



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2018

Total permits issued for the month of January: 42

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Permit Activity Breakdown

Commercial Permits	January 2018	January 2017	YTD 2018	YTD 2017	YTD Diff
New	1	0	1	0	1
Interior Remodel	1	1	1	1	0
Addition	0	0	0	0	0
Sign	2	2	2	2	0
Electric	3	0	3	0	3
Other	3	0	3	0	3
Sewer	0	0	0	0	0
Commercial Totals	10	3	10	3	7
Residential Permits					
Single Family	12	14	12	14	-2
Addition	6	4	6	4	2
Remodel	5	10	5	10	-5
Electric	3	4	3	4	-1
Pool/Spa	0	0	0	0	0
Demolition	1	3	1	3	-2
Other	4	5	4	5	-1
Sewer/Repairs	1	3	1	3	-2
Residential Totals	32	43	32	43	-11
Combined Totals	42	46	42	46	-4

Building/Site Inspections: 350 Number Of Inspections: 441

Certificates Of Occupancy Issued: 20

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 0

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 2



Town Of Zionsville

Planning and Economic Development Permit Detail

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Combined Permit Activity Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-1	January	3	\$1,400,000	\$2,106	\$4,625	\$0	\$30,528	Mayer Najem COnstruction	Ford Road Outlot LLC	Comm New	Boone Village Outlot	St. Vincent Medical	51 N FORD ROAD	46077
R2018-2	January	3	\$30,000	\$428	\$0	\$0	\$0	Randy Tatlock	Randy Tatlock	Res Remodel	Fox Run	16	10036 Fox Run	46077
R2018-3	January	3	\$100,000	\$292	\$0	\$0	\$0	Holt Construction	Bill Holt	Res Add			9371 Hunt Club Road	46077
U2018-4	January	5	\$10,000	\$515	\$0	\$0	\$0	RSE Realty	Boone Village Shopping	Comm Remodel	Boone Village	Kumon	37 Boone Village	46077
U2018-5	January	8	\$200,000	\$562	\$0	\$0	\$0	Mitch Young/Young's	Jamie & Cynthia Reynolds	Res Add			110 N Third Street	46077
U2018-6	January	8	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Gregory Albers	Res Demo		Garage	401 W PINE STREET	46077
U2018-7	January	9	\$18,000	\$458	\$0	\$0	\$0	Todd Rottman	Todd Rottmann	Res Add			320 W. Hawthorne	46077
U2018-8	January	9	\$28,670	\$417	\$0	\$0	\$0	CMH Builders	Stephen & Jean Herit	Res Remodel	Clifden Pond	20	45 CLIFDEN POND ROAD	46077
R2018-9	January	9	\$60,000	\$410	\$0	\$0	\$0	Indiana Kitchen CCompany	MARTIN & KARLA BOHM	Res Remodel	Timberwolf	14	9177 Tundra Drive	46077
U2018-10	January	9	\$75,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Daniel & Lara VonDielingen	Res Remodel	Colony Woods	273	140 SCRANTON	46077
R2018-11	January	11	\$450,000	\$579	\$0	\$0	\$0	Homes by Design	Jeffery Teague	Res Add			3005 S 875 East	46077
13U2018-12	January	11	\$550,000	\$1,388	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	140	11596 FOXTAIL	46077
U2018-13	January	16	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Brett Gobeyn	Res Electric	Colony Woods	94	1075 PARK PLACE	46077
U2018-14	January	16	\$0	\$90	\$0	\$0	\$0	Huston Electric	Phillip Owens	Comm Electric	N.T.	Jewel Box	100 S MAIN STREET	46077
R2018-15	January	16	\$0	\$75	\$0	\$0	\$0	INDY Voltage	Margaret Daniels	Res Electric			150 S 800 E	46077
R2018-16	January	16	\$1,200	\$83	\$0	\$0	\$0	Indianapolis Sign Works	Diaz Properties LLC	Comm Sign	Stonegate	65 - Salon On Point	7637 E STONEGATE	46077
R2018-17	January	16	\$245,997	\$1,356	\$4,025	\$1,221	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	51	10310 Pigato Drive	46077
U2018-18	January	16	\$0	\$0	\$0	\$0	\$0	CGI Slingers LLC DBA Gravel		Comm Sign			5005 W. 106 St.	46077



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U2018-19	January	17	\$436,000	\$1,511	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	120	4670 Kettering	46077
U2018-20	January	17	\$352,345	\$1,448	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	112	4513 Kettering	46077
U2018-21	January	18	\$47,160	\$100	\$0	\$0	\$0	Sanders Scapes LLC	DAVID DIMMETT &	Res Other	COBBLESTONE LAKES OF	9	4994 S COBBLESTONE	46077
13U2018-22	January	18	\$424,000	\$1,341	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	27	3658 SUGAR PINE	46077
U2018-23	January	19	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Spectrum	Comm Electric	Hampshire	192	4470 KETTERING	46077
U2018-24	January	19	\$0	\$25	\$0	\$0	\$0	Mister Quik	Vicki Sullivan	Res Sewer			280 W POPLAR	46077
R2018-25	January	19	\$23,000	\$75	\$0	\$0	\$0	Elbert Construction	Robert & Kimberly	Res Reroof			3260 S 975 E	46077
R2018-26	January	19	\$45,000	\$750	\$0	\$0	\$0	Sooner Construction	Mariea Best	Res Add			1232 N 1200 East	46069
13U2018-27	January	22	\$395,000	\$1,322	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	120	3637 EVERGREEN	46077
R2018-28	January	23	\$30,000	\$410	\$0	\$0	\$0	Paul Hurst	JEREMIAH & AMANDA	Res Remodel			9560 E 600 South	46077
U2018-29	January	23	\$150,000	\$570	\$0	\$0	\$0	Stephen Warstler	Stephen Warstler	Res Add			945 W PINE STREET	46077
R2018-30	January	23	\$6,500	\$75	\$0	\$0	\$0	Knox Roofs	Clifford & Carol Hinshaw	Res Reroof	Royal Run	349	6283 Canterbury	46077
U2018-31	January	23	\$0	\$90	\$0	\$0	\$0	Telecom Placement	BrightHouse	Comm Electric	PEMBERTON	21	8120 MELBORNE	46077
U2018-32	January	25	\$0	\$140	\$0	\$0	\$0	Meyer Najem	Ford Road Outlot LLC	Comm Trailer	Boone Village Outlot	St. Vincent Medical	51 N FORD ROAD	46077
U2018-33	January	26	\$0	\$75	\$0	\$0	\$0	Bruce Stewart	Andrea Simmons	Res Electric			720 W OAK STREET	46077
R2018-34	January	26	\$500,000	\$1,567	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	325	6552 W DEERFIELD	46077
U2018-35	January	26	\$680,000	\$1,434	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	Pemberton	9	8135 HANLEY	46077
R2018-36	January	29	\$3,500	\$140	\$0	\$0	\$0	Samuel Agarwal	FORTUNE DEVELOPMENT	Comm Other		Morning Dove	7440 W 96TH STREET	46077



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
13U2018-37	January	29	\$502,000	\$1,383	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	38	11196 Canopy Way	46077
R2018-38	January	31	\$235,797	\$1,216	\$4,025	\$1,221	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	39	5886 MUSCADINE	46077
U2018-39	January	31	\$265,000	\$1,372	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	222	4262 KETTERING	46077
U2018-40	January	31	\$272,800	\$1,305	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	231	9405 Delegates	46077
U2018-41	January	31	\$87,328	\$75	\$0	\$0	\$0	Amos Exteriors	Pete & Stacy Mariani	Res Reroof	AUSTIN OAKS	250	4220 CREEKSIDE	46077
R2018-42	January	31	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Zionsville School	Comm Cell Tower			9275 SR 32	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2018

Total: C of O issued for the month of January: 20

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-505	Connie Allen	Connie Allen	Res Remodel	Raintree Place	70	305 RAINTREE DRIVE	46077	2018/01/10
R2016-508	Wade Achenbach	Wade Achenbach	Res New			801 N 1000 East	46077	2018/01/18
R2016-608	Metcon	Gregory & Stephanie Kramer	Res Add	Fieldstone	29	2976 STONE CREEK DRIVE	46077	2018/01/16
R2016-968	Will Wright Bldg Corp	Bryan & Dana Mihok	Res Remodel	STONEGATE	122	6645 E DEERFIELD DRIVE	46077	2018/01/12
R2017-30	Neer Development, Inc.	Neer Development, Inc.	Res New	Courtyards of Zionsville	4	1700 ARBOR WAY	46077	2018/01/29
U2017-35	Coronado Custom Homes	Coronado Custom Homes	Res New	OLDFIELDS	26	6760 WELLINGTON CIRCLE	46077	2018/01/25
U2017-74	Tom Wilson	Tom Wilson	Res Add	Austin Oaks	164	11541 TRAIL RIDGE PLACE	46077	2018/01/30
U2017-626	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	15 & 16	5652 & 5650 FAIR OAKS TRAIL	46077	2018/01/02
R2017-979	Neer Development	Neer Development, Inc.	Res New	Courtyards of Zionsville	16	1683 ARBOR WAY	46077	2018/01/17
13U2017-1119	Stay Dry Roofing	Monica McDermott	Res Reroof	Willow Glen	53	3241 AUTUMN ASH DRIVE	46077	2018/01/09
U2017-1317	Maddox Industrial Group	Zionsville Development, LLC	Comm Electric	Pemberton		8025 HANLEY LANE	46077	2018/01/05
R2017-1615	Central Construction Group	Samuel & Melissa Pollauf	Res Remodel			8218 E 550 SOUTH	46077	2018/01/05
R2017-1640	Gene Deardoff	Raymond & Leslie Pratt	Res Add			8804 E 100 NORTH	46075	2018/01/31
U2017-1642	Innovative Homes & Remodeling	Thomas & Pamela Dugan	Res Remodel	CROSSES		40 N FOURTH STREET	46077	2018/01/05
R2017-1987	James Cowell	James Cowell	Res Remodel	Stonegate	1	6235 STONEGATE LANE	46077	2018/01/31
U2017-2006	SA Ridgeway Construction	CBS Properties	Comm Remodel	N.T.	Edward Jones - ste 300	262 S FORD ROAD	46077	2018/01/02



Town Of Zionsville

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-2017	Denney Companies	Town of Zionsville	Res Demo			9495 WHITESTOWN ROAD	46077	2018/01/02
U2017-2026	Buckner Construction Co.	Kevin & Molly Mounce	Res Other	Spring Knoll	50	4614 ROCKCRESS COURT	46077	2018/01/25
R2017-2124	Ken Boscacci	Ken Boscacci	Res Other	Deer Ridge	18	6261 White Tail Circle	46077	2018/01/03
U2018-24	Mister Quik	Vicki Sullivan	Res Sewer			280 W POPLAR STREET	46077	2018/01/19



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2018

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Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	21	20
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	21	20



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2018

Status Report

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Residential Fees	January																			YTD
New Home Residential ILP Fees	\$16,643																			\$16,643
All Other Residential ILP Fees	\$5,861																			\$5,861
Residential Inspection Fees (Fees Due)	\$4,200																			\$4,200
New Home Residential Road Impact Fees	\$12,108																			\$12,108
New Home Residential Park Impact Fees	\$14,652																			\$14,652
Sanitary Sewer Fees	\$28,175																			\$28,175
Total Residential ILP, Inspection, Impact, Sewer	\$77,439																			\$77,439
New Commercial Start ILP Fees	\$2,106																			\$2,106
All Other Commercial ILPs	\$1,263																			\$1,263
Commercial Inspection Fees(Fees due)	\$1,050																			\$1,050
Commercial Road Impact Fees	\$30,528																			\$30,528
Commercial Sanitary Sewer Fees	\$4,625																			\$4,625
Total Commercial ILP, Inspection Impact Sewer	\$38,522																			\$38,522
Combined Residential and Commercial Sewer	\$32,800																			\$32,800
Combined Residential and Commercial Impact	\$57,288																			\$57,288
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$115,961																			\$115,961
Petition Filing Fees	January																			YTD
Plan Commission																				
Primary Plat Approval																				
Secondary Plat Approval																				
Minor Plat Approval	\$400																			\$400
Zone Map Amendment																				
Subdivision Waiver																				
Development Plan	\$675																			\$675
Development Plan Amendment	\$575																			\$575
Ordinance Amendment																				
Board of Zoning Appeals																				
Variance of Use	\$1,200																			\$1,200
Variance of Dev Standards																				
Special Exception																				
TOTAL FILING FEES Plan Commission and	\$2,850																			\$2,850
Permit Overview	January																			YTD
New Home ILP	12																			12
New Home Construction Cost	\$4,858,939																			\$4,858,939
All Other Residential ILP	20																			20
New Commercial Start ILP	1																			1
All Other Commercial ILP	9																			9
Total Permit Per Month	42																			42
Petition Filing Quantities	January																			YTD
Plan Commission																				
Primary Plat Approval																				
Secondary Plat Approval																				
Minor Plat Approval	¹ K. Shaffer																			
Zone Map Amendment																				
Subdivision Waiver																				
Development Plan	¹ J. Viewegh																			
Development Plan Amendment	¹ TPI Utility Constr																			
Ordinance Amendment																				
Comprehensive Plan Amendment																				
Board of Zoning Appeals																				
Variance of Use	¹ D. Swiney																			
Variance of Dev Standards																				
Special Exception																				
TOTAL FILINGS Plan Commission and BZA	4																			4
Collected Fees: Duplicate Permits, Amendments Proceeding Fees	\$250																			\$250
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$36,823																			\$36,823
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$126,911																			\$126,911

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2018

Planning

Intake

- The Department reviewed / issued 40 building permits, issued two (2) sign permits, and 443 conducted inspections (as detailed in the attached pages)
- The Department accepted two (2) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted three (3) petitions for review by the Plan Commission at future meeting

Meetings

- Attended the January 3, 2018 Town Council meeting
- Attended the January 9, 2018 Board of Zoning Appeals meeting
- Attended the January 19, 2018 meeting of the Plan Commission
- Attended the January 24, 2018 pre-Technical Advisory Committee meeting
- Attended the January 25, 2018 meeting of the Technical Advisory Committee
- Attended the January 26, 2018 goal setting meeting with Mayor and Deputy Mayor
- Attended the January 31, 2018 meeting with representatives of Little League International
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended bi-weekly Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Organized / Facilitated / Conducted pre-construction meeting(s) associated with various projects on various dates
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: The Current and The Zionsville Times Sentinel
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

Reporting / Documentation

- Prepared five (5) staff reports/project memorandums for the Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link):
http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_01092018-804
- Prepared one (1) staff report/project memorandum for the Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link):
http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_01162018-806
- Prepared the Department's January month-end report

Communications

- Conducted various communications with applicants for the February Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the February Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with a prospective new Plan Commission member
- Conducted communications regarding various Public Records Requests with Town Staff
- Conducted communications regarding Little League International

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Commenced with goal setting reviews with Department staff
- The Department welcomed Heather Mason as its new Administrative Assistant /commencement of onboarding
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Finalized efforts associated with the writing and assembly of the 2017 year-end report
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- IABO General Administrative Rules Training Session
- Monitor 2018 Legislative Session activity

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2018

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106th Street TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with the new member of the Zionsville Architectural Review Committee
- Met with the new member of the Redevelopment Commission
- Attended the January 22, 2018 meeting of the Zionsville Redevelopment Commission (RDC)
- Attended the January 23, 2018 meeting of the Zionsville Architectural Review Committee (ZARC)

Reporting / Documentation

- Prepared the January TIF Report
- Prepared various RDC's memorandums as well as the agenda for the January RDC special meeting

Communications

- Conducted communications regarding Creekside Corporate Park
- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications regarding the Community Development Corporation
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Rockland's offer to purchase Creekside Corporate Park Lots 1-5, 7-14
- Conducted communications regarding ALTA preparation as well as Secondary Plat submittal associated with Creekside Corporate Park
- Conducted communications regarding CCRs, Mowing, Landscaping, and Common Area Maintenance within Creekside Corporate Park
- Communications regarding the disposal of Lot 3 at Town Hall
- Communications regarding reappointment of existing members to the Zionsville Architectural Review Committee

Projects / Training

- The Department provided staff support to the Redevelopment Authority, Redevelopment Commission, Community Development Corporation, and the Zionsville Architectural Review Committee
- Contract Management: Creekside Common Area / ROW Turf Stabilization Effort
- Contract Management: Creekside Landscape Install @ Eagle Creek
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Snow Removal at Creekside Corporate Park
- Public Disposal Process: Disposal of Town Hall Government Center Lot 3
- Document Recordation: Creekside Corporate Park
- Indianapolis Executive Airport – Planning Area discussion
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Assignment Agreement compliance: Creekside Corporate Park
- 2019 Rural to Urban Service Area transition preparation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2018

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Earth & Turf)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Rockland / internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
Building Inspector onboarding efforts
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
300S / US 421 TIF (BT, Crowe, Internal)
Town Hall / Government Center – site development / vertical construction progress (Internal)
WTH-Upgrades / FOG



MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS JANUARY 9, 2018

The Regular meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, January 9, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items were discussed:

I. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
2017-46-DSV (B)	S. Singer	145 N Third Street	Approved – subject to 1-9-18 Memo 4 in Favor, 1 Opposed Petition for Development Standards variance in order to construct a single family home and accessory uses which: 1) Exceeds the required lot coverage of 35%, to 50% in the Urban Residential Village Zoning District (R-V).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2017-48-SE	Ellipsis Memory Care	11870 Sandy Drive	Approved – 5 in Favor, 0 Opposed Petition for Special Exception to allow for the construction of a new Memory Care Facility in the Urban Office Business Zoning District (BO).
2017-49-DSV	Ellipsis Memory Care	11870 Sandy Drive	Approved – 5 in Favor, 0 Opposed Petition for Development Standards Variance for the construction of a new Memory Care Facility which: 1) Deviates from the required side yard setback 2) Deviates from the required buffer yard setback Urban Office Business Zoning District (BO).
2017-50-UV	S. Scheidler Storage	1230 Parkway Drive	Approved with Conditions & Commitments 5 in Favor, 0 Opposed Petition for Use Variance to allow for the operation of a self-storage facility in the Urban General Business Zoning District (B2).
2017-51-DSV	S. Scheidler Storage	1230 Parkway Drive	Approved with Conditions & Commitments 5 in Favor, 0 Opposed Petition for Development Standards Variance to allow for the operation of a self-storage facility which: 1) Deviates from the platted front building line setback and the required side yard setback in the Urban General Business Zoning District (B2).

Respectfully Submitted:
Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Tuesday January 16, 2018

The Regular meeting of the Zionsville Plan Commission was scheduled for Tuesday January 16, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.

The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2017-40-Z	Wolf Run	601 S. 900 East	Continued from the December 18, 2017 and January 16, 2018 Plan Commission Meeting, to the February 20, 2018 meeting 6 In Favor 0 Opposed Petition for Zone Map change to rezone approximately 235.70 acres from the Rural R-1 (Residential) Zoning District and (MRO) Rural

II. New Business

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
2017-04-DP	Tom Wood	6408 Crane Drive	Status Update-Commitments

Respectfully Submitted:
 Wayne DeLong, AICP
 Director of Planning and Economic Development
 Town of Zionsville

January 17, 2018



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 13, 2018

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for Tuesday, February 13, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 9, 2018 Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
			None at this time

V. New Business

Docket Number	Name	Address of Project	Item to be considered
2017-52-DSV	C. Hinker	11852 Avedon Way	Petition for Development Standards variance in order to provide for the addition to a single family home which: 1) Encroaches into the Building Setback Line in the Urban Single-Family Residential Zoning District (R-SF-2).
2018-01-UV	D. Swiney	5779 S 900 East	Petition for Use variance to allow for chiropractic services within an owner's personal residence in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).

VI. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-05-DSV	Estridge Homes	Oxford Woods	Status of Amended Plat
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat
2017-29-DSV	R. Gummere	7100 S State Rd 267	Status of Commitments
2017-42-DSV	R. Glenn	8662 E 200 South	Status of Findings of Fact
2017-44-SE	R. Campins	1331 S 1100 East	Status of Commitments
2017-45-DSV	R. Campins	1331 S 1100 East	Status of Commitments

2017-50-UV	S. Scheidler Storage	1230 Parkway Drive	Status of Commitments
2017-51-DSV	S. Scheidler Storage	1230 Parkway Drive	Status of Commitments

Respectfully Submitted:

Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Tuesday February 20, 2018

The Regular meeting of the Zionsville Plan Commission is scheduled for Tuesday February 20, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.
 The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the December 18, 2017 and January 16, 2018 Plan Commission Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2017-40-Z	Wolf Run	601 S. 900 East	Continued from the December 18, 2017, and January 16, 2018 Plan Commission Meeting Petition for Zone Map change to rezone approximately 235.70 acres from the Rural R-1 (Residential) Zoning District and (MRO) Rural Michigan Road Overlay District to a (PUD) Planned Unit Development

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2017-42-DP	Grand Brook of Zionsville Memory Care	11870 Sandy Drive	Petition for Development Plan approval to provide for the construction of a 36 bed memory care facility on 3.68 acres in the Urban (B-O) Office Business District and (MRO) Michigan Overlay Zoning District
2018-01-DP	J. Viewegh	7621 W. Stonegate Drive	Petition for Development Plan approval to provide for an approximately 3304 S.F. Commercial and Residential structure in the (UB) Rural Urban Business Zoning District
2018-02-DPA	TPI Utility Construction LLC	478 N. 1100 East	Petition for Development Plan Amendment approval to provide for an approximately 8320 S.F. addition to an existing Commercial Structure in the (I-2) Rural General Industrial Zoning District

2018-03-MP	K. Shaffer	County Road 200 South	Petition for Minor Plat approval for the establishment of 2 lots in the (R-1) Rural Residential Zoning District
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VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
	Tom Wood Commitments?		

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Sue Jones ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:
Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville

January 23, 2018