



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=aIE4d3Z3QWdtWmVrTGfGqSkpXaWxDZz09>

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: Staff Report with Exhibits	Cade and Jourdan Paddock / Baker Minor Subdivision	2250 S. 900 East Zionsville, IN	Subdivision of 36.5+/- acres into two (2) 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: Staff Report with Exhibits	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 in the Special Use Eight (SU-8) district.
2025-39-DP: Staff Report with Exhibits Letters of Interest	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: Staff Report with Exhibits Letters of Interest	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: Staff Report with Exhibits	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: Staff Report with Exhibits	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: Staff Report with Exhibits	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: Staff Report with Exhibits	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 18, 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=alE4d3Z3QWdtWmVrTGFrSkpXaWxDZz09>

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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.