



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, September 15, 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 [August Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: [August 18, 2025](#)
- 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
2025-53-Z: Staff Report with Exhibits Proposed PUD Ordinance (as of 2025-09-09) Letters of Interest	Maple Lane LLC / Maple Lane Club of Bradley Ridge PUD Rezoning	1755 S. US Highway 421 Zionsville, IN	Petition was continued from the August 18, 2025, meeting. 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.

September 10, 2025

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	Petition was continued from the August 18, 2025, meeting. 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	Petition was continued from the August 18, 2025, meeting. 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.
2025-60-PP: Staff Report with Exhibits	Davis Homes / Saddlecreek Farms - Primary Plat	7860 S. 850 East Zionsville, IN	Petition was continued from the August 18, 2025, meeting. Primary Plat to subdivide 58.83 acres into 14 residential single-family lots in the Rural Equestrian (RE) district.
2025-61-DP: Staff Report with Exhibits	Davis Homes / Saddlecreek Farms - Development Plan	7860 S. 850 East Zionsville, IN	Petition was continued from the August 18, 2025, meeting. Development Plan for a 14-lot residential subdivision on 58.83 acres in the Rural Equestrian (RE) district.

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-64-DP: Staff Report with Exhibits	F.A. Wilhelm Construction on behalf of Crider & Crider, Inc./ Crider & Crider - Commercial Office Building	10885 Creek Way Zionsville, IN	Development Plan for 22,500 SF commercial office building and corporate headquarters on 2.49 acres (Lot #2 of Creekside Corporate Park).
2025-65-DPA: Staff Report with Exhibits	Zionsville Youth Soccer Association (ZYSA) / ZYSA Soccer Field Lighting	5616 S.700 East Zionsville, IN	Development Plan Amendment for the addition of lighting on a second field.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
ACT 2025-014: Staff Memo with Exhibits	Holliday Farms Senior Living	11143 Ambrose Lane Zionsville, IN	Minor Development Plan Amendment regarding a revised landscape plan (no action required).
	Staff / Rules of Procedure	Town-Wide	Amendment to Plan Commission Rules of Procedure Regarding Development Plan Approval Process
	Staff / Code Interpretation	Town-Wide	Zoning Code Interpretation Regarding Approval Process for Major Residential Subdivisions
SEA 425	Staff / SEA 425	Town-Wide	Senate Enrolled Act 425 / New Laws

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

September 10, 2025

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.