



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, January 21, 2025

6:30 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS),
AND ELECTRONICALLY VIA ZOOM.**

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, Andrew Kossack, and Nick Plopper attended in person
- III. Recognition of New PC Members: Brad Johnson and Andrew Kossack
- IV. Election of Plan Commission Officers: David Franz was elected President for 2025. Josh Fedor was elected Vice President for 2025. Mike Dale was appointed as Secretary for 2025
- V. Planning & Building Department [December Monthly Report](#) (Informational Only – no action required)
- VI. Approval of the December 16, 2024 Plan Commission Minutes: Approved
- VII. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
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 may require 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). Commissioners continued this request to the February 18, 2025 Regular Meeting. 7 in Favor 0 Opposed

VIII. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-50-Z: Staff Report with Exhibits Letters of Interest Supplemental Materials	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, and commercial uses. Commissioners heard the petition and held a public hearing on the matter. After consideration, the request was continued to the March 17, 2025 Regular Meeting. 7 in Favor 0 Opposed
2024-74-Z: Staff Report with Exhibits	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. A motion to send a Favorable recommendation to the Town Council was approved. 7 in Favor 0 Opposed

IX. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-87-DPA: Staff Report with Exhibits	Zionsville High School - Update of Master Plan	1000 Mulberry Street	Plan Amendment to update 2008 master plan and expand high school locker facility on 79+/- acres within the SU-1 zoning district. Conditionally Approved as presented 7 in Favor 0 Opposed

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	Plan Commission's Appointment to BZA – Josh Fedor was appointed to the BZA for 2025
	Staff	Town-Wide	Attorney's Engagement Letter for 2025 - Approved

Respectfully Submitted: Mike Dale, AICP
Director - Planning and Building Department
Town of Zionsville