



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

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

Monday, August 18, 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,
and Andrew Kossack

Absent: Nick Plopper

Also Present: Mike Dale – Director & PC Secretary, Roger Kilmer – Senior Planner,
Jodi Dickey – Senior Planner, and Dan Taylor – Legal Counsel

III. Approval of Previous Meeting Minutes

Josh Fedor made a motion to approve the minutes of the July 21, 2025, regular meeting.
Andrew Kossack seconded the motion. Motion carried 6 in favor/0 opposed.

IV. Continuance or Withdrawal Request

2025-45-OA Zionsville Zoning Ordinance amendments

And

2025-46-OA Zionsville Zoning Ordinance amendments

Mike Dale requested to table these items to allow further review by town legal counsel.
The Town will provide new public notice when these items are ready to be heard.

Brad Johnson made a motion to table both items to a later date. Kendrick Davis
seconded, and the motion passed 5 in favor/1 opposed.

2025-53-Z Maple Lane Club of Bradley Ridge Rezoning

The petitioner requested a continuance to the September 15 Plan Commission meeting
to address items from staff.

Brad Johnson made a motion to continue this item to the September 15th meeting. Josh
Fedor seconded, and the motion passed 6 in Favor/0 Opposed.

2025-55-PP Wild Air – Section 2 Primary Plat

This petition must be continued to the September meeting due to a delay in the legal
notice publication.

Jim Hurst made a motion to continue this item to the September 15, 2025 meeting.
Kendrick Davis seconded, and the motion passed 6 in Favor/0 Opposed.

2025-53-Z Wild Air – Section 2 Development Plan

This petition must be continued to the September meeting due to a delay in the legal notice publication.

Jim Hurst made a motion to continue this item to the September 15th meeting. Kendrick Davis seconded, and the motion passed 6 in Favor/0 Opposed.

2025-60-PP Saddle Creek Farms Primary Plat

This petition must be continued to the September meeting due to a delay in the legal notice publication.

Kendrick Davis made a motion to continue this item to the September 15, 2025 meeting. Josh Fedor seconded, and the motion passed 6 in Favor/0 Opposed.

2025-61-DP Saddle Creek Farms Development Plan

This petition must be continued to the September meeting due to a delay in the legal notice publication.

Kendrick Davis made a motion to continue this item to the September 15, 2025 meeting. Josh Fedor seconded, and the motion passed 6 in Favor/0 Opposed.

2025-58-DPA Convivio Restaurant Development Plan Amendment

Commissioners must suspend the Rules to allow for 10 day notice period instead of a 14 day notice period for newspaper legal notice publication.

Josh Fedor made a motion to suspend the Rules for this item. Brad Johnson seconded, and the motion passed 6 in Favor/0 Opposed.

V. Continued Business**2025-40-Z Epcon Communities Courtyards at Heritage Trail PUD rezoning**

Mr. Mike Andreoli, attorney for the petitioner, briefly re-introduced the proposal for commissioners and noted changes made based on suggestions by commissioners and staff. Mr. Dale Pfeiffer, with Epcon Communities, reviewed the proposed PUD ordinance for commissioners. He described the site, the proposed improvements, and dedication of 26 acres for a town park. He specifically noted several topics that have been modified: easements, trail connections, architectural changes, age restriction for the subdivision, setbacks, amenities, landscaping, driveways, and uses for the proposed park parcel.

The public hearing was opened at 7:02 PM. Two residents spoke regarding density, noise, aesthetics, and traffic. The hearing was closed at 7:20PM.

Commissioners discussed the park uses, current road infrastructure, and project phasing.

After discussion, Brad Johnson made a motion to forward a Favorable recommendation to the town council for 2025-40-Z. Kendrick Davis seconded and the motion passed 6 in favor/0 opposed.

VI. New Business

2025-51-DPA K&JK Enterprises Development Plan Amendment

Roger Kilmer, Senior Planner, reviewed the proposed plan to construct a second drive-through aisle for the existing Burger King restaurant. He noted the site location and noted the project would remove ten excess parking spaces to accommodate the new drive-through configuration.

The public hearing was opened at 7:47PM. No one was present to speak for or against the petition and the hearing was closed at 7:48PM.

Mike Dale requested additional plantings along the west of the new drive aisle to mitigate impacts of the additional cars moving through that part of the site. The petitioner agreed.

After discussion, Kendrick Davis made a motion to approve 2025-51-DPA, with staff recommendations and the additional landscaping along the western property line. Josh Fedor seconded and the motion passed 6 in favor/0 opposed.

2025-52-Z Zionsville Lions Park Rezoning

Jodi Dickey, Senior Planner, reviewed the proposed petition to rezone two parcels and incorporate them into the overall Lions Park.

Roger Burrus, representing the petitioner, further described the parcels and some proposed uses according to an updated masterplan for the park.

The public hearing was opened at 7:57PM.

One resident spoke about the request, noting some existing buffer landscaping has deteriorated and that the pickleball courts could get noisy.

No one else came forward to speak and the hearing was closed at 8:02PM.

After discussion, Kendrick Davis made a motion to send a favorable recommendation on petition 2025-52-Z to the town council as presented. Brad Johnson seconded and the motion passed 6 in favor/0 opposed.

2025-54-DP GJK Legacy Intelligent Living Development Plan

Jodi Dickey, Senior Planner, reviewed the proposed plan to construct a new 20,000 square feet multi-tenant building on 2.09 acres in the Creekside Corporate Park PUD. She noted the site location and provided site design details.

Dan Killinger, the owner of the proposed development, further described the project, noting construction is expected to start as soon as possible. He offered to answer commissioner's questions.

The public hearing was opened at 8:00PM. No one was present to speak for or against the petition and the hearing was closed at 8:01PM.

After discussion, Jim Hurst made a motion to approve 2025-54-DP, with staff recommendations. Brad Johnson seconded and the motion passed 6 in favor/0 opposed.

2025-56-DPA Imel Building Addition Development Plan Amendment

Jodi Dickey, Senior Planner, reviewed the proposed plan to construct two minor additions to the existing industrial building. She highlighted the site location and noted the project would add new square footage to the front (west side) of the building and a small canopy overhang on the north.

Jason Greeson, representing the owner, made a brief presentation and offered to answer commissioner's questions.

The public hearing was opened at 8:20PM. No one was present to speak for or against the petition and the hearing was closed at 8:21PM.

After discussion, Brad Johnson made a motion to approve 2025-56-DPA, with staff recommendations. Jim Hurst seconded and the motion passed 6 in favor/0 opposed.

2025-57-DPA Hoosier Village Outdoor Amenities Development Plan Amendment

Jodi Dickey, Senior Planner, reviewed the proposed plan to construct a small outdoor amenity center, on 2.12 acres, noting the location within the overall Hoosier Village complex.

Tim Ochs, attorney for the petitioner, made a brief presentation and offered to answer any questions.

The public hearing was opened at 8:33PM. No one was present to speak for or against the petition and the hearing was closed at 8:34PM.

After discussion, Kendrick Davis made a motion to approve 2025-57-DPA, with staff recommendations. Andrew Kossack seconded and the motion passed 6 in favor/0 opposed.

2025-58-DPA Convivio Development Plan Amendment

Jodi Dickey, Senior Planner, reviewed the proposed plan to construct site and building enhancements to the back of house for the Convivio restaurant. She noted the site location and highlighted the improvements to the utility area of the existing restaurant.

Andrea Melani, representing the owner, made a few brief comments and gave further explanation to the improvements. He offered to answer the commissioner's questions.

The public hearing was opened at 8:39PM. No one was present to speak for or against the petition and the hearing was closed at 8:40PM.

After discussion, Brad Johnson made a motion to approve 2025-58-DPA, with staff recommendations. Josh Fedor seconded and the motion passed 6 in favor/0 opposed.

VII. Other Matters to Be Considered – None

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:47PM