



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, August 18, 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=aLE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
Proposed PUD Ordinance (as of 2025-08-11)	Maple Lane LLC / Maple Lane Club of Bradley Ridge PUD Rezoning	1755 S. US Highway 421 Zionsville, IN	Petitioner has requested a continuance to the September 15, 2025, Plan Commission meeting to address items from Staff. Change of Zoning for 181.52 acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD) for a mixed use development including agricultural, residential, low-intensity commercial, and a non-profit operation.
2025-60-PP: Initial Filing	Davis Homes / Saddlecreek Farms - Primary Plat	7860 S. 850 East Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Primary Plat to subdivide 58.83 acres into 14 residential single-family lots in the Rural Equestrian (RE) district.

2025-61-DP: Initial Filing	Davis Homes / Saddlecreek Farms - Development Plan	7860 S. 850 East Zionsville, IN	Petition must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. Development Plan for a 14-lot residential subdivision on 58.83 acres in the Rural Equestrian (RE) district.
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VI. Continued Business to be heard

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 was continued from the May 19, 2025, and July 21, 2025, meetings. 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.
2025-46-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 19, 2025, and July 21, 2025, meetings. Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Solar Energy; 2) Wind Energy Conversion Systems (WECS); and 3) Battery Energy Storage Systems (BESS). The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items.
2025-40-Z: Staff Report with Exhibits Proposed PUD Ordinance (as of 2025-08-08) Redline Version of Proposed PUD Ordinance Letters of Interest	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Continued from the June 25, 2025, and July 21, 2025, Plan Commission Meetings. 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.

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-51-DPA: Staff Report with Exhibits	K&JK Enterprises, Inc. / Burger King Drive Aisle Modification	6330 Center Drive Zionsville, IN	Development Plan Amendment for the removal of 10 parking spaces and to reconfigure and add an additional service aisle to the existing drive through on 1.18 acres in the Rural General Business (GB) zoning district and within the I-65 South Overlay.
2025-52-Z: Staff Report with Exhibits	Zionsville Lions Park Inc. / Zionsville Lion's Club Park Rezone	115 S. Elm Street Zionsville, IN	Change of Zoning for 4.99 acres from the Urban Village Residential (R-V) district to Special Use Seven (SU-7) and 2.48 acres from Village Business District (VBD) to SU-7.

2025-54-DP: Staff Report with Exhibits	GJK Legacy Intelligent Living / Intelligent Living Multi-tenant Building	5550 W. 106th Street Zionsville, IN	Development Plan approval for a new 20,000 sf two-story multi-tenant commercial building with onsite parking, drives, and utility services on 2.09 acres in the Creekside Corporate Park PUD (Lot #9).
2025-55-PP: Staff Report with Exhibits	Old Town Land Development, LLC / Wild Air - Section 2 Primary Plat	Both sides of Marysville Road between Oak Street and CR 550 South Zionsville, IN	Primary Plat Approval to subdivide 81.5 acres into 159 residential lots, including single-family lots and townhome lots, multiple common areas, and Block "C" for future development, all being in the Wild Air PUD District.
2025-62-DP: Staff Report with Exhibits	Old Town Land Development, LLC / Wild Air - Section 2 Development Plan	Both sides of Marysville Road between Oak Street and CR 550 South Zionsville, IN	Development Plan for 159 residential lots, including single-family lots and townhome lots, multiple common areas, and Block "C" for future development, all being in the Wild Air PUD District.
2025-56-DPA: Staff Report with Exhibits	Jason Greeson / Imel Building Addition	10701 Deandra Drive Zionsville, IN	Development Plan Amendment for two building additions totaling 4,209 sf in the Urban General Industrial (I-2) district.
2025-57-DPA: Staff Report with Exhibits	BHI Senior Living, Inc. / Hoosier Village Outdoor Amenity Center	9895 Hoosier Village Drive Zionsville, IN	Development Plan Amendment for a new outdoor amenity center within the Hoosier Village development, on 2.12 acres in the SU-7 zoning district.
2025-58-DPA: Staff Report with Exhibits	Halcyon Futures Group / Convivio Remodel	40 S. Main Zionsville, IN	Development Plan Amendment to enhance the existing rear access and deck area facing 1st Street in the Village Business (VBD) 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

As required by Indiana State Code 5-14-9 the following are the Appointed Membership of this Board/Commission:

<u>NAME</u>	<u>APPOINTING AUTHORITY</u>	<u>TERM START DATE</u>	<u>TERM END DATE</u>
Kendrick Davis	Mayor	01/01/2025	12/31/2028
Josh Fedor	Town Council	01/01/2024	12/31/2027
Dave Franz	Town Council	01/01/2024	12/31/2027
Jim Hurst	Mayor	06/21/2022	12/31/2025
Brad Johnson	Mayor	01/01/2025	12/31/2028
Andrew Kossack	Mayor	01/01/2025	12/31/2028
Nick Plopper	Town Council	01/01/2024	12/31/2027

**ADDITIONAL INSTRUCTIONS
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE PLAN COMMISSION**

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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.