



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

TOWN OF ZIONSVILLE PLAN COMMISSION MINUTES

Monday, September 15, 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, Jim Hurst, Brad Johnson, and Nick Plopper

Absent: Josh Fedor, Andrew Kossack

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

III. Approval of Previous Meeting Minutes

Jim Hurst made a motion to approve the minutes of the August 18, 2025, regular meeting. Kendrick Davis seconded the motion. Motion carried 5 in favor/0 opposed.

IV. Continuance or Withdrawal Request – None

V. Continued Business

2025-53-Z Maple Lane Club of Bradley Ridge PUD rezoning

Jim Hurst recused himself for this petition.

Roger Kilmer, Senior Planner, outlined the proposal for commissioners. He described some details of the PUD proposal, Use Blocks, and highlighted the criteria for rezonings.

Mr. Kyle Resetarits, attorney for the petitioner, briefly introduced the proposal for commissioners, emphasizing the Watch Us Farm component, and noting the surrounding uses of Holliday Farms and Bradley Ridge – other Henke developments.

Ms. Betsy Garfield, Henke Development, reviewed the proposed PUD ordinance and general layout for commissioners, and Ms. Janice Agarwal, with Watch Us Farm, explained that component in detail.

Mr. Resetarits explained changes that were made to the original submission, based on staff and neighbor comments.

The public hearing was opened at 7:11PM

12 residents spoke regarding the petition. Most appreciated the Watch Us Farm component. Items of concern included traffic and density.

The public hearing was closed at 7:44PM.

Dave Franz asked the petitioner if they would waive a speedy decision, based on the recently passed SEA 425, which places a limit on the amount of time municipal decision-makers have to consider projects. The petitioner agreed.

Brad Johnson noted several technical comments. Kendrick Davis and Dave Franz questioned the density of the project in comparison to the surrounding area.

After further discussion with the petitioner, Brad Johnson made a motion to continue 2025-53-Z to the October 20, 2025 meeting. Kendrick Davis seconded and the motion passed 4 in favor/0 opposed.

Jim Hurst returned to the meeting at 8:13PM

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

And

2025-62-DP Wild Air – Section 2 Development Plan

Roger Kilmer, Senior Planner, outlined the Plat and Development Plan for commissioners. He described Section 2 and showed how it fit in with the overall Wild Air development. This section would create 189 single-family and townhome lots on 81.5 acres.

Mr. Jeremy Lollar, petitioner, briefly described the overall layout and home designs for commissioners and offered to answer any questions.

The public hearing was opened at 8:24PM. No one was present to speak for or against the proposal and the hearing was closed at 8:25PM.

After discussing approval criteria, Jim Hurst made a motion to approve the 2025-55-PP, subject to technical comments included with the staff report. Brad Johnson seconded and the motion carried 5 in favor/0 opposed.

Jim Hurst made a motion to approve 2025-62-DP, subject to technical comments included with the staff report. Brad Johnson seconded and the motion carried 5 in favor/0 opposed.

2025-60-PP Saddlecreek Farms Primary Plat

And

2025-61-DP Saddlecreek Farms Development Plan

Jodi Dickey, Senior Planner, outlined the Plat and Development Plan for commissioners. She described the site and location, noting the development received Special Exception approval from the BZA. This subdivision would create 14 single-family lots on 58.83 acres. She also noted the petitioner has requested a waiver from the perimeter sidewalk requirement, which staff opposes.

Mr. Kyle Resetarits, attorney for the petitioner, briefly described the overall layout speaking specifically on the requested waiver, and offered to answer any questions.

The public hearing was opened at 8:39PM. Two residents spoke regarding the proposal. Both felt the perimeter sidewalk was not necessary. The hearing was closed at 8:41PM.

Commissioners discussed the merits of the sidewalk waiver and inquired about methods of paying to have the walks installed at a later date. Comments were made regarding retention pond design and the importance of homes fronting on roads.

After discussing approval criteria, Brad Johnson made a motion to deny the requested sidewalk waiver. Jim Hurst seconded and the motion carried 5 in favor/0 opposed.

Nick Plopper made a motion to defer perimeter sidewalk installation, subject to appropriate financial sureties. Brad Johnson seconded and the motion passed 5-0.

Brad Johnson made a motion to approve 2025-60-PP, subject to satisfactory resolution of the perimeter sidewalk surety, and redesigning the retention ponds to make them more natural in appearance. Kendrick Davis seconded and the motion carried 5 in favor/0 opposed.

Brad Johnson made a motion to approve 2025-61-DP, subject to satisfactory resolution of the perimeter sidewalk surety, and redesigning the retention ponds to make them more natural in appearance, and subject to resolution of technical comments. Kendrick Davis seconded and the motion carried 5 in favor/0 opposed.

VI. New Business

2025-64-DP Crider & Crider Office Building Development Plan Amendment

Roger Kilmer, Senior Planner, reviewed the proposed plan to construct a 22,500sf commercial office building on 2.49 acres within the Creekside Corporate Park.

Mr. Kris Holyfield, representing the petitioner, described the site, site amenities, and the overall building design. He offered to answer questions from commissioners.

The public hearing was opened at 9:34PM. No one was present to speak for or against the petition and the hearing was closed at 9:35PM.

After discussion, Kendrick Davis made a motion to approve 2025-64-DP, with staff recommendations. Jim Hurst seconded and the motion passed 5 in favor/0 opposed.

2025-65-DPA Zionsville Youth Soccer Lighting Development Plan Amendment

Jose Trujillo, Associate Planner, reviewed the proposed petition to install sport field lighting on one outdoor field in the existing soccer complex. He noted this would be the second lighted field in the complex, and the petitioner received Development Standards Variance for the light color and wavelength.

The public hearing was opened at 9:41PM. No one was present to speak for or against the petition and the hearing was closed at 9:42PM.

After discussion, Nick Plopper made a motion to approve petition 2025-65-DPA with staff recommended conditions. Kendrick Davis seconded and the motion passed 5 in favor/0 opposed.

VII. Other Matters to Be Considered

ACT 2025-014 Holliday Farms Senior Living

Roger Kilmer, Senior Planner, reported on an administrative approval of enhanced landscaping for this project. He informed commissioners that no other action is required.

Rules and Procedures

Mike Dale, Director, reported staff continues to update the Rules as necessary and hopes to have a final version next month.

Code Interpretation

Mike Dale, Director, reported that residential subdivisions are not subject to development plan approval and staff would not be bringing any of those types of petitions forward in the future. Primary Plats would continue to be brought to the commission for approval

Recent Legislation

Dan Taylor, legal counsel, reported on recently approved state legislation affecting local municipalities. Some of the changes include new approval processes for text amendments and time limits for such. Other changes include building permit activities and inspections, subdivision control and Flood Insurance Rate Maps, and timing for subdivision plat approvals.

2026 Calendar

The 2026 meeting schedule was approved.

VIII. Adjournment

There being no further business, the meeting was adjourned at 9:58PM