



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, March 17, 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).

The following items were considered:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, Andrew Kossack, and Nick Plopper attended in person.
- III. Planning & Building Department [February Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-11-DPA: Initial Filing	Union Woodlands Developer, LLC - Tim Walter / Union Woodlands - Mounding and Pathway	11589 E. 200 South Zionsville, IN	Continuance Requested to the April 21, 2025, Plan Commission meeting allowing this DPA to be heard with a companion Primary Plat Amendment. 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. The petition was continued to the April 21, 2025 regular meeting. 7 in Favor 0 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-50-Z: Staff Report with Exhibits, Including Commitments Letters of Interest	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, December 16, 2024, and January 21, 2025, 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 made a motion to send No Recommendation with Commitments to the Town Council 5 in Favor 2 Opposed
2024-81-DP: Staff Report with Exhibits Letters of Interest	Cottages at Zionsville - Memory Care	6863 W. Stonegate Drive Zionsville, IN	Petition was continued from the February 18, 2025, Plan Commission Meeting. Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB). Development Plan Conditionally Approved with Commitments 7 in Favor 0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-01-PPA: Staff Report with Exhibits	Jordin Dickerson / Dickerson Primary Plat Amendment	6325 S 275 East 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. Deferral of Sidewalk Approved 7 in Favor 0 Opposed Primary Plat Amendment Approved 7 in Favor 0 Opposed
2025-05-DPA: Staff Report with Exhibits	Advent Evangelical Lutheran Church / Advent Lutheran Church - Building Addition	11250 N. Michigan Road 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. Development Plan Amendment Approved 7 in Favor 0 Opposed
2025-06-DP: Staff Report with Exhibits Petitioner's Materials Letters of Interest	Mark Gradison Holliday Towns, LLC / Holliday Farms East - Townhomes	3911 S. U.S. Highway 421 Zionsville, IN	Development Plan for 44 townhomes within eight (8) buildings on 3.92 acres being zoned Holliday Farms PUD. Development Plan Conditionally Approved 7 in Favor 0 Opposed

2025-07-MP: Staff Report with Exhibits	Mike and Terra Aguirre / Aguirre Minor Plat	11194 E. 100 North 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. Primary Plat, Deferral of sidewalk, and bond waiver Approved 7 in Favor 0 Opposed
2025-08-DPA: Staff Report with Exhibits	Town of Zionsville Parks and Recreation Board / Heritage Trail Park - Hoop House	4050 S. 875 East Zionsville, IN	Development Plan Amendment for a public greenhouse at the Heritage Trail Park being in the Rural Single-family Residential (R1) district. Development Plan Amendment Approved 7 in Favor 0 Opposed
2025-09-DP: Staff Report with Exhibits Petitioner's Materials Letters of Interest	Doug Kelly / Holliday Farms – Block 1 Townhomes	1310 S. U.S. 421 Zionsville, IN	Development Plan for 20 townhomes within five (5) buildings on 2.63 acres in the Holliday Farms PUD. Development Plan Conditionally Approved 7 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 Staff (O. Young)		Discussion of proposed Zoning Ordinance text amendments. Commissioners discussed various ordinance amendments. Development Plan Amendments will move forward in April, with others to follow.
Plan Commission Transcription of Minutes	Town of Zionsville Staff (M. Dale)		Discussion of whether to retain transcription service. Commissioners voted to end transcription service 7 in Favor 0 Opposed
Plan Commission Training	Town of Zionsville Staff (J. Dickey)		Discussion of meeting procedures. This item was continued.

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