



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, February 18, 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 are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Josh Fedor, Brad Johnson, and Nick Plopper attended in person. Andrew Kossack attended virtually.
- III. Planning & Building Department [January Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the January 21, 2025 Plan Commission Minutes: Approved
- 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
2024-81-DP: Staff Report with Exhibits Letters of Interest	Skiage Enterprises, Inc. / Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	Petition was continued from the January 21, 2025, Plan Commission Meeting. Development Plan for a 13-bed, 7,274± square foot, single-story memory care facility being zoned Rural Professional Business (PB). After presentation and discussion, the Commissioners continued this request to the March 17, 2025, Regular Meeting. 5 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-77-MP: Staff Report with Exhibits	Allen Chan / Chan Minor Residential Subdivision	430 N. 1200 East Sheridan IN	Primary Plat approval of a 2-lot minor residential subdivision on 8.76 acres in the AG zoning district. Deferral of sidewalk installation requested. Deferral of sidewalk installation and waiver of Bond approved. 5 in Favor 0 Opposed Primary Plat Conditionally Approved as presented. 5 in Favor 0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Zoning Ordinance Updates Development Plan Review Update	Town of Zionsville		Discussion of proposed Zoning Ordinance Text Amendments Commissioners discussed updates to the Development Plan Review process. Discussion on other ordinance updates was continued to the March meeting.
			Plan Commission Training – Dan Taylor

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