



MEETING RESULTS
Monday, May 19, 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 and acted upon where noted:

- 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 [April 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
2025-45-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. This item was tabled to the July 21, 2025 meeting. 6 in Favor 1 Opposed

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	Continued at the 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 This item is still under consideration by the Town Council.

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 The Town Council rejection of the ordinance was disapproved by the Plan Commission and will be returned to the Town Council for final action. 7 in Favor 0 Opposed
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). Development Plan was Conditionally Approved. 7 in Favor 0 Opposed

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. Development Plan was Conditionally Approved 7 in Favor 0 Opposed
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 in the Urban Outdoor Business (B-3) district. Development Plan Amendment was Conditionally Approved. 7 in Favor 0 Opposed
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. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed
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). Primary Plat Amendment was Conditionally Approved. 7 in Favor 0 Opposed
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. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed

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. Development Plan was Conditionally Approved. 7 in Favor 0 Opposed
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VIII. Other Matters to be considered

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

Respectfully Submitted: Mike Dale, AICP
Director - Planning and Building Department
Town of Zionsville