



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### April 2018

Total permits issued for the month of April: 127

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#### Permit Activity Breakdown

Commercial Permits	April 2018	April 2017	YTD 2018	YTD 2017	YTD Diff
New	1	1	3	1	2
Interior Remodel	1	1	6	8	-2
Addition	0	1	0	1	-1
Sign	8	2	20	7	13
Electric	3	1	6	4	2
Other	6	5	20	18	2
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>19</b>	<b>11</b>	<b>56</b>	<b>39</b>	<b>17</b>
<b>Residential Permits</b>					
Single Family	22	10	82	59	23
Addition	10	11	39	30	9
Remodel	5	10	23	35	-12
Electric	9	3	17	11	6
Pool/Spa	7	5	12	13	-1
Demolition	1	1	6	6	0
Other	52	46	120	89	31
Sewer/Repairs	2	2	6	6	0
<b>Residential Totals</b>	<b>108</b>	<b>88</b>	<b>305</b>	<b>249</b>	<b>56</b>
<b>Combined Totals</b>	<b>127</b>	<b>99</b>	<b>361</b>	<b>288</b>	<b>73</b>

Building/Site Inspections: 406      Number Of Inspections: 563

Certificates Of Occupancy Issued: 33

Easement Encroachments Authorized: 0      Denied: 1

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 4

Number of violations that resulted in a violation and/or stop work order: 3

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 26



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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
R2018-234	April	2	\$0	\$0	\$0	\$0	\$0	A-Sign-By-Design	John Demaree	Comm Sign			7011 E WHITESTOWN	46077
R2018-235	April	2	\$0	\$0	\$0	\$0	\$0	A-Sign-By-Design	John Demaree	Comm Sign			7011 E WHITESTOWN	46077
R2018-236	April	2	\$0	\$0	\$0	\$0	\$0	A-Sign-By-Design	John Demaree	Comm Sign			7011 E WHITESTOWN	46077
U2018-237	April	3	\$411,000	\$1,395	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	208	4340 KETTERING	46077
U2018-238	April	3	\$349,000	\$1,271	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	212	4377 KETTERING	46077
R2018-239	April	3	\$0	\$75	\$0	\$0	\$0	Innovative Property	Russell Elliott	Res Electric			505 S TAYLOR	46077
U2018-240	April	3	\$45,000	\$454	\$0	\$0	\$0	Hendrich Pool	Greg Johnson	Res Add Pool	Sugarbush	16	750 SUGARBUSH	46077
U2018-241	April	3	\$50,000	\$525	\$0	\$0	\$0	Hendrich Pool	Randolph Matthews	Res Add Pool	Thornhill	74	2060 MULSANNE	46077
U2018-242	April	3	\$75,000	\$200	\$0	\$0	\$0	BPI Outdoor Living	Dean and Jennifer Ranalli	Res Add Deck	Coventry Ridge	88	4729 BAYBERRY	46077
U2018-243	April	3	\$11,326	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Robert Gonderman	Res Reroof	Cobblestone Lakes	354	8965 HEATHERSTONE	46077
R2018-244	April	4	\$10,000	\$435	\$0	\$0	\$0	Jon Lindberg	Jon Lindberg	Res Remodel	THE ENCLAVE	61	6830 WINDEMERE	46077
U2018-245	April	4	\$15,000	\$418	\$0	\$0	\$0	Michael Stone	Michael Stone	Res Add	Smith Meadow	16	9683 WINTER	46077
U2018-246	April	4	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Wade Murphy	Res Electric	CROSSES	123 & 124	40 SOUTH 4TH STREET	46077
U2018-247	April	4	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Paula Avery	Res Reroof	Colony Woods	272	150 SCRANTON	46077
R2018-248	April	5	\$387,995	\$1,327	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	32	5852 MUSCADINE	46077
U2018-249	April	5	\$0	\$87	\$0	\$0	\$0	A Sign By Design	DMP Property	Comm Sign		Keller Williams	112 NORTH 9TH STREET	46077
U2018-250	April	5	\$0	\$86	\$0	\$0	\$0	A Sign By Design	DMP Property	Comm Sign		Keller Williams	112 NORTH 9TH STREET	46077
R2018-251	April	5	\$14,000	\$148	\$0	\$0	\$0	Community Exteriors, Inc.	Clint Atkinson	Res Reroof	Royal Run	272	6723 LEXINGTON	46077



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U2018-252	April	5	\$8,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Matthew Henning	Res Reroof	PRESERVE AT SPRING KNOLL	259	4229 GREENTHREAD	46077
U2018-253	April	6	\$38,000	\$242	\$0	\$0	\$0	Mac General Contractors LLC	Thomas Lewis	Res Add	CROSSES	122	465 WEST CEDAR	46077
R2018-254	April	6	\$150,000	\$426	\$0	\$0	\$0	Emerald Group, Inc	Ronald and Karla Piniecki	Res Remodel	Montgomery Minor Plat	3	9301 EAST 300 SOUTH	46077
U2018-255	April	6	\$288,286	\$1,482	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	91	8227 BRADFIELD	46077
13U2018-256	April	9	\$81,545	\$75	\$0	\$0	\$0	Joshua Smalling/JSRR	Roy Chamberlain	Res Reroof	The Willows	1	3201 WILDLIFE	46077
U2018-257	April	9	\$0	\$125	\$0	\$0	\$0	Randall Collins	Randall and Kimberly Collins	Res Other			961 Starkey Road	46077
U2018-258	April	9	\$0	\$25	\$0	\$0	\$0	Mister Quik	Eran and Margaret Julien	Res Sewer			670 WEST POPLAR	46077
U2018-259	April	10	\$19,000	\$75	\$0	\$0	\$0	Roberts Stevens Roofing	Dwayne and Corrine	Res Reroof	Smith Meadow	21	9644 AUTUMN	46077
U2018-260	April	10	\$12,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Dale and Kimberly	Res Reroof	Smith Meadow	19	9659 WINTER	46077
U2018-261	April	10	\$13,000	\$75	\$0	\$0	\$0	Hoosier Exteriors	Douglas and Marilyn Scherer	Res Reroof	The Preserve at Spri	167	8940 WINTERBERRY	46077
U2018-262	April	11	\$0	\$0	\$0	\$0	\$0	Indy's Pro Graphix	Robert Bender	Comm Sign		2,3,4,7	75 EAST PINE	46077
U2018-263	April	11	\$0	\$75	\$0	\$0	\$0	Jeffrey Mullen	Jeffrey Mullen	Res Electric	CROSSES	5	35 EAST POPLAR	46077
13U2018-264	April	11	\$20,215	\$75	\$0	\$0	\$0	Universal Roofing	Anne-Marie Colling	Res Reroof	The Willows	122	11595 WEEPING	46077
R2018-265	April	11	\$225,000	\$1,166	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	25	247 ASPEN DRIVE	46077
R2018-266	April	11	\$25,000	\$410	\$0	\$0	\$0	Ken Woods	Ken Woods	Res Add	Saddle Brook Farms	9, 10	942 SADDLE BROOK	46077
R2018-267	April	11	\$0	\$90	\$0	\$0	\$0	Ermco	Clay Begley	Comm Electric			3850 E WHITESTOWN	46077
R2018-268	April	12	\$412,995	\$1,577	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	62	5873 MUSCADINE	46077
13U2018-269	April	12	\$478,000	\$1,342	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	117	3731 EVERGREEN	46077



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R2018-270	April	12	\$380,000	\$522	\$0	\$0	\$0	Richard Carriger	Steven Keith Humke Trust	Res New	Old Hunt Club	14	6710 OLD HUNT CLUB	46077
U2018-271	April	12	\$4,875,000	\$0	\$0	\$0	\$0	Buckingham Builders	Ellipsis Real Estate Partners,	Mass Grading			11870 SANDY	46077
R2018-272	April	12	\$3,800,000	\$0	\$0	\$0	\$0	T & W Corp	7105 E SR 334, LLC	Mass Grading			7011 E WHITESTOWN	46077
U2018-273	April	12	\$12,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	William Gigowski	Comm Reroof	Zion Hills	23	2801 DAUGHERTY	46077
R2018-274	April	12	\$13,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Robert & Mary Veit	Res Reroof	THE ENCLAVE	115	6813 WINDEMERE	46077
U2018-275	April	13	\$300,000	\$1,188	\$4,025	\$1,221	\$1,009	Schafer Custom Homes, LLC	Nolan Schafer	Res New	CRENSHAW	1	4570 SOUTH 975 EAST	46077
U2018-276	April	13	\$10,000	\$325	\$0	\$0	\$0	Schafer Custom Homes, LLC	Nolan Schafer	Res Add	CRENSHAW1		4570 SOUTH 975 EAST	46077
R2018-277	April	13	\$225,000	\$916	\$7,600	\$0	\$0	Neer Development	Neer Development	Comm New	Courtyards of Zionsville	Clubhouse	1761 CYPRESS	46077
U2018-278	April	13	\$15,000	\$410	\$0	\$0	\$0	Bankert Boys Unlimited	Nicholas Wiegand	Res Remodel	Sugarbush Hill	31	675 SUGARBUSH	46077
13U2018-279	April	13	\$17,121	\$75	\$0	\$0	\$0	Amos Exteriors	Mickey McKeighan	Res Reroof	Willow Glen	13	3267 CIMMARON	46077
U2018-280	April	13	\$65,000	\$410	\$0	\$0	\$0	BBG Construction	Scott and Erika Sauer	Res Add Deck	Colony Woods	113	140 MAXWELL	46007
R2018-281	April	13	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	James Riffe	Res Reroof			817 EAGLEWOOD	46077
U2018-282	April	13	\$18,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	James Reuter	Res Reroof	Colony Woods	271	160 SCRANTON	46077
13U2018-283	April	16	\$18,000	\$75	\$0	\$0	\$0	Home Value Renovation	James and Susan Newton	Res Reroof	The Willows	123	11593 WEEPING	46077
13U2018-284	April	16	\$0	\$75	\$0	\$0	\$0	Dowdy Electric Con.	Anthony & Andrea Price	Res Electric	Willow Glen	19	3274 CIMMARON	46077
13U2018-285	April	16	\$20,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jeffery Taylor	Res Reroof	The Willows	65	3239 WILLOW	46077
U2018-286	April	16	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Mark and Laurie Russom	Res Electric	Colony Woods	93	1085 PARK PLACE	46077
U2018-287	April	16	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Gary Young	Res Electric		9, 10	945 W OAK Street	46077



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13U2018-288	April	16	\$38,115	\$410	\$0	\$0	\$0	The Deck Store	Christopher Caniff	Res Add	The Woodlands at Irishman's	47	9302 IRISHMANS	46077
U2018-289	April	16	\$14,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Kenneth Custer	Res Reroof	Thornhill	165	1716 CORNICHE	46077
U2018-290	April	17	\$0	\$100	\$0	\$0	\$0	Steve Herron	Steven & Gina Herron	Res Demo		11	955 WEST OAK	46077
U2018-291	April	17	\$40,000	\$263	\$0	\$0	\$0	Steve Herron	Steven & Gina Herron	Res Add		11	955 WEST OAK	46077
U2018-292	April	17	\$255,000	\$1,204	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	230	4126 KEIGHLEY	46077
U2018-293	April	17	\$252,700	\$1,172	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	290	8176 PEGGY COURT	46077
U2018-294	April	17	\$285,000	\$1,146	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	228	4100 KEIGHLEY	46077
U2018-295	April	17	\$8,325	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Samurai Properties LLC	Res Reroof	Bailey Court	4	40 BAILEY COURT	46077
R2018-296	April	17	\$20,065	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Steven Postma	Res Reroof	Sycamore Bend	52	529 NUTHATCH	46077
U2018-297	April	17	\$0	\$90	\$0	\$0	\$0	CGI Slingers LLC DBA Gravel	PETTIJOHN LLC	Comm Electric			5005 WEST 106TH	46077
R2018-298	April	17	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Other			8182 HUNT CLUB ROAD	46077
R2018-299	April	17	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Other			8182 HUNT CLUB ROAD	46077
R2018-300	April	17	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Other			8182 HUNT CLUB ROAD	46077
U2018-301	April	17	\$59,000	\$525	\$0	\$0	\$0	Pools of Fun	Jay & Shayla Kenworthy	Res Add Pool	Colony Woods	219	1285 GOVERNORS	46077
U2018-302	April	17	\$65,000	\$540	\$0	\$0	\$0	Pools of Fun	Thomas and Lisa Harrison	Res Add Pool	Austin Oaks	182	4831 AUSTIN TRACE	46077
R2018-303	April	17	\$0	\$75	\$0	\$0	\$0	Smith Electric	Stephen & Kerri Smith	Res Electric	Pineview Estates	05	755 PINEVIEW	46077
U2018-304	April	17	\$250,000	\$1,394	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	92	8251 BRADFIELD	46077
U2018-305	April	17	\$5,000	\$200	\$0	\$0	\$0	RMC Construction	Steven Weigle	Res Add Deck	Cedar Bend	45	10140 LAKEWOOD	46077



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U2018-306	April	18	\$300,000	\$2,919	\$0	\$0	\$7,314	Browning Construction	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	1, 4	10505 BENNETT	46077
R2018-307	April	18	\$0	\$25	\$0	\$0	\$0	ARS	David & Michelle Bergman	Res Sewer	Royal Run	483	6462 GLENWOOD	46077
U2018-308	April	18	\$65,000	\$520	\$0	\$0	\$0	Indy Fiberglass Pools	Mark Rubino	Res Add Pool	Isenhour Hills	8B	562 ISENHOUR	46077
U2018-309	April	18	\$470,000	\$1,421	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	210	4415 KETTERING	46077
U2018-310	April	18	\$316,000	\$1,445	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	240	4113 KEIGHLEY	46077
R2018-311	April	18	\$16,000	\$75	\$0	\$0	\$0	Daahl Roofing	Todd & Lisa Mattingly	Res Reroof			8888 EAST 575 SOUTH	46077
R2018-312	April	18	\$0	\$125	\$0	\$0	\$0	Joseph Dale Davis	Joseph Dale Davis	Res Other			7005 SOUTH 475 EAST	46052
U2018-313	April	19	\$7,000	\$75	\$0	\$0	\$0	Daahl Roofing	Andrew & Elizabeth Damm	Res Reroof	Village Walk	120	1633 CATALINA	46077
R2018-314	April	19	\$18,000	\$410	\$0	\$0	\$0	Bob Hayes	Michael Pearce	Res Add	Brookhaven	209	11168 GLEN AVON WAY	46077
U2018-315	April	19	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Richard Kiewitt	Res Electric	Colony Acres	6	735 MULBERRY	46077
13U2018-316	April	19	\$456,000	\$1,353	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	52	3597 SUGAR PINE LANE	46077
13U2018-317	April	19	\$429,000	\$1,329	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	56	3675 SUGAR PINE LANE	46077
U2018-318	April	19	\$0	\$225	\$0	\$0	\$0	A Sign By Design	Roll Scheid LLC	Comm Sign	ZIONSVILLE BUS. PARK		1230 PARKWAY	46077
U2018-319	April	19	\$9,700	\$75	\$0	\$0	\$0	Moss Roofing	James Lang	Res Reroof			590 WEST ASH	46077
U2018-320	April	19	\$20,000	\$410	\$0	\$0	\$0	Vince Flecker	Harold and Lena Heckman	Res Remodel	Zion Hills	6	12205 DAUGHERTY	46077
U2018-321	April	19	\$10,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Kimberly Olson	Res Reroof	Colony Woods	230	245 CAMDEN	46077
13U2018-322	April	19	\$22,000	\$75	\$0	\$0	\$0	Universal Roofing	John Pasyanos	Res Reroof	The Willows	83	11561 WEEPING	46077
U2018-323	April	19	\$14,000	\$75	\$0	\$0	\$0	Universal Roofing	Chad Johnson	Res Reroof	PRESERVE AT SPRING KNOLL	349	4227 HONEYSUCKLE	46077



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U2018-324	April	20	\$14,000	\$75	\$0	\$0	\$0	Hayes Construction	Paul & Ericka Pickell	Res Reroof			707 ELM LANE	46077
R2018-325	April	20	\$550,000	\$1,451	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	207	11158 AVON WAY	46077
U2018-326	April	20	\$6,366	\$75	\$0	\$0	\$0	Bone Dry	Dennis & Elizabeth Wujek	Res Reroof	MILLERS	3	440 N MAPLE	46077
R2018-327	April	20	\$17,059	\$75	\$0	\$0	\$0	Bone Dry	Matthew Roush	Res Reroof	Spring Knoll	3	9723 BELLFLOWER	46077
R2018-328	April	20	\$0	\$100	\$0	\$0	\$0	Phillip Trick	Phillip Trick	Res Other	Countrywood	8	1115 FOXGLOVE	46077
U2018-329	April	20	\$8,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Susan Gilbert	Res Reroof	CROSSES	91, 92	95 N FOURTH	46077
U2018-330	April	20	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Justin and Tricia Wright	Res Reroof	COBBLESTONE LAKES OF	52	4904 S COBBLESTONE	46077
R2018-331	April	23	\$105,000	\$463	\$0	\$0	\$0	Mudslingers Pool & Patio	Matthew & Audra Carrel	Res Add Pool	Shannon Springs	11	6301 MONTANA	46077
U2018-332	April	23	\$50,000	\$441	\$0	\$0	\$0	Mudslingers Pool & Patio	Charles and Catherine	Res Add Pool	Oxford Woods	10	11730 WALTON	46077
U2018-333	April	23	\$13,250	\$75	\$0	\$0	\$0	Coomer Roofing	Randall and Julie Moss	Res Reroof	Coventry Ridge	82	4585 BAYBERRY	46077
U2018-334	April	23	\$7,000	\$115	\$0	\$0	\$0	Crown Castle	JERRY & BETTY JONES	Comm Cell Tower			4801 WEST 106TH	46077
U2018-335	April	23	\$20,000	\$100	\$0	\$0	\$0	Spectrum Landscape	Jennifer Carnahan	Res Other	SANCTUARY AT 121ST	22	11923 AVEDON	46077
13U2018-336	April	23	\$20,000	\$125	\$0	\$0	\$0	Hamilton Homes	Derron & Natalie Wilson	Res Other	The Willows	213	11578 WILLOW	46077
U2018-337	April	24	\$0	\$90	\$0	\$0	\$0	Barth Elec	Domain at Bennett Farms	Comm Electric	Bennett Tech	3	11200 LOCKLEIGH	46077
R2018-338	April	24	\$0	\$125	\$0	\$0	\$0	John Wollenburg	John Wollenburg	Res Other	Fieldstone	79	2969 ALAMOSA	46077
R2018-339	April	24	\$11,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	William Kelly	Res Reroof	THE ENCLAVE	110	6817 WOODHAVEN	46077
13U2018-340	April	24	\$26,250	\$75	\$0	\$0	\$0	Home Value Renovation	Scott & Emily Luc	Res Reroof	The Willows	139	11552 WILLOW	46077
U2018-341	April	25	\$8,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Susan Gilbert	Res Reroof	CROSSES	91, 92	95 NORTH FOURTH	46077



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U2018-342	April	25	\$14,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Michael Pfister & Jane Trego	Res Reroof	The Preserve at Spri	331	4276 HONEYSUCKLE	46077
R2018-343	April	25	\$6,200	\$75	\$0	\$0	\$0	Curry Remodeling	James Curry	Res Reroof	Sycamore Bend	3	526 QUAIL VALLEY	46077
U2018-344	April	25	\$0	\$75	\$0	\$0	\$0	Aarons Electric	Bradford and Christi Johnson	Res Electric	Colonial Heights	8	5080 SOMERSET	46077
U2018-345	April	25	\$750,000	\$1,410	\$4,025	\$1,221	\$1,009	Gradison Bldg	Gradison Bldg	Res New	Pemberton	8	8125 HANLEY	46077
U2018-346	April	25	\$0	\$0	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Mass Grading	Hoosier Village		5300 W 96th Street	46077
U2018-347	April	26	\$13,917	\$135	\$0	\$0	\$0	DC Paving	Buckingham Companies	Parking Expansion			1380 SAYLOR	46077
U2018-348	April	26	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Edward & Anne Bartkus	Res Reroof	Colony Woods	127	240 ROYAL OAK COURT	46077
13U2018-349	April	26	\$20,000	\$100	\$0	\$0	\$0	Landsmith Landscape	Benjamin & Courtney Olson	Res Other	Willow Glen	84	3224 CIMMARON	46077
U2018-350	April	26	\$30,000	\$75	\$0	\$0	\$0	ABC Roofing	THOMAS & NANCY SUGAR	Res Reroof	Austin Oaks	27	4483 THICKET	46077
13U2018-351	April	26	\$20,000	\$75	\$0	\$0	\$0	Home Value Renovation	Aaron & Diane Newton	Res Reroof	The Willows	128	11568 BENT TREE	46077
13U2018-352	April	27	\$7,000	\$470	\$0	\$0	\$0	Timothy Oliver	Angela Young & Timothy Oliver	Res Remodel	Willow Glen	62	3228 PURPLE	46077
U2018-353	April	27	\$17,000	\$75	\$0	\$0	\$0	Coomer Roofing	Kevin Mandernack	Res Reroof	Raintree Place	49	715 FOREST BOULEVARD	46077
U2018-354	April	27	\$14,500	\$75	\$0	\$0	\$0	Coomer Roofing	Edward & Jill Bonnell	Res Reroof	The Preserve at Spri	152	9094 IRIS LANE	46077
U2018-355	April	27	\$55,000	\$90	\$0	\$0	\$0	Kammerling Construction	KLC Realty	Comm Reroof			60 BRENDON	46077
U2018-356	April	27	\$7,000	\$75	\$0	\$0	\$0	Home Value Renovation	Dannie Monceski	Res Reroof	CARTERS ADD.	49	810 W POPLAR	46077
U2018-357	April	27	\$7,000	\$75	\$0	\$0	\$0	Home Value Renovation	Christine Kreipke	Res Reroof	CARTERS ADD.	13	855 W POPLAR ST	46077
R2018-358	April	30	\$225,000	\$1,130	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	20	207 ASPEN DRIVE	46077
R2018-359	April	30	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	15	1687 ARBOR WAY	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

April 2018

Total Combined permits issued for the month of April: 129

### 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
U2018-360	April	30	\$300,000	\$1,474	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	94	8287 BRADFIELD	46077
2018-361	April	30	\$0	\$0	\$0	\$0	\$0			VOIDED PERMIT				
R2018-362	April	30	\$0	\$0	\$0	\$0	\$0	Descon	William Stephens	Comm Sign			7615 S SR 267	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2018

Total: C of O issued for the month of April: 33

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-609	Diamond Engineering	Scannell Properties	Comm Assc Structure	Ripberger Business Park	Fedex Tanks & Canopy	10301 Bennett Parkway	46077	2018/04/26
R2016-595	American Structurepoint, LLC	Giant Eagle, Inc.	Grading		GetGo Gas & Convenience	7011 Whitestown Parkway	46077	2018/04/12
U2017-8	Jim Barber	Kevin Cornish	Res Remodel	CROSSES		440 W LINDEN STREET	46077	2018/04/24
R2017-182	Drees Homes	Drees Homes	Res New	BROOKHAVEN	248	11330 STILL CREEK DRIVE	46077	2018/04/13
U2017-390	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	13 & 14	10052 & 10050 FAIR OAKS TRAIL	46077	2018/04/26
U2017-393	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	11 & 12	10082 & 10080 FAIR OAKS TRAIL	46077	2018/04/26
U2017-430	St. Pierre Realty Investments	St. Pierre Realty Investments	Comm Remodel	N.T.	Simplicity	125 W SYCAMORE STREET	46077	2018/04/09
U2017-447	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	29 & 30	10121 & 10119 SAGEBRUSH COURT	46077	2018/04/26
R2017-493	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	7	1722 ARBOR WAY	46077	2018/04/26
U2017-1035	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	12	5682 Upper Garden Way	46077	2018/04/23
13U2017-1574	Fox Pools	Michael & Katherine Knudsen	Res Add Pool	Willow Glen	80	3246 CIMMARON ASH DRIVE	46077	2018/04/26
U2017-1811	Beazer Homes	Beazer Homes	Res New	Hampshire	243	8141 PEGGY COURT	46077	2018/04/23
U2017-1812	Beazer Homes	Beazer Homes	Res New	Hampshire	244	8153 PEGGY COURT	46077	2018/04/23
U2017-1813	Beazer Homes	Beazer Homes	Res New	Hampshire	292	8152 PEGGY COURT	46077	2018/04/23
U2017-1827	Fischer Homes	Fischer Homes	Res New	Hampshire	90	4791 ABERDEEN DRIVE	46077	2018/04/17
U2017-1870	Fischer Homes	Fischer Homes	Res New	Hampshire	103	4691 KETTERING PLACE	46077	2018/04/26



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2018

Total: C of O issued for the month of April: 33

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-1895	Neer Development	Neer Development, Inc.	Res New	Courtyards of Zionsville	10	1740 ARBOR WAY	46077	2018/04/12
U2017-1958	Vive Exterior Design	Alexander Timmermans	Res Add	Oak Ridge Estates	18	9957 HICKORY RIDGE DRIVE	46077	2018/04/02
U2017-1959	Beazer Homes	Beazer Homes	Res New	Hampshire	206	4310 KETTERING DRIVE	46077	2018/04/27
U2017-1961	Beazer Homes	Beazer Homes	Res New	Hampshire	207	4320 KETTERING DRIVE	46077	2018/04/27
U2017-2001	Beazer Homes	Beazer Homes	Res New	Hampshire	128	4820 ABERDEEN DRIVE	46077	2018/04/26
U2017-2004	Fischer Homes	Fischer Homes	Res New	Hampshire	114	4510 KETTERING PLACE	46077	2018/04/17
U2017-2015	Beazer Homes	Beazer Homes	Res New	Hampshire	257	8178 CARNEGIE LANE	46077	2018/04/23
U2017-2050	Beazer Homes	Beazer Homes	Res New	Hampshire	258	8166 CARNEGIE LANE	46077	2018/04/23
U2017-2126	Ask Jeff, Inc.	Andrea Simmons	Res Remodel			720 W Oak Street	46077	2018/04/13
U2018-51	Youngs Construction	Brian Bennyworth	Res Remodel	Colonial Heights	179	180 MAXWELL COURT	46077	2018/04/25
U2018-84	Schrier Contracting	Jim and Kathy Hurst	Res Remodel	Zion Hills	30	12224 DAUGHERTY DRIVE	46077	2018/04/27
U2018-108	Nazareth Building Services	Brian Wagner	Res Remodel	Brittany Chase	114	4371 BRITTANY DRIVE	46077	2018/04/09
U2018-128	Ask Jeff, Inc.	Andrea Simmons	Res Add			720 W OAK STREET	46077	2018/04/13
R2018-137	Decks by Design	Keith Carrell	Res Add Deck			1171 SOUTH 700 EAST	46077	2018/04/05
R2018-141	Shawn Harvey	Shawn Harvey	Res Other			1953 N 1100 East	46069	2018/04/26
U2018-257	Randall Collins	Randall and Kimberly Collins	Res Other			961 Starkey Road	46077	2018/04/09



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2018

Total: C of O issued for the month of April: 33

### C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-321	Stay Dry Roofing	Kimberly Olson	Res Reroof	Colony Woods	230	245 CAMDEN DRIVE	46077	2018/04/26



# 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	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	361	430	17	20
March	1	0	2	6	0	7	31	16	3	4	5	3	46	1	0	125	1	22	335	448	9	19
April	1	0	1	8	3	6	22	10	5	9	7	1	52	2	0	127	1	17	406	563	17	33
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	3	0	6	20	6	20	82	39	23	17	12	6	120	6	0	360	3	56	1452	1882	64	92



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

### *Planning*

#### **Intake**

- The Department reviewed / issued 119 building permits, issued eight (8) sign permits, and conducted 567 inspections (as detailed in the attached pages)
- The Department accepted seven (7) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted eight (8) petitions for review by the Plan Commission staff

#### **Meetings**

- Attended the April 3, 2018 meeting of the Fire and Building Safety Commission
- Attended the April 9, 2018 Town Council meeting
- Attended the April 10, 2018 Board of Zoning Appeals meeting
- Attended an April 11, 2018 meeting regarding the Zionsville Little League / Pulte Group preliminary plat & development plan filings
- Attended the April 11, 2018 AIM Round Table meeting (Thorntown, Indiana)
- Attended the April 11, 2018 IABO Education Committee meeting (Carmel, Indiana)
- Attended the April 16, 2018 meeting of the Town Council
- Attended the April 19, 2018 bid opening associated with Zionsville Road reconstruction
- Attended the April 25, 2018 internal TAC meeting
- Attended the April 26, 2018 TAC meeting
- 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
- Attended various pre-construction meetings associated with commencement of projects
- 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 four (4) 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/\\_04102018-832](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_04102018-832)
- Prepared five (5) staff reports/project memorandums 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/\\_04162018-834](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_04162018-834)
- Prepared the Department's April month-end report

#### **Communications**

- Conducted various communications with applicants for the May Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the May 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 Plan Commission findings, draft commitments, and other documents
- Conducted communications with legal counsel for Plan Commission and Board of Zoning Appeals matters
- Conducted communications regarding various Public Records Requests with Town Staff
- Conducted communications regarding Little League International projected construction (public records request)

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Facilitated employee review meetings
- The Department prepared for resource reassignment due to work load and anticipated specific service line increase in demand
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- 2020 United States Census preparation
- 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

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 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 leadership of the Zionsville Community Development Corporation
- Attended an April 12, 2018 meeting with parties to finalize Creekside Corporate Park CCR's
- Attended the April 23, 2018 meeting of the Community Development Commission (CDC)
- Attended the April 23, 2018 meeting of the Redevelopment Commission (RDC)

#### **Reporting / Documentation**

- Prepared the April TIF Report
- Prepared memorandums, agenda, and other documentation associated with the April 23, 2018 RDC meeting
- Prepared memorandum, agenda, and other documentation associated with the April 23, 2018 CDC 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 Kite/Harris offer to purchase Creekside Corporate Park Lot 3
- Conducted communications regarding surveying and site design associated with Lot 3 at Town Hall
- Conducted communications regarding CCRs for Creekside Corporate Park
- Communications regarding the disposal of Lot 3 at Town Hall
- Communications regarding programming associated with 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
- 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-APRIL 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)  
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 APRIL 10, 2018**

The Regular meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, April 10, 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
			None

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-05-DSV	ZCS Wireless Telecommunication Structure	4400 South 875 East	<b>Continued to May 9, 2018 - 5 in Favor, 0 Opposed</b> Petition for Development Standards Variance, to provide for the construction of a 125' wireless communications tower which would: 1) Exceed the allowable height in the Special Use Zoning District (SU-1).
2018-06-SE	ZCS Wireless Telecommunication Structure	4400 South 875 East	<b>Continued to May 9, 2018 - 5 in Favor, 0 Opposed</b> Petition for Special Exception to allow for the construction of a 125' wireless communications tower in the Special Use Zoning District (SU-1).
2018-07-DSV	S. Herron	955 W Oak Street	<b>Continued to May 9, 2018 - 5 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Urban Residential Village Zoning District (R-V).
2018-08-DSV	B & D Homes First Addition	640 & 650 Mulberry Street	<b>Continued to May 9, 2018 - 5 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for construction of single family homes which: 1) Are not connected to public water 2) Deviate from the minimum road frontage – Lot 3 only in the Urban Residential Single Family Zoning District (R-SF-2).

2018-09-DSV	Estridge Homes	Oxford Woods	<b>Approved – 5 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for or permit single family homes which: 1) Exceed the required lot coverage of 20%, to 24% for lots 3, 5, 6, 14, & 15 within the Oxford Woods subdivision in the (R-SF-2), Residential Single Family Zoning District.
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Respectfully Submitted:

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



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

**Monday April 16, 2018**

The Regular meeting of the Zionsville Plan Commission was scheduled for Monday April 16, 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:

Docket Number	Name	Address of Project	Item to be Considered
2018-02-DPA	TPI Utility Construction, LLC	478 N. 1100 East	<p><b>Continued to the May 21, 2018 Plan Commission meeting at the request of the Petitioner</b></p> <p><b>Continued from the February 20, 2018 Plan Commission Meeting, to the April 16, 2018 meeting, at the request of Staff</b></p> <p><b>7 in Favor</b></p> <p><b>0 Opposed</b></p> <p>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</p>

### I. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-10-Z	Pulte Homes of Indiana, LLC (Little League International)	8602 E. 500 South (north 15 acres)	<p><b>Given a Favorable Recommendation to the Town Council</b></p> <p><b>5 in Favor</b></p> <p><b>1 Opposed</b></p> <p>Petition for Zone Map change to rezone approximately 15 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-7) Special Use Zoning District</p>
2018-12-Z	Henke Development Group (Holliday Farms)	3900 S. US 421 (Est.)	<p><b>Continued to the May 21, 2018 Plan Commission Meeting</b></p> <p><b>7 in Favor</b></p> <p><b>0 Opposed</b></p> <p>Petition for Zone Map change to rezone approximately 597 acres from the Rural R2 (Residential) Zoning District and the Rural (MRO) Michigan Road Overlay district to a (PUD) Planned Unit Development</p>
2018-03-MP	K. Shaffer (Hale Minor Plat)	County Road 200 South	<p><b>Continued to the May 21, 2018 Plan Commission Meeting</b></p> <p><b>7 in Favor</b></p> <p><b>0 Opposed</b></p> <p>Petition for Minor Plat approval and request for a waiver from minimum water flow capacity as provided in Section 193.056 (B) (4) of the Subdivision Control Ordinance, for the establishment of 2 lots in the (R-1) Rural Residential Zoning District</p>

2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	<b>Continued to the May 21, 2018 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Minor Plat approval with waivers from Section 193.056 (Water Facilities), and Section 193.050 (B) (3) (General Improvements from the Subdivision Control Ordinance) for the establishment of 3 lots in the (R-SF-2) Urban Residential Zoning District
2018-05-DPA	D. Russell LDR Rentals LLC	12121 N. Michigan Road	<b>Approved</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan approval to provide for an approximately 92 S.F. addition to an existing Commercial Structure in the Urban (B-1) Urban Neighborhood Business and the Urban (MRO) Michigan Road Overlay District Zoning District
2018-06-DP	Crown Castle USA Inc	4400 S. 875 East (Est)	<b>Continued to the May 21, 2018 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Approval to allow for a one hundred and twenty-five (125) foot wireless telecommunications tower and associated improvements in the (SU-1) Special Use Zoning District.
2018-11-DP	S. Scheidler (Z Storage)	1230 Parkway Drive	<b>Approved</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan approval to provide for the construction of (3) three Storage Facilities, on 1.0+/- acres in the Urban (B-2) General Business Zoning District

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

April 17, 2018



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MAY 9, 2018**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for Wednesday, May 9, 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 April 10, 2018 Meeting Minutes
- IV. Continuance Requests

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2018-05-DSV	ZCS Wireless Telecommunication Structure	4400 South 875 East	Petition for Development Standards Variance, to provide for the construction of a 125' wireless communications tower which would: 1) Exceed the allowable height in the Special Use Zoning District (SU-1).
2018-06-SE	ZCS Wireless Telecommunication Structure	4400 South 875 East	Petition for Special Exception to allow for the construction of a 125' wireless communications tower in the Special Use Zoning District (SU-1).
2018-07-DSV	S. Herron	955 W Oak Street	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Urban Residential Village Zoning District (R-V).
2018-08-DSV	B & D Homes First Addition	640 & 650 Mulberry Street	Petition for Development Standards variance in order to provide for construction of single family homes which: 1) Are not connected to public water 2) Deviate from the minimum road frontage – Lot 3 only in the Urban Residential Single Family Zoning District (R-SF-2).

V. **New Business**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be considered</b>
2018-10-DSV	J. Chamness	9305 E 200 South	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Rural Low Density Single-Family Residential Zoning District (R-2).

2018-11-SE	Oak Center Food Tent	1213 W Oak Street	Petition for Special Exception to support ongoing Special Event Road Side Food Sales Stand consisting of a tent in a parking lot within the Urban General Business Zoning District (Urban B-2).
2018-12-DSV	Pulte Homes / Little League International	8602 E 500 South	Petition for Development Standards variance to: <i>A: Construct a 78 lot Residential Subdivision with:</i> 1) Reduced front yard and building line setbacks 2) Reduced perimeter street buffers 3) Open Space located on an adjacent parcel in the Special Use Zoning District (SU-7) in the Urban Residential Single-Family Zoning District (R-SF-2) <i>B: Construct the Headquarters for the Little League facility, which:</i> 1) Deviates from required development standards 2) Deviates from required Architectural Design of the Urban Office Business Zoning District (B-O), with outdoor operations
2018-13-SE	J. Williams	7829 E 100 North	Petition for Special Exception to allow for an existing residential building to remain in the Rural Agricultural Zoning District (AG).
2018-14-UV	J. Williams	7829 E 100 North	Petition for Use Variance to allow a former stable workers apartment within a barn located on the applicant's property, to continue to be rented as an apartment in the Rural Agricultural Zoning District (AG).
2018-15-DSV	J. Williams	7829 E 100 North	Petition for Development Standards Variance, to continue to allow a single-family residence in addition to the operations of a public stable which: 1) Exceeds the number of allowed primary uses on one parcel 2) Exceeds the allowable accessory square footage of the first structure to that of the primary square footage 3) Exceeds the allowable accessory square footage of the second structure to that of the primary square footage 4) Exceed the height of the primary structure in the Rural Agricultural Zoning District (AG).
2018-16-DSV	J. Gill	190 N Main Street	Petition for Development Standards variance in order to provide for the construction of chimney which: 1) Exceeds the required lot coverage of 35%, to 41.6.% 2) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).

VI. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust, Technology Director 317-873-1577, to 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  
Town of Zionsville  
Director of Planning and Economic Development

April 18, 2018



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING  
Monday May 21, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday May 21, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street (additional seating will be available in room 207)  
The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the March 26, 2018, and April 16, 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>
2018-12-Z	Henke Development Group (Holliday Farms)	3900 S. US 421 (Est.)	<b>Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed</b> Petition for Zone Map change to rezone approximately 597 acres from the Rural R2 (Residential) Zoning District and the Rural (MRO) Michigan Road Overlay district to a (PUD) Planned Unit Development
2018-03-MP	K. Shaffer (Hale Minor Plat)	County Road 200 South	<b>Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed</b> Petition for Minor Plat approval and request for a waiver from minimum water flow capacity as provided in Section 193.056 (B) (4) of the Subdivision Control Ordinance, for the establishment of 2 lots in the (R-1) Rural Residential Zoning District
2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	<b>Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed</b> Petition for Minor Plat approval with waivers from Section 193.056 (Water Facilities), and Section 193.050 (B) (3) (General Improvements from the Subdivision Control Ordinance), and a waiver for a ten (10) foot multi-use path, for the establishment of 3 lots in the (R-SF-2) Urban Residential Zoning District

Docket Number	Name	Address of Project	Item to be Considered
2018-02-DPA	TPI Utility Construction LLC	478 N. 1100 East	<b>Continued to the May 21, 2018 Plan Commission meeting at the request of the Petitioner</b> <b>Continued from the February 20, 2018 Plan Commission Meeting, to the April 16, 2018 meeting, at the request of Staff</b> <b>7 in Favor</b> <b>0 Opposed</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
2018-06-DP	Crown Castle USA Inc	4400 S. 875 East (Est)	<b>Continued to the May 21, 2018 Plan Commission Meeting</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Approval to allow for a one hundred and twenty-five (125) foot wireless telecommunications tower and associated improvements in the (SU-1) Special Use Zoning District.

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-15-Z	Town of Zionsville and DMP Property	10771-10910 Creek Way	Petition for Zone Map change to rezone approximately 75 acres from the Urban (PUD) Planned Unit Development to a Urban (PUD) Planned Unit Development
2018-22-Z	Zionsville Community Schools (700 Mulberry Street)	700 Mulberry Street	Petition for Zone Map change to rezone approximately 2.42 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District
2018-17-Z	Archview Properties, LLC	779 Lennox Court	Petition for Zone Map change to rezone approximately 14.56 acres from the Urban (B-2) Business Zoning District to a (R-MF-2) Residential Multi Family Zoning District
2018-18-DP	Archview Properties, LLC	779 Lennox Court	Petition for Development Plan Approval to provide for the construction of an approximately 218 unit apartment project consisting of three story buildings with associated amenity buildings
2018-19-PP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Petition for Primary Plat approval with a waiver from Section 193.052(Streets), of the Subdivision Control Ordinance, to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A), being 15.46 acres proposed to be improved with uses associated with the Central Region Headquarters of Little League International in the (R-SF-2) Residential Single Family and (pending) (SU-7) Special Use Zoning District

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Petition for Development Plan Approval to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A), being 15.46 acres proposed to be improved with uses associated with the Central Region Headquarters of Little League International in the (R-SF-2) Residential Single Family and (pending) (SU-7) Special Use Zoning District
2018-16-DP	Seake LLC	1120 W. Oak Street	Petition for Development Plan Approval to provide for the construction of an approximately 24,000sf Professional Office/Retail Structure in the Urban (PUD) Planned Unit Development Zoning District
2018-23-CPA	Town of Zionsville	1100 W. Oak Street	Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to revise and update the text of the Plan. The Plan Commission will be considering incorporation of the Zionsville Parks and Recreation Department five (5) year Master Plan (2018-2023)

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	Recordation of Commitments

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust (317-873-1577) to 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

May 4, 2018