres from the Rural Single-Family Residential (R1) district to the Planned Unit Development (PUD) district for an age-restricted residential development not to exceed 362 homes.
2025-42-PP: Initial Filing	McBride Dale Clarion / Kroger Primary Plat	6425 E. SR 234 Zionsville, IN	Primary Plat for a commercial subdivision of 14.7+/- acres into two lots for a grocery store being in the Rural General Business (GB) district and within the I-65 South Overlay.
2025-43-DP: Initial Filing	McBride Dale Clarion / Kroger Development Plan	6425 E. SR 334 Zionsville, IN	Development Plan for a 118,300+/- sq. ft. grocery store with related parking and loading areas in the Rural General Business (GB) district and within the I-65 South Overlay.
2025-44-PPA: Initial Filing	Foxlane Homes / The Grove at Holliday Farms (formerly "The Enclave at Holliday Farms")	4480 Willow Road Zionsville, IN	Primary Plat Amendment for the 2.63 acres comprising Block 1 within Section 4 of Holliday Farms, to create 20 townhome lots being in the Planned Unit Development (Holliday Farms PUD) district.
2025-49-OA: Initial Filing	Zionsville Subdivision Control Ordinance Amendment	Town of Zionsville	Subdivision Control Ordinance Amendment to require FEMA and NOAA data when calculating and regulating storm water runoff from a developed or undeveloped subdivision plat.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2025-24-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. Consideration of the Town Council's amendment of a Zoning Ordinance Amendment to change the approval process for Development Plans. IC 36-7-4-607
2025-26-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. PC's 5/19/25 Decision Not Certified Due to Lack of Written Statement. Consideration of the Town Council's rejection of a Zoning Ordinance Amendment to change the approval process for outdoor dining in the Village Business District. IC 36-7-4-607

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

June 11, 2025

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

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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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.