



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

February 2018

Total permits issued for the month of February: 66

Printed 2018/03/01 09:58 AM

### Permit Activity Breakdown

Commercial Permits	February 2018	February 2017	YTD 2018	YTD 2017	YTD Diff
New	0	0	1	0	1
Interior Remodel	2	4	3	5	-2
Addition	0	0	0	0	0
Sign	4	0	6	2	4
Electric	0	1	3	1	2
Other	4	3	7	3	4
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>10</b>	<b>8</b>	<b>20</b>	<b>11</b>	<b>9</b>
<b>Residential Permits</b>					
Single Family	17	15	29	29	0
Addition	7	9	13	13	0
Remodel	10	6	15	16	-1
Electric	1	1	4	5	-1
Pool/Spa	0	1	0	1	-1
Demolition	1	0	2	3	-1
Other	18	15	22	20	2
Sewer/Repairs	2	1	3	4	-1
<b>Residential Totals</b>	<b>56</b>	<b>48</b>	<b>88</b>	<b>91</b>	<b>-3</b>
<b>Combined Totals</b>	<b>66</b>	<b>56</b>	<b>108</b>	<b>102</b>	<b>6</b>

Building/Site Inspections: 360      Number Of Inspections: 430

Certificates Of Occupancy Issued: 20

Easement Encroachments Authorized: 0      Denied: 1

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

Number of violations that resulted in a violation and/or stop work order: 10

Number of Investigations closed this month: 15

Total number of zoning code violations to date: 12



# Town Of Zionsville

## Planning and Economic Development Permit Detail

February 2018

Total Combined permits issued for the month of February: 66

### Combined Permit Activity Detail

Page: 1

Printed 2018/03/01 09:58 AM

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
13U2018-43	February	1	\$18,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Brian & Laura Williams	Res Reroof	Fox Hollow	49	7110 Beaumont	46077
U2018-44	February	1	\$4,504	\$75	\$0	\$0	\$0	Bone Dry Roofing	Mathene Boehner	Res Reroof			315 W WALNUT	46077
U2018-45	February	1	\$0	\$25	\$0	\$0	\$0	Richel Excavating	Chad Galer	Res Sewer			265 BEECHWOOD	40677
R2018-46	February	1	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	19	199 Aspen Drive	46077
R2018-47	February	1	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	26	255 ASPEN DRIVE	46077
U2018-48	February	1	\$700,000	\$1,387	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	PEMBERTON	6	8105 HANLEY	46077
R2018-49	February	2	\$356,455	\$1,350	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	163	6575 WESTMINSTER	46077
U2018-50	February	2	\$248,997	\$1,351	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	36	10336 SEMILLON	46077
U2018-51	February	2	\$70,000	\$424	\$0	\$0	\$0	Youngs Construction	Brian Bennyworth	Res Remodel	Colonial Heights	179	180 MAXWELL	46077
U2018-52	February	2	\$20,000	\$410	\$0	\$0	\$0	Youngs Construction	Michael Adlong	Res Remodel	Colonial Heights	147	1130 MAXWELL	46077
R2018-53	February	2	\$0	\$150	\$0	\$0	\$0	Dunstin Bankert	Gayle Stevens	Res Demo			710 N US 421	46077
U2018-54	February	5	\$30,000	\$410	\$0	\$0	\$0	Brown Construction	Sandy Kay	Res Remodel		5	230 N 6TH STREET	46077
U2018-55	February	5	\$20,800	\$200	\$0	\$0	\$0	Tom Booker	Elizabeth Kennan	Res Add Deck	Huntington Woods	24	1206 WINTERWOOD	46077
U2018-56	February	5	\$4,000	\$553	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Remodel		Potpourii Building	110 N Main Street	46077
U2018-57	February	6	\$10,950	\$75	\$0	\$0	\$0	Bone Dry Roofing	James & Joann Ostrognai	Res Reroof			1505 VILLAGE	46077
R2018-58	February	6	\$12,787	\$75	\$0	\$0	\$0	Bone Dry Roofing	William Patton	Res Reroof	Enclave	32	6833 WOODHAVEN	46077
R2018-59	February	6	\$38,045	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Stephen Swinney	Res Reroof	Fox Run	26	10120 FOX TRACE	46077
13U2018-60	February	6	\$15,171	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Matthew Rekeweg	Res Reroof	Willow Glen	86	3216 CIMMARON	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

February 2018

Total Combined permits issued for the month of February: 66

### CombinedPermit Activity Detail

Page: 2

Printed 2018/03/01 09:58 AM

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
13U2018-61	February	6	\$26,011	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Don Killingback	Res Reroof	The Willows	93	11572 WEEPING	46077
R2018-62	February	6	\$7,683	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Edward & Angela Tokarek	Res Reroof			6275 IRISH HILL	46077
U2018-63	February	6	\$10,602	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Michael Farley	Res Reroof	Pine Meadows	1	685 PINE MEADOW	46077
R2018-64	February	7	\$130,000	\$470	\$0	\$0	\$0	Cambri Builders	Carmen Egan	Res Remodel	STONEGATE	1	6235 Stonegate	46077
U2018-65	February	8	\$0	\$75	\$0	\$0	\$0	Indy Connection Electric	Tom Michaels	Res Electric		30	4161 HUNTSMAN	46077
U2018-66	February	8	\$15,650	\$75	\$0	\$0	\$0	Bone-Dry Roofing	John Way	Res Reroof	Smith Meadows	24	9688 AUTUMN	46077
R2018-67	February	8	\$11,026	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Cody Bertsch	Res Reroof	THE ENCLAVE	100	6524 BRIARWOOD	46077
13U2018-68	February	8	\$27,364	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Stuart Morton	Res Reroof	THE WILLOWS	183	3214 WILDLIFE	46077
13U2018-69	February	8	\$462,000	\$1,379	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	108	3931 EVERGREEN	46077
U2018-70	February	9	\$112,829	\$410	\$0	\$0	\$0	Case Design	Bob & Jill Congdon	Res Remodel	Cedar Bend	35	10542 WILDWOOD	46077
R2018-71	February	9	\$30,000	\$1,850	\$0	\$0	\$0	St Louis Property Group	Dale St Louis	Res Remodel			1850 S US 421	46077
R2018-72	February	9	\$40,000	\$402	\$0	\$0	\$0	John Sands	John Sands	Res Add			7949 E 200 N	46077
U2018-73	February	12	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Justin Sanders	Res Reroof		14	190 NORTH 8TH STREET	46077
2018-74	February	12	\$80,000	\$410	\$0	\$0	\$0	Robin Campbell Builders	Edwin Watson	Res Add	Shannon Springs	17	6250 BOULDER	46077
R2018-75	February	13	\$18,000	\$75	\$0	\$0	\$0	Indy Contracting	Russell Metzler	Res Reroof			11130 E 200 S	46077
13U2018-76	February	13	\$472,000	\$1,447	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	30	3600 SUGAR PINE LANE	46077
U2018-77	February	14	\$30,000	\$90	\$0	\$0	\$0	Indy Contracting	McCall Properties	Comm Reroof			190 S MAIN STREET	46077
U2018-78	February	15	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Eagle Enterprises LLC	Res Sewer			580 W POPLAR	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

### February 2018

Total Combined permits issued for the month of February: 66

#### Combined Permit Activity Detail

Page: 3

Printed 2018/03/01 09:58 AM

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
R2018-79	February	16	\$44,680	\$320	\$0	\$0	\$0	Matt Stump	Matt Stump	Res Add	DEROSSI ESTATES	10	5301 S 875 E	46077
R2018-80	February	16	\$610,000	\$1,611	\$0	\$1,221	\$1,009	Matt Stump	Matt Stump	Res New	DEROSSI ESTATES	10	5301 S 875 E	46077
U2018-81	February	16	\$35,000	\$410	\$0	\$0	\$0	Jim Concorn	Rob Mutzl	Res Add	Spring Knoll		8903 WINTERBERRY	46077
U2018-82	February	16	\$420,000	\$1,596	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	121	4658 KETTERING	46077
U2018-83	February	16	\$292,000	\$1,366	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	221	4264 KETTERING	46077
U2018-84	February	20	\$15,000	\$410	\$0	\$0	\$0	Schrier Contracting	Jim and Kathy Hurst	Res Remodel	Zion Hills	30	12224 DAUGHERTY	46077
13U2018-85	February	20	\$75,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Parin Bhayani	Res Reroof	Willow Ridge	54	4078 WILD WOOD	46077
U2018-86	February	20	\$12,537	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Lee Peters	Res Reroof	CROSSES	3	60 NORTH MAIN	46077
R2018-87	February	20	\$350,000	\$1,083	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	255	7615 BEEKMAN	46077
R2018-88	February	20	\$8,884	\$75	\$0	\$0	\$0	Universal Roofing	Satyalinga Gampala	Res Reroof	Royal Run	591	6531 YORKSHIRE	46077
U2018-89	February	22	\$20,000	\$410	\$0	\$0	\$0	DR Construction LLC	James and Amy Akins	Res Add	Cedar Bend	75	9799 LAKEWOOD	46077
U2018-90	February	22	\$18,000	\$410	\$0	\$0	\$0	Backyard Living	Patrick Miller	Res Add	Spring Knoll		4317 SEDGE COURT	46077
13U2018-91	February	22	\$425,000	\$1,279	\$0	\$1,221	\$1,009	Wedgewood Builders	Wedgewood Builders	Res New	The Willows	229	11508 GOLDEN	46077
U2018-92	February	22	\$0	\$0	\$0	\$0	\$0	A Sign By Design	ROBERT E BENDER	Comm Sign		2, 3, 4, & 7 & PT OF V	205 SOUTH MAIN	46077
U2018-93	February	22	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Robert Bender	Comm Sign		2, 3, 4, & 7 & PT OF V	205 SOUTH MAIN	46077
U2018-94	February	22	\$20,000	\$467	\$0	\$0	\$0	Myers Construction	Boone County Tennis Center	Comm Remodel		BOONE COUNTY	4560 S 875 EAST	46077
U2018-95	February	22	\$286,000	\$1,286	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	261	8137 CARNEGIE	46077
U2018-96	February	22	\$328,000	\$1,265	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	262	8149 CARNEGIE	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

### February 2018

Total Combined permits issued for the month of February: 66

#### Combined Permit Activity Detail

Page: 4

Printed 2018/03/01 09:58 AM

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
U2018-97	February	22	\$320,000	\$1,287	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	220	4266 KETTERING	46077
R2018-98	February	23	\$40,500	\$515	\$0	\$0	\$0	David Milender	Jennifer Tang	Res Remodel	COBBLESTONE LAKES OF	78	4901 S COBBLESTONE	46077
U2018-99	February	26	\$15,360	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Huixia Wu	Res Reroof	Cobblestone	417	8981 STONEWICK	46077
13U2018-100	February	23	\$630,000	\$1,528	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	142	11630 FOXTAIL	46077
U2018-101	February	23	\$0	\$100	\$0	\$0	\$0	Tom Simmons	Donald Elliott	Comm Demo	CROSSES	10	30 N MAIN STREET	46077
U2018-102	February	23	\$0	\$0	\$0	\$0	\$0	Custom Kraze	Kenneth Price	Comm Sign	Village	Custom Kraze	100 North Main Street	46077
U2018-103	February	23	\$0	\$0	\$0	\$0	\$0	Custom Kraze	Kenneth Price	Comm Sign	Vilage	Custom Kraze	100 North Main Street	46077
13U2018-104	February	26	\$29,000	\$480	\$0	\$0	\$0	Dickman Construction	Daniel & Maranda Taylor	Res Remodel	HIDDEN PINES	75	3867 CONIFER	46077
U2018-105	February	26	\$700,000	\$1,643	\$4,025	\$1,221	\$1,009	Joe Viewegh	J & R EQUITY LLC	Res New	Pemberton	10	8145 HANLEY	46077
U2018-106	February	27	\$6,400	\$115	\$0	\$0	\$0	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts	6	1440 HUNTERS	46077
U2018-107	February	27	\$4,800	\$115	\$0	\$0	\$0	Holt Construction	Hunters Point Apartments	Comm Other	Hunters Point Apts	6	1523 HUNTERS	46077
U2018-108	February	27	\$25,000	\$410	\$0	\$0	\$0	Nazareth Building	Brian Wagner	Res Remodel	Brittany Chase	114	4371 BRITTANY	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2018

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

**C of O Detail**

Page: 1

Printed 2018/03/01 09:58 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2016-1004	Precision Landscaping	Jeff & Carol Suico	Res Other	Willow Ridge	52	4074 WILD WOOD COURT	46077	2018/02/13
U2017-37	Estridge Homes	Show Case Homes LLC	Res New	Oxford Woods	7	11680 WALTON CRES	46077	2018/02/09
13U2017-52	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	76	3845 CONIFER DRIVE	46077	2018/02/28
U2017-137	Lisa Hackman	Lisa Hackman	Res Remodel	OLIVERS		130 N MAPLE STREET	46077	2018/02/21
U2017-258	Lisa Hackman	Lisa Hackman	Res Add	OLIVERS		130 N MAPLE STREET	46077	2018/02/21
U2017-403	Stephen Warstler	Stephen Warstler	Res Remodel	SCHICKS	26&27	905 W PINE STREET	46077	2018/02/21
R2017-560	Drees Homes	Drees Homes	Res New	BROOKHAVEN	219	2511 WOOD HOLLOW TRAIL	46077	2018/02/12
U2017-1345	High Caliber Remodeling	JMS Investment Properties	Res Remodel	Northern Meadows	5	570 MEADOW LANE	46077	2018/02/07
R2017-1420	David Clarke	David & Charity Clarke	Res Remodel			9530 E 300 SOUTH	46077	2018/02/28
U2017-1761	William Gordon Group	Eric Malbone	Res Add	THORNHILL SEC 1	19	1920 MULSANNE DRIVE	46077	2018/02/02
U2017-1801	Anchor Contractors	Gregory Gass	Res Reroof	PRESERVE AT SPRING KNOLL	136	9083 IRIS LANE	46077	2018/02/12
U2017-1888	CR Architecture & Design	Boone Village Shopping Center	Comm Remodel		Kroger	5 BOONE VILLAGE CENTER	46077	2018/02/12
U2017-1967	Bankert Boys Unlimited	Eric & Amy Essley	Res Add	COLONY WOODS SEC 5	270	170 SCRANTON COURT	46077	2018/02/21
R2017-2005	Nazareth Building Services	Douglas & Toni Gummere	Res Remodel			8190 W OAK STREET	46077	2018/02/14
U2017-2027	Creative Outdoor Living	Kevin & Molly Mounce	Res Other	Spring Knoll	50	4614 ROCKCRESS COURT	46077	2018/02/15
U2017-2083	Case Design and Remodeling	Jean-Pierre & May Pat Huber	Res Remodel	COLONY WOODS SEC 4	131	200 ROYAL OAK COURT	46077	2018/02/22



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2018

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

**C of O Detail**

Page: 2

Printed 2018/03/01 09:58 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2017-2122	Hamilton Homes	Diego Fonseca	Res Remodel	Huntington Woods	10	1340 Wood Valley Court	46077	2018/02/21
U2018-4	RSE Realty	Boone Village Shopping Center	Comm Remodel	Boone Village	Kumon	37 Boone Village	46077	2018/02/02
U2018-8	CMH Builders	Stephen & Jean Herlt	Res Remodel	Clifden Pond	20	45 CLIFDEN POND ROAD	46077	2018/02/20
U2018-10	Mitch Young/Young's	Daniel & Lara VonDielingen	Res Remodel	Colony Woods	273	140 SCRANTON COURT	46077	2018/02/14



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2018

Printed 2018/03/01 09:58 AM

### 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	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	360	430	17	20
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	0	3	6	3	7	29	13	15	4	0	2	22	3	0	108	1	17	710	871	38	40



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2018

### *Planning*

#### **Intake**

- The Department reviewed / issued 62 building permits, issued four (4) sign permits, and conducted 449 inspections (as detailed in the attached pages)
- The Department accepted three (3) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted one (1) petition for review by the Plan Commission staff

#### **Meetings**

- Attended the February 5, 2018 Town Council meeting
- Attended the February 13, 2018 Board of Zoning Appeals meeting
- Attended a February 14, 2018 meeting regarding Little League International
- Attended a February 14, 2018 meeting with Indianapolis Executive Airport representatives
- Attended a February 15, 2018 meeting with Clay Regional Waste District representatives
- Attended the February 20, 2018 meeting of the Plan Commission
- Attended a February 20, 2018 meeting with an interested party regarding reuse of the former Sanctuary building
- Attended a February 23, 2018 meeting with representatives of Estridge Homes regarding Oxford Woods build out
- Attended Ball State University's College of Architecture and Planning 501/401 Land-use Planning class (guest lecturer)
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- 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 two (2) 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/\\_02132018-811](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_02132018-811)
- Prepared three (3) staff reports/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/\\_02202018-816](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_02202018-816)
- Prepared the Department's February month-end report

#### **Communications**

- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the March Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with town staff members regarding fence encroachments within platted easements
- Conducted communications regarding Fiber Optic rollout / installations with town rights of ways
- 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 new Plan Commission member
- Conducted communications regarding various Public Records Requests with Town Staff
- Conducted communications regarding Little League International projected construction

#### **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 continued with onboarding of its new Administrative Assistant
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- 2020 United States Census preparatory training
- 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
- Monitor 2018 Legislative Session activity

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2018

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106<sup>th</sup> 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 February 27, 2018 meeting of the Zionsville Architectural Review Committee (ZARC)

#### **Reporting / Documentation**

- Prepared the February TIF Report
- Prepared various RDC's memorandums as well as the notice for the March 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 for 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-FEBRUARY 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 / internal space configuration (Internal)  
WTH-Upgrades / FOG



**MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 13, 2018**

The Regular meeting of the Zionsville Board of Zoning Appeals occurred 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 discussed:

I. **New Business**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2017-52-DSV	C. Hinker	11852 Avedon Way	<b>Approved – 5 in Favor, 0 Opposed</b> 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	<b>Continued to March 13, 2018 - 5 in Favor, 0 Opposed</b> 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).

Respectfully Submitted:

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



**ZIONSVILLE PLAN COMMISSION MEETING RESULTS**  
**Tuesday February 20, 2018**

The Regular meeting of the Zionsville Plan Commission was 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 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	<b>Request to Continue Denied</b> <b>5 in Favor</b> <b>1 Opposed</b> <b>Given an Unfavorable Recommendation to the Town Council</b> <b>6 in Favor</b> <b>0 Opposed</b> <b>Continued from the December 18, 2017, and January 16, 2018 Meeting to the February 20, 2018 Plan Commission Meeting</b> 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

**II. New Business**

Docket Number	Name	Address of Project	Item to be Considered
2017-42-DP	Grand Brook of Zionsville Memory Care	11870 Sandy Drive	<b>Approved with Conditions</b> <b>7 in Favor</b> <b>0 Opposed</b> 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
2018-01-DP	J. Viewegh	7621 W. Stonegate Drive	<b>Approved</b> <b>7 in Favor</b> <b>0 Opposed</b> Approved 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	<b>Continued to the April 16, 2018 Plan Commission Meeting</b> 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

**VII: Other Matters to be considered**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
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

February 22, 2018



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

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for Tuesday, March 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 February 13, 2018 Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
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).

V. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-02-DSV	T. Lewis	465 W Cedar Street	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Deviates from the required side & aggregate yard setbacks in the Urban Residential Village Zoning District (R-V).
2018-03-DSV	J. Stehr	190 N Sixth Street	Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Exceeds the required lot coverage of 35%, to 51.2% 2) Deviates from the required side & aggregate yard setbacks 3) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).
2018-04-DSV	J. Scott	660 Bloor Lane	Petition for Development Standards variance in order to provide for the construction of a front porch which: 1) Deviates from the required front yard setback in the Urban Residential Single-Family Zoning District (R-SF-1).

VI. Other Matters to be considered:

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2017-05-DSV	Estridge Homes	Oxford Woods	Status of Amended Plat
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat
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  
Monday March 19, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday March 19, 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 February 20, 2018 Plan Commission Meeting Minutes
- IV. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time

V. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time

VII: Other Matters to be considered

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time

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

March 1, 2018