



ZIONSVILLE PLAN COMMISSION

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

**TOWN OF ZIONSVILLE PLAN COMMISSION
REGULAR MEETING MEMORANDUM FOR**

Monday, May 19, 2025
Zionsville Town Hall-Council Chambers
1100 West Oak Street

I. Pledge of Allegiance

President David Franz called the meeting to order at 6:30PM.

II. Attendance

Present: David Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson, Andrew Kossack, and Nick Plopper

Absent: None

Also Present: Mike Dale – Director & PC Secretary, Roger Kilmer and Jodi Dickey – Senior Planners, and Bob Clutter – Legal Counsel

III. Approval of Previous Meeting Minutes

Jim Hurst made a motion to approve the minutes of the April 21, 2025, regular meeting. Kendrick Davis seconded the motion. Motion carried 7 in favor/0 opposed.

IV. Continuance or Withdrawal Request

2025-45-OA Various Ordinance Amendments

Mike Dale informed commissioners that the town council would like more time to review the amendments and asks commissioners to continue this item to a future meeting.

Brad Johnson made a motion to continue this item to the July 21, 2025 regular plan commission meeting. Josh Fedor seconded, and the motion passed 6 in favor/1 opposed.

V. Continued Business

2025-24-OA Development Plan Review Text Amendment

Mike Dale informed commissioners that the town council asked for more time to review this amendment. Councilors may wish to modify this proposal and will send it back with their comments.

2025-26-OA Outdoor Seating Text Amendment

Mike Dale informed commissioners that the town council voted to deny the text amendment as forwarded by the plan commission. That action now comes back to commissioners to affirm or reject.

Commissioners asked about past approvals for outdoor seating and how those were resolved.

After discussion, Jim Hurst made a motion to reject the town council's decision and remand the proposal back to the council for their final disposition. Kendrick Davis seconded, and the motion passed 7 in favor/0 opposed.

2025-14-DP Bradley Ridge Section 1C Development Plan

Roger Kilmer, Senior Planner, reviewed the development plan for commissioners. He described the site location and the proposed improvements. These petitions will develop single family lots within the overall Bradley Ridge subdivision. Roger described details of the project and noted a few technical issues remain unresolved and recommended conditional approval.

The public hearing was opened at 7:01PM. No one was present to speak for or against the proposal and the hearing was closed at 7:02PM.

Commissioners had some discussion regarding tree species.

Nick Plopper made a motion to approve 2025-14-DP with staff conditions and utilizing tree species native to Indiana. Josh Fedor seconded, and the motion passed 7 in favor/0 opposed.

VI. New Business

2025-29-DP Wild Air Archer Park Development Plan

Roger Kilmer, Senior Planner, reviewed the development plan for commissioners. He described the site location and the proposed improvements. The proposal would develop a 3.88 acre park with passive and active elements.

The public hearing was opened at 7:09PM. No one was present to speak for or against the petition and the hearing was closed at 7:10PM.

After discussion, Brad Johnson made a motion to approve 2025-29-DP with staff conditions and the addition of bicycle parking near the pickleball courts. Kendrick Davis seconded, and the motion passed 7 in favor/0 opposed.

2025-31-DPA Dairy Queen Development Plan Amendment

Jodi Dickey, Senior Planner, reviewed the project for commissioners. She noted this project is to add outdoor seating and lighting to the existing Dairy Queen site.

Commissioners had no specific questions regarding the amendment.

The public hearing was opened at 7:17PM. No one was present to speak for or against the petition. The hearing was closed at 7:18PM.

Josh Fedor made a motion to approve 2025-31-DPA. Jim Hurst seconded, and the motion carried 7 in favor/0 opposed.

2025-32-DP Goodwill Retail Store Development Plan

Jodi Dickey, Senior Planner, reviewed the project for commissioners. She described the site location and proposed improvements. This petition will construct a new 14,300sf retail store with warehouse space on 2.39 acres in the Rural Local Business (LB) zoning district.

Bryan Sheward, representative, and Andrew Mulder, petitioner, were available to present details and answer questions.

Commissioners discussed site design, landscaping, and architecture.

The public hearing was opened at 7:18PM. No one was present to speak for or against the petition. The hearing was closed at 7:19PM.

Brad Johnson made a motion to approve 2025-32-DP, with staff recommendations, utilizing tree species native to Indiana, and the addition of 6 windows on the south façade along the retail portion of the building. Andrew Kossack seconded, and the motion carried 7 in favor/0 opposed.

2025-33-PPA Creekside PUD Lots 7 & 8 Primary Plat Amendment**2025-34-DP Exclusive Autosport Development Plan**

Commissioners elected to hear these two petitions together as they are related.

Jodi Dickey, Senior Planner, reviewed both the plat amendment and development plan for commissioners. She described the site location and the proposed improvements. These petitions will combine two existing lots into one lot for the purpose of constructing a 45,000sf office/shop/storage building in the Creekside PUD. She also explained that architecture and landscaping are reviewed and approved by the Creekside Architecture Committee. They approved the plans presented with some conditions, which the petitioner has now satisfied.

The public hearing for 2025-33-PPA was opened at 7:48PM. No one was present to speak on the petition and the hearing was closed at 7:49PM.

The public hearing for 2025-34-DP was opened at 7:49PM. No one was present to speak on the petition and the hearing was closed at 7:50PM.

Kendrick Davis made a motion to approve 2025-33-PPA with staff conditions. Nick Plopper seconded, and the motion carried 7 in favor/0 opposed.

Nick Plopper made a motion to approve 2025-34-DP with staff conditions. Andrew Kossack seconded, and the motion passed 7 in favor/0 opposed.

2025-35-DP Springhetti Dentistry Development Plan

Roger Kilmer, Senior Planner, reviewed the project for commissioners. He described the site location and the proposed improvements. He noted this project involves

construction of a new 7,180sf medical office (dentist) building on 1.2 acres in the Holliday Farms PUD.

Commissioners inquired about the lighting fixtures, and if surrounding property owners had submitted comments.

The public hearing was opened at 7:57PM. No one was present to speak for or against the petition and the hearing was closed at 7:58PM.

Brad Johnson made a motion to approve 2025-35-DP with staff recommendations. Jim Hurst seconded, and the motion carried 7 in favor/0 opposed.

VII. Other Matters to Be Considered

June 16 Plan Commission meeting

David Franz noted there would not be a quorum present on the 16th and asked fellow commissioners to choose another date for the June meeting. June 25th was selected.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:15PM