



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION MEETING NOTICE AND AGENDA - AMENDED Monday, May 19, 2025 6:30 PM (Local Time)

**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 [April Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: [April 21, 2025](#)
- V. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-45-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	**This item will not be heard. The item will be tabled and may be discussed at a future meeting.** Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Accessory Dwelling Units (ADU); 2) Agritourism; and 3) Zoning Code Enforcement Penalties. The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items.

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-24-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Returned from Town Council for amendments. 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	Returned from Town Council due to denial. 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
2025-14-DP: Staff Report with Materials	Bradley Ridge Development, LLC / Bradley Ridge – Section 1C	1310 U.S. 421 Zionsville, IN	Continued from the April 21, 2025, Plan Commission Meeting. Development Plan for a 75-lot single-family residential development on 39.1 acres being zoned Planned Unit Development (Bradley Ridge PUD).

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-29-DP: Staff Report with Materials	Old Town Companies, LLC / Wild Air Archer Park	Wild Air Development Zionsville, IN	Development Plan Review for a 3.88 acre park in Wild Air. Part of Lot 7 being in the Wild Air PUD District.
2025-31-DPA: Staff Report with Materials	Lee Kleiner / Dairy Queen - Outdoor Seating	340 S. First Street Zionsville, IN	Development Plan Amendment to add outdoor seating to an existing restaurant being in the Urban Outdoor Business (B-3) district.
2025-32-DP: Staff Report with Materials	Goodwill of Central & Southern Indiana / Goodwill Retail Store	5900 W. 96th Street Zionsville, IN	Development Plan for a 14,300+/- sf retail store on 2.39 acres in the Rural Local Business (Rural LB) district.
2025-33-PPA: Staff Report with Materials	EA Land Holdings, LLC / Creekside Corporate Park - Lots 7 & 8	10870 Creek Way Zionsville, IN	Primary Plat Amendment to combine the recorded Lots 7 & 8 of Creekside Corporate Park into a single lot being zoned Planned Unit Development (Creekside PUD).
2025-34-DP: Staff Report with Materials	EA Land Holdings, LLC / Exclusive Autosport	10870 Creek Way Zionsville, IN	Development Plan for a 45,000 SF building, including office space and shop/storage area, on 3.35 acres being in the Planned Unit Development (Creekside Corporate Park PUD) district.
2025-35-DP: Staff Report with Materials	Aaron Springhetti / Springhetti Dentist Office	3710 Marketplace Drive Zionsville, IN	Development Plan for a 7,180 SF medical office building (dentistry) on a 1.20 acre site (Lot C of Section 7 in Holliday Farms) being in the Planned Unit Development (Holliday Farms PUD) district.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
			None

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

May 15, 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.