



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, September 15, 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, Jim Hurst, Brad Johnson, and Nick Plopper attended in person. Josh Fedor and Andrew Kossack were absent.
- III. Planning & Building Department [August 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
			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. Jim Hurst recused himself. After discussion, this item was continued to the October 20, 2025, meeting. 4 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 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. The Primary Plat was Conditionally Approved. 5 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 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. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed
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. The sidewalk waiver was denied. The sidewalk deferral was granted. The Primary Plat was Conditionally Approved. 5 in Favor/0 Opposed
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. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed

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). The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed
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. The Development Plan was Conditionally Approved. 5 in Favor/0 Opposed

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). Roger Kilmer reported on this administrative action.

	Staff / Rules of Procedure	Town-Wide	Amendment to Plan Commission Rules of Procedure Regarding Development Plan Approval Process This item will be placed on a future agenda for consideration.
	Staff / Code Interpretation	Town-Wide	Zoning Code Interpretation Regarding Approval Process for Major Residential Subdivisions Mike Dale explained the zoning ordinance regarding development plan approval for certain residential subdivisions.
SEA 425	Staff / SEA 425	Town-Wide	Senate Enrolled Act 425 / New Laws Dan Taylor briefly described newly enacted legislation regarding local zoning issues.
DRAFT 2026 PC Calendar	Staff	Town-Wide	DRAFT 2026 Plan Commission Meeting and Filing Deadlines The 2026 meeting schedule was Approved. 5 in Favor/0 Opposed

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