



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

May 2018

Total permits issued for the month of May: 138

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Permit Activity Breakdown

Commercial Permits	May 2018	May 2017	YTD 2018	YTD 2017	YTD Diff
New	4	1	7	2	5
Interior Remodel	2	7	8	15	-7
Addition	0	0	0	1	-1
Sign	0	1	20	8	12
Electric	2	3	8	7	1
Other	8	6	28	24	4
Sewer	0	0	0	0	0
Commercial Totals	16	18	72	57	15
Residential Permits					
Single Family	19	16	100	75	25
Addition	7	8	47	38	9
Remodel	6	6	29	41	-12
Electric	4	7	21	18	3
Pool/Spa	4	2	16	15	1
Demolition	0	2	6	8	-2
Other	79	125	199	214	-15
Sewer/Repairs	3	0	9	6	3
Residential Totals	122	166	427	415	12
Combined Totals	138	184	499	472	27

Building/Site Inspections: 478 Number Of Inspections: 666

Certificates Of Occupancy Issued: 80

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 13

Number of violations that resulted in a violation and/or stop work order: 9

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 35



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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
U2018-363	May	1	\$18,605	\$75	\$0	\$0	\$0	Bone-Dry Roofing	RICHARD & JAN BRIEDE	Res Reroof	Coventry Ridge	58	4590 BRENTWOOD	46077
R2018-364	May	1	\$4,865	\$75	\$0	\$0	\$0	Bone-Dry Roofing	MELISSA & STEVEN	Res Reroof			7990 ROYAL AVENUE	46077
U2018-365	May	1	\$75,145	\$90	\$0	\$0	\$0	Universal Roofing	Mike Voight	Comm Reroof			9644 WHITESTOWN	46077
U2018-366	May	2	\$15,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Douglas & Sara Tischbein	Res Reroof	Colony Woods	72	1105 CROWN	46077
U2018-367	May	2	\$12,800	\$75	\$0	\$0	\$0	iRestore	David & Christine	Res Reroof	Rock Bridge	153	8911 HEARTHSTONE	46077
13U2018-368	May	2	\$23,910	\$489	\$0	\$0	\$0	Fox Pools of Indianapolis	Timothy & Angela Jones	Res Add Pool	The Willows	12	11529 WILDLIFE	46077
U2018-369	May	2	\$10,000	\$75	\$0	\$0	\$0	Taylor Home Improvement	Christy Tidwell	Res Reroof	Raintree Place	43	100 SPRING DRIVE	46077
U2018-370	May	2	\$10,000	\$75	\$0	\$0	\$0	Taylor Home Improvement	Robert & Sherry Wilbert	Res Reroof	Raintree Place	83	120 SPRING DRIVE	46077
U2018-371	May	2	\$25,000	\$839	\$0	\$0	\$0	Tom Simmons	Don Elliot	Comm Remodel	Cross's second addit	9, 10	30 NORTH MAIN	46077
U2018-372	May	3	\$266,000	\$657	\$0	\$0	\$0	Oasis Outdoor Living &	Vincent & Staci Kroon	Res Add Pool	Lost Run Farms	2	2 WOODARD BLUFF	46077
U2018-373	May	3	\$8,000	\$75	\$0	\$0	\$0	Home Value Renovation	JERALD GRAHAM	Res Reroof			280 N MAIN STREET	46077
U2018-374	May	3	\$200,000	\$978	\$0	\$0	\$0	Larry Stone	Stan Evans	Comm Remodel	Boone Village		47 BOONE VILLAGE	46077
R2018-375	May	4	\$10,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Javier Sevilla	Res Reroof	THE ENCLAVE	30	6837 WOODHAVEN	46077
R2018-376	May	4	\$9,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jeffrey Thomas	Res Reroof	THE ENCLAVE	22	6853 WOODHAVEN	46077
R2018-377	May	4	\$11,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Stephanie Lewis	Res Reroof	THE ENCLAVE	1	6568 BAINBRIDGE	46077
R2018-378	May	4	\$9,600	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Andrew & Britani Sepanski	Res Reroof	THE ENCLAVE	3	6572 BAINBRIDGE	46077
U2018-379	May	4	\$42,000	\$410	\$0	\$0	\$0	Housewurks of Zionsville	Cary Schein	Res Remodel	Oak Ridge	15	9952 OAK RIDGE	46077
R2018-380	May	4	\$6,517	\$75	\$0	\$0	\$0	Amos Exteriors	Adam & Sarah Lark	Res Reroof	Hunters Ridge	621	6553 YORKSHIRE	46077



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U2018-381	May	4	\$31,000	\$100	\$0	\$0	\$0	Creative Outdoor Living	Ryan & Stephanie	Res Other	Cobblestone Lakes	110	4696 PEBBLEPOINTE	46077
R2018-382	May	4	\$10,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jim Concorn	Res Reroof	THE ENCLAVE	79	6551 BRIARWOOD	46077
U2018-383	May	4	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Hossein Hariri	Res Reroof	Colony Woods	267	200 SCRANTON	46077
U2018-384	May	7	\$26,434	\$75	\$0	\$0	\$0	Amos Exteriors	William & Sharon White	Res Reroof	Austin Oaks	25	4533 THICKET	46077
R2018-385	May	7	\$3,800,000	\$1,710	\$0	\$0	\$0	T & W Corp.	Giant Eagle, Inc.	Comm New			7011 E WHITESTOWN	46077
R2018-386	May	7	\$3,800,000	\$1,591	\$0	\$0	\$0	T & W Corp.	Giant Eagle, Inc.	Comm Other			7011 E WHITESTOWN	46077
R2018-387	May	7	\$3,800,000	\$400	\$0	\$0	\$0	T & W Corp.	Giant Eagle, Inc.	Comm Other			7011 E WHITESTOWN	46077
U2018-388	May	7	\$9,823	\$75	\$0	\$0	\$0	Eads	Howard & Nancy Ratner	Res Reroof	Cobblestone Lakes	321	8982 HEATHERSTONE	46077
U2018-389	May	7	\$4,000	\$100	\$0	\$0	\$0	Mike Hocutt	Mike Hocutt	Res Add Deck	SANCTUARY AT 121ST	62	11839 AVEDON	46077
U2018-390	May	7	\$12,000	\$75	\$0	\$0	\$0	Elk Roofing	John & Suzanne Carnell	Res Reroof	Colony Woods	68	941 FRANKLIN	46077
U2018-391	May	7	\$875,800	\$1,683	\$0	\$1,221	\$1,009	Estridge Homes	Estridge Homes	Res New	Oxford Woods	9	11720 WALTON	46077
R2018-392	May	7	\$25,000	\$75	\$0	\$0	\$0	Home Value Renovation	Michael Redman	Res Reroof	Stonegate	32	6696 E STONEGATE	46077
R2018-393	May	7	\$3,800,000	\$140	\$0	\$0	\$0	T & W Corp.	John Demaree	Comm Other			7011 E WHITESTOWN	46077
R2018-394	May	7	\$10,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Scott Eckerman	Res Reroof	THE ENCLAVE	44	6836 WOODHAVEN	46077
U2018-395	May	9	\$8,000	\$410	\$0	\$0	\$0	Master's Mark Builders	Milan & Betsy Radovich	Res Remodel	Thornhill	11	1846 CORNICHE	46077
U2018-396	May	9	\$22,545	\$75	\$0	\$0	\$0	Restoration & Exteriors Corp	Brian & Julia Husselman	Res Reroof	Oak Ridge	131	10313 COTTONWOOD	46077
U2018-397	May	9	\$30,000	\$227	\$0	\$0	\$0	Oasis Outdoor Living &	Staci Kroon	Res Add	Lost Run Farms	2	2 WOODARD BLUFF	46077
R2018-398	May	9	\$225,000	\$1,143	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	29	279 ASPEN DRIVE	46077



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R2018-399	May	9	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Marc & Lynn Elliott	Res Reroof	THE ENCLAVE	43	6834 WOODHAVEN	46077
U2018-400	May	9	\$8,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	David Brown	Res Reroof	Crosses 4th Addition	24	315 NORTH 5TH STREET	46077
13U2018-401	May	9	\$20,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Christopher & Chelsea	Res Reroof	Bridlewood	20	11009 BRIDLEWOOD	46077
U2018-402	May	10	\$128,000	\$90	\$0	\$0	\$0	Indiana Residential	Advent Evangelical	Comm Reroof			11250 N MICHIGAN	46077
13U2018-403	May	10	\$580,000	\$1,524	\$0	\$1,009	\$1,221	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	144	11633 FOXTAIL	46077
13U2018-404	May	10	\$430,000	\$1,303	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	116	3755 EVERGREEN	46077
U2018-405	May	10	\$8,600	\$75	\$0	\$0	\$0	Daahl Roofing	Laura Clouse	Res Reroof	Village Walk	21	1601 GRAYSTONE	46077
R2018-406	May	11	\$12,000	\$518	\$0	\$0	\$0	Zionsville Comm. School	Zionsville Comm. School	Comm Other			5545 SOUTH MAIN	46077
13U2018-407	May	11	\$20,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jeffrey Cappa	Res Reroof	The Willows	129	11576 BENT TREE	46077
U2018-408	May	11	\$12,500	\$100	\$0	\$0	\$0	Indy Decorative	Justin & Jennifer Watt	Res Other	Cobblestone Lakes	245	8960 SNOWBERRY	46077
R2018-409	May	11	\$11,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Brian & Kristin Chase	Res Reroof	THE ENCLAVE	83	6558 BAINBRIDGE	46077
R2018-410	May	11	\$7,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Huong Dang	Res Reroof	Royal Run	481	6469 GLENWOOD	46077
R2018-411	May	11	\$23,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jerod and Mary Leman	Res Reroof	Pollard Minor	4	10655 EAST 300 SOUTH	46077
U2018-412	May	11	\$6,600	\$75	\$0	\$0	\$0	Leising Home Improvements	Bryon DeCapura	Res Reroof			11710 Greenfield	46077
U2018-413	May	11	\$344,767	\$1,510	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	116	4550 KETTERING	46077
U2018-414	May	14	\$0	\$25	\$0	\$0	\$0	Acme Plumbing	Tyler & Tiffany Reed	Res Sewer	Raintree Place	76	760 ROUND COURT	46077
U2018-415	May	15	\$10,938	\$75	\$0	\$0	\$0	Cochran Exteriors	Jill Eder	Res Reroof	Linaburry's Valley	6	660 VALLEY VIEW DRIVE	46077
U2018-416	May	15	\$15,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Mark & Janice Currier	Res Reroof	The Preserve at Spr	317	4261 HONEYSUCKLE	46077



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R2018-417	May	15	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	46	1668 CYPRESS	46077
R2018-418	May	15	\$0	\$25	\$0	\$0	\$0	Neer Development	David & Alesa Ellis	Res Sewer			6255 S 950 E	46077
U2018-419	May	15	\$14,146	\$75	\$0	\$0	\$0	Bone Dry	Jane Spain	Res Reroof	Coventry Ridge	116	4706 CLARKSTON	46077
13U2018-420	May	15	\$16,376	\$75	\$0	\$0	\$0	Stay Dry Roofing	Nate & Nicolena Beadle	Res Reroof	The Willows	159	11519 WILLOW	46077
U2018-421	May	15	\$11,364	\$75	\$0	\$0	\$0	Bone Dry	Thomas Rainey	Res Reroof	Cobblestone Lakes	153	9311 WINDRIFT	46077
U2018-422	May	15	\$15,581	\$75	\$0	\$0	\$0	Bone Dry	Kevin & Debalyn Trewartha	Res Reroof	Thornhill	175	1605 CRICKLEWOOD	46077
R2018-423	May	15	\$15,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Daniel Shreve	Res Reroof	Countrywood	20	278 LARKSPUR	46077
U2018-424	May	15	\$12,664	\$75	\$0	\$0	\$0	Bone Dry	Richard & Andela Prestholt	Res Reroof	PRESERVE AT SPRING KNOLL	147	9150 IRIS LANE	46077
U2018-425	May	15	\$18,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Brian & Laura Graefnitz	Res Reroof	The Preserve at Spri	312	4281 HONEYSUCKLE	46077
U2018-426	May	15	\$14,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Richard & Natisha Cuellar	Res Reroof	Rock Bridge	68	3925 STONINGTON	46077
U2018-427	May	17	\$12,000	\$100	\$0	\$0	\$0	Kerry Wagoner	Kerry Wagoner	Res Other			11465 SYCAMORE	46077
R2018-428	May	17	\$372,995	\$1,176	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	40	5898 MUSCADINE	46077
R2018-429	May	17	\$413,995	\$1,332	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Conventry Ridge	23	5793 ARBOIS	46077
R2018-430	May	17	\$397,995	\$1,221	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	38	10324 SEMILLON	46077
R2018-431	May	17	\$399,995	\$1,220	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	64	5851 MUSCADINE	46077
R2018-432	May	17	\$41,000	\$416	\$0	\$0	\$0	Grabber Post	Michael & Gabrielle Sauce	Res Add			2450 SOUTH US 421	46077
U2018-433	May	17	\$940,000	\$1,680	\$4,025	\$1,221	\$1,009	Stephen Kay Homes, LLC	Viral Patel	Res New	OLDFIELD	22	6771 BERKLEY	46077
R2018-434	May	17	\$21,600	\$75	\$0	\$0	\$0	Clear Choice Restoration	Andrew & Annette Ratz	Res Reroof	Fox Run	32	2734 DEER RUN	46077



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13U2018-435	May	17	\$17,500	\$100	\$0	\$0	\$0	Allison Williams	Allison Williams	Res Other	The Willows	45	3278 WILDLIFE	46077
2018-436	May	17	\$8,800	\$0	\$0	\$0	\$0	Brick Doctor	John Gill	Res Add	OLIVERS	32	190 NORTH MAIN ST	46077
U2018-437	May	18	\$0	\$25	\$0	\$0	\$0	Augusta Underground	Robert & Melissa Goosen	Res Sewer	Hillcrest	8	730 WEST PINE	46077
U2018-438	May	18	\$46,132	\$457	\$0	\$0	\$0	CMH Builders	Michael & Lucy Dollens	Res Remodel	Spring Knoll	45	9557 GREENTHREAD	46077
13U2018-439	May	18	\$12,000	\$100	\$0	\$0	\$0	Jim Concorn	Jon Buckley	Res Add Deck	HIDDEN PINES	49	3505 SUGAR PINE LANE	46077
R2018-440	May	18	\$8,000	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Brent Ferguson	Res Reroof			8170 EAST 550 SOUTH	46077
U2018-441	May	18	\$100,000	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Azher & Aftab Khan	Res Reroof	LONG BROOK	1	6330 MAYFIELD	46077
U2018-442	May	18	\$19,465	\$1,316	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	93	8275 Bradfield	46077
R2018-443	May	18	\$225,000	\$1,155	\$4,025	\$1,221	\$0	Neer Development	Neer Development	Res New	Courtyards of Zionsville	28	271 Aspen Drive	46077
U2018-444	May	18	\$0	\$90	\$0	\$0	\$0	Kinder Electric	Beazer Homes	Comm Electric	Pemberton	6	8105 HANLEY	46077
U2018-445	May	18	\$0	\$90	\$0	\$0	\$0	Kinder Electric	Beazer Homes	Comm Electric	Pemberton	North side of 1	8035 HANLEY	46077
13U2018-446	May	21	\$29,777	\$75	\$0	\$0	\$0	Republic Roofing	Timothy Logan	Res Reroof	The Willows	135	11565 BENT TREE	46077
R2018-447	May	21	\$9,835	\$75	\$0	\$0	\$0	Universal Roofing	Kelli Halderman	Res Reroof			8667 HUNT CLUB ROAD	46077
R2018-448	May	21	\$29,243	\$75	\$0	\$0	\$0	Universal Roofing	David Roe	Res Reroof	Timberwolf	3	9198 TIMBERWOLF	46077
R2018-449	May	22	\$11,728	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Bradley & Janet Johnson	Res Reroof	THE ENCLAVE	62	6828 WINDEMERE	46077
U2018-450	May	22	\$150,000	\$571	\$0	\$0	\$0	Betsy Pitts Custom Homes	Michael & Elizabeth Pitts	Res Remodel	CROSSES	9	445 W ASH STREET	46077
R2018-451	May	22	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Steven Mong	Res Electric	Royal Run	20	6755 WIMBLEDON	46077
U2018-452	May	22	\$7,951	\$75	\$0	\$0	\$0	IRC Roofing	James & Cheryl Lester	Res Reroof	Smith Meadow	57	4447 SUMMER	46077



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U2018-453	May	22	\$19,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Thomas & Gretchen Farb	Res Reroof	Cedar Bend	33	10500 WILDWOOD	46077
R2018-454	May	22	\$50,000	\$467	\$0	\$0	\$0	Perma Pools	Andrew & Tiffany Alaimo	Res Add Pool	Stonegate	124	6641 E DEERFIELD	46077
U2018-455	May	23	\$15,000	\$75	\$0	\$0	\$0	Daahl Roofing	Jon & Lori Byrum	Res Reroof	Austin Oaks	95	11728 ARBORHILL	46077
U2018-456	May	23	\$0	\$75	\$0	\$0	\$0	Kinder Electric	John Seever	Res Electric	COLONY SQUARE SEC 1	39	1030 COLONY	46077
R2018-457	May	23	\$13,474	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Terry & Linda Bohl	Res Reroof			7595 W OAK STREET	46007
R2018-458	May	23	\$0	\$125	\$0	\$0	\$0	Christopher Scott Homes	Christopher Carnell	Res Other			9655 EAST 400 SOUTH	46007
R2018-459	May	23	\$14,911	\$75	\$0	\$0	\$0	Bone Dry	Chad Carr	Res Reroof	FIELDSTONE	10	11545 BUCKSKIN	46077
13U2018-460	May	23	\$24,461	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bruce & Dorothy Davis	Res Reroof	The Woodlands at Irishman's	12	9627 IRISHMAN'S	46077
R2018-461	May	23	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jason Metz	Res Reroof	THE ENCLAVE	4	6574 BAINBRIDGE	46077
U2018-462	May	23	\$8,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Mary Gamage	Res Reroof	Northview	23	484 DANNY ROAD	46077
R2018-463	May	23	\$12,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jennifer Jones	Res Reroof	THE ENCLAVE	8	6577 BAINBRIDGE	46077
U2018-464	May	23	\$4,875,000	\$5,370	\$0	\$0	\$9,964	Buckingham Builders	Ellipsis Real Estate Partners,	Comm New			11870 SANDY	46077
U2018-465	May	23	\$0	\$125	\$0	\$0	\$0	Michael Akins	Michael Akins	Res Other	Northview	7	487 BEVERLY	46077
R2018-466	May	24	\$20,000	\$125	\$0	\$0	\$0	David Hine	David Hine	Res Add			1202 SOUTH 775 EAST	46077
U2018-467	May	24	\$11,450	\$75	\$0	\$0	\$0	Roof Masters & Exteriors LLC	Charles & Terra Gillespie	Res Reroof	Spring Knoll	85	9367 GREENTHREAD	46077
R2018-468	May	24	\$81,000	\$601	\$0	\$0	\$0	Pools of Fun	Carl & Maria Ceresoli	Res Add Pool	Cheval De Salle	1	7780 CHEVAL	46077
U2018-469	May	24	\$0	\$140	\$0	\$0	\$0	Buckingham Builders	Ellipsis Real Estate Partners,	Comm Trailer			11870 SANDY	46077
U2018-470	May	24	\$318,600	\$1,337	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	259	8154 CARNEGIE	46077



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U2018-471	May	24	\$257,800	\$1,377	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	227	4074 CARNEGIE	46077
U2018-472	May	24	\$238,900	\$1,377	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	291	8164 PEGGY COURT	46077
R2018-473	May	24	\$381,000	\$1,198	\$0	\$0	\$742	Viewegh and Assoc	Viewegh and Assoc	Comm New	Stonegate	77	7621 W STONEGATE	46077
R2018-474	May	24	\$438,000	\$1,547	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	343	7671 DEERFIELD	46077
U2018-475	May	24	\$0	\$100	\$0	\$0	\$0	Witham Health Services	G & E Healthcare	Comm Demo			1650 WEST OAK	46077
U2018-476	May	25	\$7,890	\$100	\$0	\$0	\$0	Decks by Design	Mark & Maureen Hoyer	Res Add Deck	Smith Meadow		9688 WINTER	46077
U2018-477	May	25	\$12,400	\$75	\$0	\$0	\$0	Roof Masters & Exteriors LLC	Michael & Maryellen	Res Reroof	OLIVERS	47	275 NORTH MAIN	46077
U2018-478	May	29	\$10,000	\$75	\$0	\$0	\$0	Elbert Construction	Ian & Cynthia Leavesley	Res Reroof	Raintree	64	260 RAINTREE	46077
R2018-479	May	29	\$15,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Phillip Knotts	Res Reroof			6150 S 800 EAST	46077
R2018-480	May	29	\$13,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	James & Beth Beck	Res Reroof	THE ENCLAVE	55	6839 WINDEMERE	46077
R2018-481	May	30	\$0	\$125	\$0	\$0	\$0	Gradison Bldg	Travis May	Res Other			10640 EAST 100 NORTH	46077
U2018-482	May	30	\$1,500	\$100	\$0	\$0	\$0	Saeed Mohammadi	Saeed Mohammadi	Res Other	The Preserve at Spr	182	4319 CHERRY	46077
U2018-483	May	30	\$30,000	\$428	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm New	The Oaks at Hoosier Village		5501 Paper Birch Road	46077
U2018-484	May	30	\$260,000	\$1,132	\$1,951	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	22	10462 ROBINWOOD	46077
13U2018-485	May	30	\$40,000	\$410	\$0	\$0	\$0	Nazareth	Michael & Sonia Schatzlein	Res Remodel	Bridlewood	9	11160 BRIDLEWOOD	46077
U2018-486	May	30	\$1,300	\$410	\$0	\$0	\$0	All Star Renovation LLC	Brady & Michelle	Res Remodel	Colony Woods	69	1100 CROWN	46077
U2018-487	May	30	\$13,119	\$75	\$0	\$0	\$0	Bone Dry Roofing	William & Laura Noblitt	Res Reroof	Colony Woods	224	1235 GOVERNORS	46077
13U2018-488	May	30	\$13,586	\$75	\$0	\$0	\$0	Bone Dry Roofing	Rob Standley	Res Reroof	The Willows	23	3257 WILDLIFE	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

May 2018

Total Combined permits issued for the month of May: 138

CombinedPermit 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
U2018-489	May	30	\$17,041	\$75	\$0	\$0	\$0	Bone Dry Roofing	Mark & Patricia Wyant	Res Reroof	Thornhill	40	1820 CONTINENTAL	46077
U2018-490	May	30	\$0	\$125	\$0	\$0	\$0	Justin & Amy Ambs	Justin & Amy Ambs	Res Other	Cobblestone Lakes	210	8822 WINDPOINTE	46077
R2018-491	May	30	\$13,000	\$75	\$0	\$0	\$0	Home Value Renovation	Matthew & Rhonda Munz	Res Reroof	Enclave	11	6571 BAINBRIDGE	46077
R2018-492	May	31	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Nathan & Julie Clary	Res Electric	Old Hunt Club	5	6962 OLD HUNT CLUB	46077
U2018-493	May	31	\$8,218	\$75	\$0	\$0	\$0	Moss Roofing	Nada England	Res Reroof			580 WEST ASH	46077
R2018-494	May	31	\$2,358,521	\$1,844	\$0	\$1,221	\$1,009	Hamilton Homes	Marcus Tielker	Res New	Lexington Hall	6	7759 BECK LANE	46077
U2018-495	May	31	\$19,000	\$75	\$0	\$0	\$0	Carpenter Home Improvements	Eric Kraus	Res Reroof	Austin Oaks	175	4950 AUSTIN TRACE	46077
R2018-496	May	31	\$11,000	\$75	\$0	\$0	\$0	Carpenter Home Improvements	Frank Sallee	Res Reroof			4530 WILLOW	46077
R2018-497	May	31	\$13,957	\$75	\$0	\$0	\$0	Cochran Exteriors	William & Nancy Olds	Res Reroof			2756 SOUTH 875 EAST	46077
R2018-498	May	31	\$11,283	\$75	\$0	\$0	\$0	Cochran Exteriors	John Minnich	Res Reroof	THE ENCLAVE	9	6575 BAINBRIDGE	46077
R2018-499	May	31	\$17,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Steven & Jennifer Pratt	Res Reroof	Deer Ridge	11	9292 DEER RIDGE	46077
U2018-500	May	31	\$0	\$75	\$0	\$0	\$0	Electric Express	Paul & Jennifer Larsen	Res Electric			508 ZION LANE	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2018

Total: C of O issued for the month of May: 80

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2012-508	Joe Hoover	John Holiday	Res Add			3945 S 975 East	46077	2018/05/11
R2017-9	Jim Barber	Richard & Edla Hovermale	Res New			4550 WILLOW ROAD	46077	2018/05/03
R2017-15	Morton Buildings	Rebecca & Craig Overmyer	Res Add			8611 E 250 SOUTH	46077	2018/05/31
U2017-44	Jeff & Susan Boxell	Jeff & Susan Boxell	Res Other	Cedar Bend	38	10606 WILDWOOD DRIVE	46077	2018/05/31
U2017-54	Estridge Homes	Estridge Homes	Res New	Oxford Woods	11	11723 WALTON CRES	46077	2018/05/24
U2017-104	Gatchel Remodeling	Chip & Carrie Barnes	Res Remodel	Buttontown Farms	19	4757 MADRAS COURT	46077	2018/05/02
R2017-116	Posha Construction LLC	James & Barbara Cohen	Res Remodel	Blackstone	1	6337 BLACKSTONE DRIVE	46077	2018/05/09
R2017-136	Indianapolis Concrete	George & Kourtney Hester	Res Other	Stillwater	1	2997 STILLWATER LANE	46077	2018/05/07
R2017-148	J. Huston & Associates	Benjamin & Lori Meyer	Res New	Stonegate	332	6486 W DEERFIELD COURT	46077	2018/05/21
13U2017-159	G & G Custom Homes Inc	Mitch & Amy Stayer	Res New	Willow Ridge	1MM	3898 Willow Brook Lane	46077	2018/05/03
R2017-197	Midwest Affordable Homes	Melissa Bertke-Heslin	Res New			986 N US 421	46075	2018/05/02
13U2017-210	New Generation Homes	Ping Yang	Res Add Deck	Willow Glen	51	3237 AUTUMN ASH DRIVE	46077	2018/05/04
13U2017-223	Barton Pool Company	Tony & Adrienne Larsen	Res Add Pool	HIDDEN PINES	100	3768 CONIFER DRIVE	46077	2018/05/11
R2017-242	Dorothy Hitchins	Dorothy Hitchins	Res Remodel			4150 S 975 EAST	46077	2018/05/21
U2017-278	Elite Landscape Solutions	Michael & Patricia Rosiello	Res Other	Ravinia	24	4622 SUMMERSONG ROAD	46077	2018/05/02
U2017-392	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	21 & 22	10120 & 10122 SAGEBRUSH COURT	46077	2018/05/15



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2018

Total: C of O issued for the month of May: 80

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2017-446	Bedrock Builders	BHI Senior Living	Res New 2 Family		9 & 10	10081 & 10083 FAIR OAKS TRAIL	46077	2018/05/31
U2017-448	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	1 & 2	5601 & 5603 FAIR OAKS TRAIL	46077	2018/05/15
U2017-449	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	5 & 6	5651 & 5653 FAIR OAKS TRAIL	46077	2018/05/15
R2017-676	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	30	5834 MUSCADINE WAY	46077	2018/05/25
R2017-953	Drees Homes	Stonegate Partners, LLC	Res New	STONEGATE	314	6491 WESTMINSTER DRIVE	46077	2018/05/01
U2017-971	Estridge Homes	Show Case Homes LLC	Res New	Oxford Woods	12	11705 WALTON CRES	46077	2018/05/24
U2017-1034	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	11	5676 Upper Garden Way	46077	2018/05/15
R2017-1135	Howard Bennett	Howard & Patricia Bennett	Res Add Deck			6120 S STATE RD 267	46052	2018/05/31
13U2017-1151	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	28	3634 SUGAR PINE LANE	46077	2018/05/31
R2017-1209	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	19	5765 ARBOIS CIRCLE	46077	2018/05/21
13U2017-1238	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	118	3707 EVERGREEN WAY	46077	2018/05/31
13U2017-1239	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	119	3661 EVERGREEN WAY	46077	2018/05/31
13U2017-1240	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	128	3642 Evergreen Way	46077	2018/05/31
R2017-1272	Drees Homes	Drees Homes	Res New	BROOKHAVEN	211	11184 GLEN AVON WAY	46077	2018/05/22
R2017-1359	Sobczak Construction	Bryan & Lindsay Traylor	Res New			10319 E 100 NORTH	46069	2018/05/30
13U2017-1365	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	125	3555 EVERGREEN WAY	46077	2018/05/31



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2018

Total: C of O issued for the month of May: 80

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-1386	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	18	5776 ARBOIS CIRCLE	46077	2018/05/18
13U2017-1436	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	134	3798 EVERGREEN WAY	46077	2018/05/31
13U2017-1461	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	51	3579 SUGAR PINE LANE	46077	2018/05/31
13U2017-1475	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	74	3901 CONIFER DRIVE	46077	2018/05/31
13U2017-1546	Aqua Fun Pools	Craig & Ashley Budd	Res Add Pool	THE WILLOWS	149	11549 WILLOW BEND DRIVE	46077	2018/05/03
R2017-1614	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	6	10300 LEMBERGER BOULEVARD	46077	2018/05/21
13U2017-1631	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	33	3512 SUGAR PINE LANE	46077	2018/05/31
R2017-1641	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	7	10319 LEMBERGER BOULEVARD	46077	2018/05/18
R2017-1690	Housewurks of Zionsville	Lisa Dinsmore	Res Remodel			5655 S 950 EAST	46077	2018/05/17
U2017-1698	Estridge Homes	Show Case Homes LLC	Res New	Oxford Woods	10	11730 WALTON CRES	46077	2018/05/31
13U2017-1700	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	29	3616 SUGAR PINE LANE	46077	2018/05/31
U2017-1744	Capitol Construction	TCD Associates	Comm Remodel			6110 TECHNOLOGY CENTER DRIVE	46278	2018/05/04
13U2017-1769	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	55	3655 SUGAR PINE LANE	46077	2018/05/31
R2017-1783	Neer Development	Neer Development, Inc.	Res New	Courtyards of Zionsville	21	215 ASPEN DRIVE	46077	2018/05/02
R2017-1803	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	9	10311 LEMBERGER BOULEVARD	46077	2018/05/21
U2017-1810	Beazer Homes	Beazer Homes	Res New	Hampshire	242	8129 PEGGY COURT	46077	2018/05/02



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2018

Total: C of O issued for the month of May: 80

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2017-1814	Beazer Homes	Beazer Homes	Res New	Hampshire	293	8138 PEGGY COURT	46077	2018/05/09
R2017-1823	Sobczak Construction	Bryan & Lindsay Traylor	Res Add			10319 E 100 NORTH	46077	2018/05/25
R2017-1851	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	22	223 ASPEN DRIVE	46077	2018/05/14
13U2017-1852	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	101	3796 CONIFER DRIVE	46077	2018/05/31
R2017-1861	Drees Homes	Drees Homes	Res New	BROOKHAVEN	208	11162 GLEN AVON WAY	46077	2018/05/21
U2017-1960	Beazer Homes	Beazer Homes	Res New	Hampshire	205	4290 KETTERING DRIVE	46077	2018/05/03
U2017-1960	Beazer Homes	Beazer Homes	Res New	Hampshire	205	4290 KETTERING DRIVE	46077	2018/05/10
13U2017-1965	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	49	3505 SUGAR PINE LANE	46077	2018/05/31
R2017-1969	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	8	10315 LEMBERGER BOULEVARD	46077	2018/05/21
R2017-1970	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	24	5801 ARBOIS CIRCLE	46077	2018/05/21
R2017-1971	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	25	5813 ARBOIS CIRCLE	46077	2018/05/21
R2017-1972	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	26	5825 ARBOIS CIRCLE	46077	2018/05/21
13U2017-2002	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	99	3744 CONIFER DRIVE	46077	2018/05/31
R2017-2014	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	41	5914 MUSCADINE WAY	46077	2018/05/24
R2017-2082	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	34	10321 SEMILLON CIRCLE	46077	2018/05/25
R2017-2086	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	45	10334 ARILLA CIRCLE	46077	2018/05/24



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2018

Total: C of O issued for the month of May: 80

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-2087	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	46	10330 ARILLA CIRCLE	46077	2018/05/24
13U2017-2091	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	111	3875 EVERGREEN WAY	46077	2018/05/31
13U2017-2092	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	121	3611 EVERGREEN WAY	46077	2018/05/31
13U2017-2093	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	137	3874 EVERGREEN WAY	46077	2018/05/31
R2017-2109	A-Sign-By-Design	Tom Wood Toyota	Comm Sign			6408 CRANE DR.	46077	2018/05/07
R2017-2116	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	33	5862 Muscadine Way	46077	2018/05/25
R2018-64	Cambri Builders	Carmen Egan	Res Remodel	STONEGATE	1	6235 Stonegate Lane	46077	2018/05/17
U2018-81	Rob Mutzl	Rob Mutzl	Res Add	Spring Knoll		8903 WINTERBERRY COURT	46077	2018/05/25
U2018-187	Chuck's Construction	John Scott	Res Add		1 AND 2	660 BLOOR LANE	46077	2018/05/23
R2018-202	John Bymaster	John Bymaster	Res Add			6675 S 425 East	46052	2018/05/02
U2018-326	Bone Dry	Dennis & Elizabeth Wujek	Res Reroof	MILLERS	3	440 N MAPLE STREET	46077	2018/05/09
U2018-335	Spectrum Landscape	Jennifer Carnahan	Res Other	SANCTUARY AT 121ST STREET	22	11923 AVEDON DRIVE	46077	2018/05/09
13U2018-336	Hamilton Homes	Derron & Natalie Wilson	Res Other	The Willows	213	11578 WILLOW BEND COURT	46077	2018/05/30
13U2018-349	Landsmith Landscape Design	Benjamin & Courtney Olson	Res Other	Willow Glen	84	3224 CIMMARON ASH DRIVE	46077	2018/05/25
R2018-364	Bone-Dry Roofing	MELISSA & STEVEN	Res Reroof			7990 ROYAL AVENUE	46077	2018/05/24
U2018-371	Tom Simmons	Don Elliot	Comm Remodel	Cross's second addit	9, 10	30 NORTH MAIN STREET	46077	2018/05/25



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	362	431	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	21	11	5	9	7	1	52	2	0	127	1	17	406	564	17	33
May	4	0	2	0	2	8	19	7	6	4	4	0	79	3	0	138	0	13	478	666	83	80
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	7	0	8	20	8	28	100	47	29	21	16	6	199	9	0	498	3	69	1931	2550	147	172

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 2018

Planning

Intake

- The Department reviewed / issued building permits, issued 0 sign permits, and conducted 666 inspections (as detailed in the attached pages)
- The Department accepted five (5) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted three (3) petitions for review by the Plan Commission (either future meetings or by Staff)

Meetings

- Attended the May 1, 2018 meeting of the Fire and Building Safety Commission
- Attended the May 7, 2018 Town Council meeting
- Attended the May 9, 2018 Indiana Association of Building Officials Education Committee meeting
- Attended the May 9, 2018 Board of Zoning Appeals meeting
- Attended the May 16, 2018 Indiana Residential Code committee meeting
- Attended the May 21, 2018 meeting of the Town Council
- Attended the May 21, 2018 meeting of the Plan Commission
- Attended a May 21, 2018 meeting with a representative with BHI regarding Zionsville Road entrance
- Attended the May 23, 2018 internal TAC meeting
- Attended the May 24, 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 nine (9) 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/_05092018-840)
- Prepared eight (8) 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/_05212018-846)
- Prepared the Department's May month-end report

Communications

- Conducted various communications with applicants for the June Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the June 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

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 implemented 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
- The Department recognized Owen Young with his promotion to the Planner II / Project Manager position with the Department

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MAY 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 leadership of the Community Development Corporation
- Met with leadership of the Redevelopment Commission
- Attended a May 11, 2018 meeting with a representative of SEAKE LLC regarding the purchase of Lot 3 at Town Hall
- Attended the May 22, 2018 meeting of the Architectural Review Committee (ZARC)
- Attended the May 22, 2018 meeting of the Community Development Commission (CDC)
- Attended a May 24, 2018 meeting with a representative of Kite/Harris regarding the purchase of Lot 3 at Creekside Corporate Park
- Attended the May 29, 2018 meeting of the Redevelopment Commission (RDC)

Reporting / Documentation

- Prepared the May TIF Report
- Prepared memorandums, agenda, and other documentation associated with the May 22, 2018 CDC meeting
- Prepared memorandum, agenda, and other documentation associated with the May 29, 2018 RDC 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 easements 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
- 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-MAY 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 MAY 9, 2018

The Regular meeting of the Zionsville Board of Zoning Appeals occurred 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. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
2018-05-DSV	ZCS Wireless Telecommunication Structure	4400 South 875 East	Continued to June 5, 2018 - 5 in Favor, 0 Opposed 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	Continued to June 5, 2018 - 5 in Favor, 0 Opposed 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	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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	Continued to June 5, 2018 - 5 in Favor, 0 Opposed 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).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-10-DSV	J. Chamness	9305 E 200 South	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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	Approved w/conditions – 4 in Favor, 1 Opposed 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	Continued to June 5, 2018 - 5 in Favor, 0 Opposed 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	Approved w/commitments – 5 in Favor, 0 Opposed 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	Approved w/commitments – 5 in Favor, 0 Opposed Petition for Use Variance to allow an 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	Approved w/commitments – 5 in Favor, 0 Opposed 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	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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).

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

May 14, 2018



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday May 21, 2018

The Regular meeting of the Zionsville Plan Commission was 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 was available in room 207)
 The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-12-Z	Henke Development Group (Holliday Farms)	3900 S. US 421 (Est.)	Continued to the June 18, 2018 Plan Commission Meeting 7 in Favor, 0 Opposed 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	Approved 7 in Favor, 0 Opposed 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	Continued to the June 18, 2018 Plan Commission Meeting 7 in Favor, 0 Opposed 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
2018-02-DPA	TPI Utility Construction LLC	478 N. 1100 East	Approved 7 in Favor, 0 Opposed 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)	Continued to the June 18, 2018 Plan Commission Meeting 7 in Favor, 0 Opposed 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	Given a Favorable Recommendation to the Town Council 7 in Favor, 0 Opposed 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	Given a Favorable Recommendation to the Town Council 7 in Favor, 0 Opposed 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	Continued to the June 18, 2018 Plan Commission Meeting 7 in Favor, 0 Opposed 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	Continued to the June 18, 2018 Plan Commission Meeting 7 in Favor, 0 Opposed 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	Continued to the June 18, 2018 Plan Commission Meeting 6 in Favor, 0 Opposed 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
2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Continued to the June 18, 2018 Plan Commission Meeting 6 in Favor, 0 Opposed 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	Approved 7 in Favor, 0 Opposed 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

Docket Number	Name	Address of Project	Item to be Considered
2018-23-CPA	Town of Zionsville	1100 W. Oak Street	<p>Given a Favorable Recommendation to the Town Council 7 in Favor, 0 Opposed</p> <p>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)</p>

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

May 23, 2018



SPECIAL MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS JUNE 5, 2018

The Special meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, June 5, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

Room 207 upstairs will be available for overflow if needed.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the May 9, 2018 Meeting Memorandum
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
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).
2018-08-DSV(A)	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 required lot width in the Urban Residential Single Family Zoning District (R-SF-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

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-17-DSV	Boone Village Sign	51 N Ford Road	Petition for Development Standards variance in order to allow for one (1) integrated center sign which: 1) Deviates from the required front yard setback all within the Urban General Business Zoning District (B-2).
2018-18-DSV	S. Batchelor	1886 S 900 East	Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).
2018-19-DSV	Wildwood Designs, Inc.	2720 S 875 East	Petition for Development Standards variance in order to provide for the construction of single family homes for 2 (two) lots which: 1) Deviate from the minimum road frontage in the (R1) Rural Residential Zoning District
2018-20-DSV	Archview Properties, LLC	779 Lennox Court	Petition for Development Standards Variance in order to provide for a 218-unit apartment development which : 1) Deviates from the required thirty-five (35) ft. height allowance to a height of forty-eight (48) ft. 2) Deviates from the required one-hundred fifty (150) ft. road frontage to a zero (0) ft. road frontage 3) Deviates from the required open space percentage 4) Deviates from the required location of accessory uses in the Urban (R-MF-2) Residential Multi Family Zoning District
2018-21-DSV	Bakers Corner, LLC	140 N Maple Street	Petition for Development Standards variance in order to provide for the remodel/addition of an existing single family home which: 1) Exceeds the required lot coverage of 35%, to 42.7% 2) Deviates from the required side yard setback 3) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).

VII. 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
2018-11-SE	Oak Center Food	1213 W Oak Street	Findings of Fact – need signed
2018-13-SE	J. Williams	7829 E 100 North	Status of Commitment – Right to Farm
2018-14-UV	J. Williams	7829 E 100 North	Status of Commitment – Apartment Family/Farm Hand
2018-16-DSV	J. Gill	190 N Main Street	Findings of Fact – need signed

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



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Monday June 18, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday June 18, 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 April 15, 2018 and May 21, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-12-Z	Henke Development Group (Holliday Farms)	3900 S. US 421 (Est.)	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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
2018-17-Z	Archview Properties, LLC	779 Lennox Court	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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
2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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

2018-19-PP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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
2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 Meeting 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
2018-06-DP	Crown Castle USA Inc	4400 S. 875 East (Est)	Continued to the June 18, 2018 Plan Commission Meeting from the May 21, 2018 and April 16, 2018 Meeting 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
2018-24-PP	Manchester Square LLC/J. Zheng	Manchester Drive	Petition for Primary Plat approval to establish a 22.2 acre parcel in the R-MF-1 Urban Zoning District
2018-25-DP	Manchester Square LLC/J. Zheng	Manchester Drive	Petition for Development Plan approval to provide for a 77 lot multifamily condominium community in the R-MF-1 Urban Zoning District

VII: Other Matters to be considered

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

2016-40-DP	Hoosier Village	10201 Zionsville Road	Discussion and clarification of administrative approval of a minor amendment of the Development Plan regarding a community park with vertical structures
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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

June 1, 2018