



MEETING RESULTS
Monday, August 18, 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 are considered and acted upon where noted:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, and Adnrew Kossack attended in person. Nick Plopper was absent.
- III. Planning & Building Department [July 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 Letters of Interest	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 19, 2025, and July 21, 2025, meetings. This item is now to be tabled as requested by Administration. 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. It will be re-noticed when it reappears on an agenda for consideration. 6 in Favor/0 Opposed

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. This item is now to be tabled as requested by Administration. 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. This item was tabled. It will be re-noticed when it reappears on an agenda for consideration. 6 in Favor/0 Opposed
2025-53-Z: Initial Filing Proposed PUD Ordinance (as of 2025-08-11) Letters of Interest	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. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
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 must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. 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. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
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 must be continued to the September 15, 2025, Plan Commission meeting due to a delay in the publication of Legal Notice. 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. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed

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. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed
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. This item was continued to the September 15, 2025 Plan Commission meeting 6 in Favor/0 Opposed

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
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. This item received a Favorable recommendation from Plan Commissioners 6 in Favor/0 Opposed

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. This item was Conditionally Approved 6 in Favor/0 Opposed

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. This item received a Favorable recommendation from Plan Commissioners 6 in Favor/0 Opposed
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). This item was Conditionally Approved 6 in Favor/0 Opposed
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. This item was Conditionally Approved 6 in Favor/0 Opposed
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. This item was Conditionally Approved 6 in Favor/0 Opposed
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. This item was Conditionally Approved 6 in Favor/0 Opposed

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