



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

June 2018

Total permits issued for the month of June: 105

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Permit Activity Breakdown

Commercial Permits	June 2018	June 2017	YTD 2018	YTD 2017	YTD Diff
New	0	2	7	4	3
Interior Remodel	2	2	10	17	-7
Addition	1	0	1	1	0
Sign	2	0	22	8	14
Electric	4	1	12	8	4
Other	3	5	31	29	2
Sewer	0	0	0	0	0
Commercial Totals	12	10	84	67	17
Residential Permits					
Single Family	22	23	122	98	24
Addition	8	14	55	52	3
Remodel	8	7	37	48	-11
Electric	3	7	24	25	-1
Pool/Spa	4	2	20	17	3
Demolition	2	3	8	11	-3
Other	42	254	241	468	-227
Sewer/Repairs	4	0	13	6	7
Residential Totals	93	310	520	725	-205
Combined Totals	105	320	604	792	-188

Building/Site Inspections: 436 Number Of Inspections: 651

Certificates Of Occupancy Issued: 60

Easement Encroachments Authorized: 2 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

Number of violations that resulted in a violation and/or stop work order: 17

Number of Investigations closed this month: 14

Total number of zoning code violations to date: 51



Town Of Zionsville

Planning and Economic Development Permit 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
U2018-501	June	1	\$45,000	\$476	\$0	\$0	\$0	Fox Pools	Jeffrey & Lisa Higgins	Res Add Pool	Spring Knoll	31	9694 BELLFLOWER	46077
U2018-502	June	1	\$52,000	\$489	\$0	\$0	\$0	Fox Pools	James Shertzer	Res Add Pool	Colony Woods	36	1115 WILLIAMSBURG	46077
R2018-503	June	1	\$300,000	\$1,850	\$0	\$0	\$0	Custom Woodworking	EAGLE TOWNSHIP	Res Remodel			3945 SOUTH 975 EAST	46077
R2018-504	June	1	\$78,000	\$422	\$0	\$0	\$0	DJ Crews Group	Jon & Linda Silverburg	Res Remodel			10207 EAST 200 NORTH	46069
R2018-505	June	1	\$32,449	\$75	\$0	\$0	\$0	Amos Exteriors	Steven Humke	Res Reroof			6710 OLD HUNT CLUB	46077
U2018-506	June	1	\$15,771	\$75	\$0	\$0	\$0	Amos Exteriors	Robert & Susan Broderick	Res Reroof	Cobblestone Lakes	267	9054 PEBBLEPOINTE	46077
U2018-507	June	1	\$11,251	\$75	\$0	\$0	\$0	Amos Exteriors	Kevin Wong	Res Reroof	Cobblestone Lakes	53, 54	9175 STONE COURT	46077
13U2018-508	June	1	\$370,000	\$1,486	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	5	4125 SUGAR PINE LANE	46077
R2018-509	June	1	\$290,000	\$45	\$0	\$0	\$0	Danco Roofing Services	Zionsville Comm. School	Comm Reroof			11750 E 300 S	46077
U2018-510	June	4	\$10,629	\$75	\$0	\$0	\$0	Finney & Sons	Douglas & Stephanie	Res Reroof	CROSSES	95, 96	95 NORTH THIRD	46077
U2018-511	June	4	\$0	\$25	\$0	\$0	\$0	Bedell Plumbing	Daniel & Lara VonDielingen	Res Sewer	Colony Woods	273	140 SCRANTON	46077
U2018-512	June	4	\$0	\$100	\$0	\$0	\$0	Jeff Grummer	Verlon & Elizabeth	Res Demo	OLIVERS	29	150 NORTH MAIN	46077
U2018-513	June	4	\$35,110	\$263	\$0	\$0	\$0	Jeff Grummer	Verlon & Elizabeth	Res Add	OLIVERS	29	150 NORTH MAIN	46077
U2018-514	June	4	\$9,895	\$75	\$0	\$0	\$0	Ridgeline Restoration	Francisco Guerra	Res Reroof	Colony Woods	34	1075 WILLIAMSBURG	46077
U2018-515	June	4	\$10,084	\$75	\$0	\$0	\$0	Bone Dry	David & Lisa Ivey	Res Reroof	Sugarbush Hill	26	745 SUGARBUSH	46077
R2018-516	June	4	\$11,384	\$75	\$0	\$0	\$0	Bone Dry	Paul & Sallyann Novak	Res Reroof	Fieldstone	3	2991 STONE CREEK	46077
U2018-517	June	4	\$20,383	\$75	\$0	\$0	\$0	Bone Dry	Frank Hoffman	Res Reroof	Austin Oaks	166	11583 TRAIL RIDGE	46077
R2018-518	June	4	\$16,031	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Steven & Lauri Byers	Res Reroof	Fieldstone	85	11549 INDIAN HILL	46077



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U2018-519	June	4	\$314,800	\$1,310	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	232	4162 KEIGHLEY	46077
13U2018-520	June	4	\$459,000	\$1,396	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	109	3921 EVERGREEN	46077
13U2018-521	June	4	\$462,000	\$1,382	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	36	3434 SUGAR PINE LANE	46077
13U2018-522	June	5	\$19,000	\$75	\$0	\$0	\$0	Elk Roofing	Don Newman	Res Reroof	The Willows	148	11551 WILLOW	46077
U2018-523	June	5	\$9,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	John Bradshaw	Res Reroof	North Meadow	31	1115 BECKER	46077
R2018-524	June	5	\$14,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Wendy Schutte	Res Reroof	THE ENCLAVE	10	6573 BAINBRIDGE	46077
U2018-525	June	5	\$8,000	\$75	\$0	\$0	\$0	Daahl Roofing	David Warner	Res Reroof			1005 STARKEY	46077
R2018-526	June	5	\$6,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	AAaron & Elizabeth Ganci	Res Reroof	Royal Run	66	6679 AMHERST	46077
U2018-527	June	6	\$23,000	\$248	\$0	\$0	\$0	Robert Housel	Robert Housel	Res Add	Colony Woods	288	315 CAMDEN	46077
U2018-528	June	6	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Daniel & Dianne Studebaker	Res Reroof	PRESERVE AT SPRING KNOLL	314	4273 HONEYSUCKLE	46077
U2018-529	June	6	\$35,000	\$200	\$0	\$0	\$0	Aspen Outdoor Designs	John Chisholm	Res Add Deck	Colony Woods	46	950 WILLIAMSBURG	46077
U2018-530	June	7	\$40,000	\$276	\$0	\$0	\$0	Steve Herron	Steven Herron	Res Remodel	Dyes	11	955 WEST OAK	46077
U2018-531	June	7	\$0	\$90	\$0	\$0	\$0	Estridge Homes	Estridge Homes	Comm Electric	Oxford Woods	Common Area	11556 WALTON	46077
R2018-532	June	7	\$200,000	\$1,291	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	43	5936 MUSCADINE	46077
U2018-533	June	8	\$8,500	\$75	\$0	\$0	\$0	Stay Dry Roofing	Lawrence & Kathleen Fon	Res Reroof	Colony Woods	184	235 GOVERNORS	46077
U2018-534	June	8	\$39,826	\$140	\$0	\$0	\$0	Nitto, Inc	Universal Transparent Bag	Comm Remodel	Ripberger Business Park	1	10505 BENNETT	46077
U2018-535	June	8	\$286,000	\$1,400	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	89	4813 ABERDEEN	46077
R2018-536	June	8	\$8,500	\$75	\$0	\$0	\$0	SANDRA WRIGHT	SANDRA WRIGHT	Res Reroof	Royal Run	439	6283 SADDLETREE	46077



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U2018-537	June	8	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Walter & Marianne Baron	Res Reroof	Colony Woods	183	245 GOVERNORS	46077
U2018-538	June	8	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Joseph & Beth Carney	Res Reroof	PRESERVE AT SPRING KNOLL	311	4285 HONEYSUCKLE	46077
U2018-539	June	8	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Timothy & Andrea Hester	Res Reroof	PRESERVE AT SPRING KNOLL	310	4289 HONEYSUCKLE	46077
13U2018-540	June	11	\$5,000	\$375	\$0	\$0	\$0	William Urling	William & Maigen Urling	Res Add Deck	HIDDEN PINES	121	3611 EVERGREEN	46077
U2018-541	June	11	\$2,000	\$479	\$0	\$0	\$0	Dan McCloskey	Robert Bender	Comm Remodel	N.T.		31 EAST PINE	46077
U2018-542	June	11	\$17,000	\$75	\$0	\$0	\$0	Elbert Construction	Gary & Carmen Stark	Res Reroof	Clarkston	17	11390 VALLEY	46077
U2018-543	June	11	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Douglas & Sara Tischbein	Res Reroof	Colony Woods	72	1105 CROWN	46077
R2018-544	June	12	\$8,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jennifer Rozelle	Res Reroof			9702 EAST 375 SOUTH	46077
R2018-545	June	12	\$6,100	\$100	\$0	\$0	\$0	ABPR of Indiana	Ellen & Christophe	Res Other	Vonterra	21	5777 ARBOIS	46077
U2018-546	June	12	\$5,000	\$410	\$0	\$0	\$0	John Finnell	John & Maria Finnell	Res Remodel			505 SOUTH 5TH STREET	46077
U2018-547	June	12	\$20,000	\$75	\$0	\$0	\$0	Coomer Roofing	Brett & Christy Zeller	Res Reroof	Raintree Place	70	305 RAINTREE	46077
13U2018-548	June	12	\$470,000	\$1,341	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	41	11346 CANOPY	46077
U2018-549	June	13	\$8,000	\$250	\$0	\$0	\$0	Braden Nicholson	Braden Nicholson	Res Add	OLIVERS	42	85 & 95 WEST ASH	46077
U2018-550	June	13	\$36,000	\$75	\$0	\$0	\$0	Steve Strum	James & Leanna Bailey	Res Reroof	Clifden Pond	17	75 CLIFDEN POND ROAD	46077
R2018-551	June	14	\$340,000	\$1,376	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New			1331 S 1100 E	46077
U2018-552	June	15	\$10,000	\$75	\$0	\$0	\$0	On Call Construction	Mark & Jessica Gamache	Res Reroof	Cobblestone Lakes	168	4721 PEBBLEPOINTE	46077
U2018-553	June	15	\$249,500	\$1,243	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	238	4137 KEIGHLEY	46077
13U2018-554	June	15	\$426,000	\$1,299	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	53	3615 SUGAR PINE LANE	46077



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13U2018-555	June	15	\$420,000	\$1,342	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	26	3678 SUGAR PINE LANE	46077
U2018-556	June	18	\$0	\$25	\$0	\$0	\$0	Rishel Excavating	RICHARD & PATRICIA	Res Sewer	MELORA DYES	12	965 WEST OAK	46077
U2018-557	June	18	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Janice Strickland	Res Reroof	PRESERVE AT SPRING KNOLL	324	4235 HONEYSUCKLE	46077
U2018-558	June	18	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Shannon Hughes	Res Reroof	Village Walk	16	30 PHILLIPS PLACE	46077
R2018-559	June	18	\$11,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Sara Holsclaw	Res Reroof	PRESERVE AT SPRING KNOLL	313	4277 HONEYSUCKLE	46077
U2018-560	June	18	\$8,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	John & Maureen Griffin	Res Reroof	Colony Woods	233	280 GOVERNORS	46077
R2018-561	June	19	\$11,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Phillip & Deborah	Res Reroof	THE ENCLAVE	3	6553 BAINBRIDGE	46077
U2018-562	June	19	\$0	\$75	\$0	\$0	\$0	RC Electric	Ed & Marilyn Hunter	Res Electric	Colony Woods	141	965 MAXWELL	46077
U2018-563	June	19	\$25,000	\$489	\$0	\$0	\$0	Tile it Up	Vincent & Anne Palisson	Res Remodel	Village Walk	109	1532 WATERFORD	46077
U2018-564	June	19	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Beazer Homes	Comm Electric	Pemberton	H	COMMON AREA	46077
U2018-565	June	19	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Beazer Homes	Comm Electric	Pemberton	COMMON AREA 1A	SOUTH ENTRY	46077
U2018-566	June	19	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Beazer Homes	Comm Electric	Pemberton	COMMON AREA 1Q	COMMON AREA 1Q	46077
U2018-567	June	19	\$39,900	\$487	\$0	\$0	\$0	Johnny Wheelington	Richard & Deborah Maas	Res Remodel	Rock Bridge	132	9109 STONINGTON	46077
U2018-568	June	20	\$0	\$25	\$0	\$0	\$0	Peterman Heating, Cooling	Lewis & Eliana Jacobson	Res Sewer	Clifden Pond	25	6 STONE WALL LANE	46077
R2018-569	June	20	\$1,500	\$125	\$0	\$0	\$0	David Swiney	David Swiney	Res Add	HIDDEN HOLLOW	3	5779 SOUTH 900 EAST	46077
U2018-570	June	20	\$5,480	\$410	\$0	\$0	\$0	Mark Olis Construction	Dan Collins	Res Remodel	Zion Hills	31	12202 Daughtery	46077
R2018-571	June	20	\$490,000	\$1,422	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	206	11154 GLEN AVON WAY	46077
R2018-572	June	20	\$550,000	\$1,445	\$0	\$1,221	\$1,009	Cedar Street Builders	Todd & Laura Nelson	Res New	Stonegate	326	6544 W DEERFIELD	46077



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R2018-573	June	21	\$60,000	\$469	\$0	\$0	\$0	Jason Chamness	Jason Chamness	Res Add	Saddle Brook Farms	1	9305 EAST 200 SOUTH	46077
13U2018-574	June	21	\$36,000	\$100	\$0	\$0	\$0	Extreme Hardscapes-David	Shirley Lumsdon	Res Other	The Willows	103	11612 WEEPING	46077
R2018-575	June	21	\$200,000	\$1,232	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	48	10322 PIGATO	46077
R2018-576	June	21	\$200,000	\$1,351	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	49	10318 PIGATO	46077
U2018-577	June	21	\$40,000	\$471	\$0	\$0	\$0	Fox Pools	CHRISTOHER & TRACEY	Res Add Pool	BLOOR WOODS	9	770 BLOOR WOODS	46077
R2018-578	June	22	\$225,000	\$1,076	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	12	1711 ARBOR WAY	46077
R2018-579	June	22	\$225,000	\$1,122	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	35	1677 CYPRESS	46077
R2018-580	June	22	\$225,000	\$1,053	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	47	1676 CYPRESS	46077
U2018-581	June	22	\$16,838	\$75	\$0	\$0	\$0	Bone Dry	Gregory & Christie Turnbull	Res Reroof	PRESERVE AT SPRING KNOLL	321	4245 HONEYSUCKLE	46077
U2018-582	June	22	\$10,178	\$75	\$0	\$0	\$0	Bone Dry	Katelyn & Charles	Res Reroof	OLIVERS	47	285 NORTH MAIN	46077
U2018-583	June	22	\$15,385	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Lisa Burr	Res Reroof	Cobblestone Lakes	79	4911 SOUTH	46077
R2018-584	June	25	\$800,000	\$1,093	\$0	\$0	\$0	Mark Downs	STONEGAIT FARMS LLC	Res Remodel			7681 EAST 500 SOUTH	46077
U2018-585	June	25	\$8,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Patrick & Karen Hogan	Res Reroof	Colonial Heights	9	5060 SOMERSET	46077
R2018-586	June	25	\$4,000,000	\$2,408	\$0	\$1,221	\$1,009	Homes by Design	Sprong-Ottinger LLC	Res New			8551 Hunt Club Road	46077
R2018-587	June	25	\$12,000	\$100	\$0	\$0	\$0	Morton Buildings	Terry & Carole Bushnell	Res Add			3778 SOUTH 800 EAST	46077
U2018-588	June	25	\$8,500	\$75	\$0	\$0	\$0	Tim Hondo Hanlin	LORENE M MCCLINTIC	Res Reroof	Crosses 4th Addition	12	365 WEST ASH	46077
R2018-589	June	26	\$370,000	\$1,232	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	329	7658 DEERFIELD	46077
13U2018-590	June	26	\$13,000	\$100	\$0	\$0	\$0	Lemke Landscape	Hashmi Syed & Ayesha Kamran	Res Other	The Willows	7	11506 WILDLIFE	46077



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U2018-591	June	26	\$0	\$150	\$0	\$0	\$0	Elevation Excavation Inc.	Jeffrey Cooper	Res Demo		1	510 EAGLE VIEW	46077
R2018-592	June	26	\$0	\$0	\$0	\$0	\$0	Joe Viewegh	Viewegh and Assoc	Comm Sign	Stonegate	78	7619 W STONEGATE	46077
R2018-593	June	27	\$150,000	\$1,964	\$0	\$0	\$0	TPI Utility Construction	K&M Holdings	Comm Add			478 NORTH 1100 EAST	46077
U2018-594	June	27	\$900,000	\$0	\$0	\$0	\$0	4Site Properties, LLC	Guttman Development	Grading	Ansley Park		5345 SOUTH US 421	46077
U2018-595	June	27	\$0	\$0	\$0	\$0	\$0	Sign Craft	Ford Road Outlot LLC	Comm Sign	Boone Village		51 N FORD RD	46077
U2018-596	June	27	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Verlon & Elizabeth	Res Sewer	OLIVERS	29	150 NORTH MAIN	46077
U2018-597	June	27	\$15,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Paul & Mary Cashen	Res Reroof	Colony Woods	255	160 GOVERNORS	46077
U2018-598	June	28	\$22,587	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Lori Upton	Res Reroof	PRESERVE AT SPRING KNOLL	183	4331 CHERRY	46077
R2018-599	June	28	\$550,000	\$1,475	\$0	\$1,009	\$1,221	Drees Homes	Drees Homes	Res New	Brookhaven	192	11157 GLEN AVON WAY	46077
R2018-600	June	28	\$55,000	\$511	\$0	\$0	\$0	Pools of Fun	William & Tanya Hahn	Res Add Pool	Brookhaven	23	2812 BROOKLINE	46077
U2018-601	June	28	\$17,662	\$75	\$0	\$0	\$0	RMG Roofing	Kim Deremiah	Res Reroof	Thornhill	119	1623 CONTINENTAL	46077
U2018-602	June	28	\$0	\$75	\$0	\$0	\$0	Trent Leinenbach	Trent & Anneliese	Res Electric			6823 SOUTH FORD RD	46077
R2018-603	June	29	\$0	\$0	\$0	\$0	\$0	CalAtlantic Homes of	CalAtlantic Homes of	Grading	Vonterra		10150 ZIONSVILLE	46077
R2018-604	June	29	\$0	\$75	\$0	\$0	\$0	Richard Lamb	Key Bank	Res Electric			505 S TAYLOR	46077
U2018-605	June	29	\$750,000	\$1,331	\$0	\$0	\$0	Cedar Street Builders	Jarmco LLC	Res New	GRIMES	2	190 NORTH 6TH STREET	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2018

Total: C of O issued for the month of June: 60

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2016-451	Homes by Design	Jon & Debra Shook	Res New	Willow Ridge	56	11559 WILLOW SPRINGS DRIVE	46077	2018/06/06
U2016-584	Homes by Design	John & Julia Sofia	Res New	OLDFIELDS	15	6644 BELFAIR COURT	46077	2018/06/27
R2016-847	John Lawrence	Michael & Sherri Leffler	Res New	LEFFLER 1200 EAST MINOR		1850 S 1200 EAST	40677	2018/06/12
U2016-883	M&M Construction	Eric Mieure	Res Add Deck	Village Walk	70	1665 VILLAGE WALK DRIVE	46077	2018/06/12
R2016-1016	Tucker Herbold	Tucker Herbold	Res Remodel			6425 E 100 North	46052	2018/06/19
U2016-1020	Davis Building Group, LLC	EMT Project LLC	Res New			4801 S 875 EAST	46077	2018/06/14
R2017-1	BGW Construction, LLC	Fred & Dana Isaac	Res Remodel			6895 S 775 EAST	46077	2018/06/27
13U2017-69	Mike McGhee & Assoc	Jonathan & Debra Shook	Res Add Pool	Willow Ridge	56	11559 WILLOW SPRINGS DRIVE	46077	2018/06/12
R2017-181	The Pool Shop	Stanley & Janet Thompson	Res Add Pool	BROOKHAVEN	260	2496 STILL CREEK DRIVE	46077	2018/06/12
U2017-254	Freeland's Remodeling Group	Mark & Rebecca Franklin	Res Remodel	Spring Knoll	262	4257 GREENTHREAD DRIVE	46077	2018/06/29
13U2017-262	Fiano Landscapes	Praveen & Stefanie Perni	Res Other	The Willows	222	11623 WILLOW SPRINGS DRIVE	46077	2018/06/01
R2017-300	Morton Buildings	Chad & Jennifer Elgin	Res Add	LEFFLER 1200 EAST MINOR	1	11930 E 200 South	46077	2018/06/18
13U2017-321	Champion Window	Susan Wooley	Res Add	HIDDEN PINES	4	4115 SUGAR PINE LANE	46077	2018/06/13
13U2017-324	Blue Haven Pools	Marianne Hacker	Res Add Pool	HIDDEN PINES	95	3634 CONIFER DRIVE	46077	2018/06/11
13U2017-372	Accent Landscape	Nicola James	Res Other	HIDDEN PINES	96	3664 CONIFER DRIVE	46077	2018/06/13
U2017-407	The Skillman Corporation	Zionsville Comm. School	Comm Remodel	N.T.	Eagle Elementary	350 N SIXTH STREET	46077	2018/06/05



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2018

Total: C of O issued for the month of June: 60

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2017-431	Ernie Dollard Supervision	Jack White	Res Remodel	L F & H		540 W HAWTHORNE STREET	46077	2018/06/25
R2017-604	Gilliatte General Contractors	Interactive Academy	Comm Other		Interactive Academy -	3795 S US 421	46077	2018/06/29
U2017-624	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	3 & 4	5645 & 5647 FAIR OAKS TRAIL	46077	2018/06/18
U2017-625	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	7 & 8	10055 & 10057 FAIR OAKS TRAIL	46077	2018/06/01
R2017-809	Doug Martin	Clarence Dale Kennedy	Res Add	COOPER HEIGHTS	7	8300 COOPER LANE	46077	2018/06/07
U2017-1100	Heritage Realty Group	MANCHESTER ESTATES LLC	Res Remodel	Manchester Square		109 WAKEFIELD WAY	46077	2018/06/04
U2017-1134	Engcon, LLC	Dawn Lantz	Comm Remodel		Dawn to Dusk Daycare	11706 N MICHIGAN ROAD	46077	2018/06/29
U2017-1179	Kathleen Morris	Steven & Kathleen Morris	Res Remodel	L F & H		713 W HAWTHORNE STREET	46077	2018/06/13
R2017-1473	Drees Homes	Drees Homes	Res New	BROOKHAVEN	189	11173 GLEN AVON WAY	46077	2018/06/07
R2017-1771	Davis Building Group, LLC	Benjamin Finegan & Christina	Res New	DEROSS ESTATES	7	5231 S 875 EAST	46077	2018/06/15
U2017-1829	Robert Rottman	Robert & Gloria Rottmann	Res Remodel	OLIVERS		140 N MAIN STREET	46077	2018/06/29
U2017-1857	Michael Kojetin	Michael & Judith Kojetin	Res Add	N.T.		665 BLOOR LANE	46077	2018/06/08
R2017-1904	Drees Homes	Drees Homes	Res New	BROOKHAVEN	203	11142 GLEN AVON WAY	46077	2018/06/15
U2017-2010	Innovative Homes & Remodeling	Jim Decoursey	Res Add	Colonial Heights		10833 Marquette Road	46077	2018/06/08
R2017-2078	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	23	231 ASPEN DRIVE	46077	2018/06/07
R2017-2079	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	24	239 ASPEN DRIVE	46077	2018/06/25



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2018

Total: C of O issued for the month of June: 60

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-2088	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	56	5937 MUSCADINE WAY	46077	2018/06/08
13U2017-2114	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	143	11640 Foxtail Court	46077	2018/06/29
U2018-5	Mitch Young/Young's	Jamie & Cynthia Reynolds	Res Add			110 N Third Street	46077	2018/06/29
R2018-17	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	51	10310 Pigato Drive	46077	2018/06/19
U2018-19	Fischer Homes	Fischer Homes	Res New	Hampshire	120	4670 Kettering Place	46077	2018/06/14
U2018-20	Fischer Homes	Fischer Homes	Res New	Hampshire	112	4513 Kettering Place	46077	2018/06/11
13U2018-27	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	120	3637 EVERGREEN WAY	46077	2018/06/04
13U2018-37	Pulte Homes	Jim Concorn	Res New	HIDDEN PINES	38	11196 Canopy Way	46077	2018/06/19
R2018-38	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	39	5886 MUSCADINE WAY	46077	2018/06/29
U2018-40	Beazer Homes	Beazer Homes	Res New	Hampshire	231	4150 Keighley Court	46077	2018/06/04
U2018-56	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Remodel		Potpourii Building	110 N Main Street	46077	2018/06/20
U2018-70	Case Design	Bob & Jill Congdon	Res Remodel	Cedar Bend	35	10542 WILDWOOD DRIVE	46077	2018/06/01
13U2018-76	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	30	3600 SUGAR PINE LANE	46077	2018/06/29
U2018-89	DR Construction LLC	James and Amy Akins	Res Add	Cedar Bend	75	9799 LAKEWOOD DRIVE	46077	2018/06/28
R2018-98	David Milender	Jennifer Tang	Res Remodel	COBBLESTONE LAKES OF	78	4901 S COBBLESTONE	46077	2018/06/04
13U2018-113	Chuck's Construction	Therese Ann McKenzie	Res Add	HIDDEN PINES	16	3904 SUGAR PINE LANE	46077	2018/06/04



Town Of Zionsville

Planning and Economic Development C of O Detail

June 2018

Total: C of O issued for the month of June: 60

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-138	High Pointe Builders	Jonathan Everson	Res Remodel	Oak Ridge	49	4600 HICKORY COURT	46077	2018/06/20
13U2018-157	Chuck's Construction	Michael Wagner	Res Add	HIDDEN PINES	15	3920 SUGAR PINE LANE	46077	2018/06/01
R2018-183	Husers Firefighter Landscape	Richard Richey	Res Other	Timberwolf	13	9231 TUNDRA DRIVE	46077	2018/06/08
U2018-240	Hendrich Pool	Greg Johnson	Res Add Pool	Sugarbush	16	750 SUGARBUSH DRIVE	46077	2018/06/12
R2018-244	Jon Lindberg	Jon Lindberg	Res Remodel	THE ENCLAVE	61	6830 WINDEMERE DRIVE	46077	2018/06/27
U2018-280	BBG Construction	Scott and Erika Sauer	Res Add Deck	Colony Woods	113	140 MAXWELL COURT	46077	2018/06/28
13U2018-288	The Deck Store	Christopher Caniff	Res Add	The Woodlands at Irishman's Run	47	9302 IRISHMANS RUN LANE	46077	2018/06/04
R2018-314	Bob Hayes	Michael Pearce	Res Add	Brookhaven	209	11168 GLEN AVON WAY	46077	2018/06/20
U2018-320	Vince Flecker	Harold and Lena Heckman	Res Remodel	Zion Hills	6	12205 DAUGHERTY DRIVE	46077	2018/06/18
R2018-458	Christopher Scott Homes	Christopher Carnell	Res Other			9655 EAST 400 SOUTH	46077	2018/06/08
U2018-476	Decks by Design	Mark & Maureen Hoyer	Res Add Deck	Smith Meadow		9688 WINTER WAY	46077	2018/06/06
U2018-541	Dan McCloskey	Robert Bender	Comm Remodel	N.T.		31 EAST PINE STREET	46077	2018/06/26



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	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	479	666	80	80
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	436	651	24	60
July																						
August																						
September																						
October																						
November																						
December																						
Totals	7	1	10	22	12	31	122	55	37	24	20	8	241	13	0	603	3	78	2368	3201	168	232



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2018

Status Report

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Residential Fees	January	February	March	April	May	June								YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013								\$166,144
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214								\$69,114
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025								\$30,725
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401								\$120,249
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766								\$129,982
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225								\$339,876
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619								\$825,365
New Commercial Start ILP Fees	\$2,106	\$0	\$1,756	\$916	\$8,705	\$0								\$13,483
All Other Commercial ILPs	\$1,488	\$1,665	\$7,262	\$4,027	\$5,066	\$2,988								\$22,496
Commercial Inspection Fees(Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300								\$2,100
Commercial Road Impact Fees	\$30,528	\$0	\$0	\$0	\$123,914	\$0								\$154,442
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0								\$12,825
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$2,988								\$216,602
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225								\$352,701
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167								\$418,029
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,607								\$1,041,967
Petition Filing Fees	January	February	March	April	May	June								YTD
Plan Commission														
Primary Plat Approval				\$3,195	\$1,385	\$1,200								\$5,780
Secondary Plat Approval		\$830	\$2,240	\$2,130	\$400									\$5,600
Minor Plat Approval	\$400		\$330											\$730
Zone Map Amendment			\$20,900	\$2,537		\$5,700								\$29,137
Subdivision Waiver														
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980								\$16,708
Development Plan Amendment	\$575													\$575
Ordinance Amendment														
Board of Zoning Appeals														
Variance of Use	\$1,200			\$400		\$1,200								\$2,800
Variance of Dev Standards	\$325	\$800	\$1,462	\$1,650	\$1,575	\$400								\$6,212
Special Exception			\$1,050	\$700										\$1,750
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,256	\$10,480								\$69,842
Permit Overview	January	February	March	April	May	June								YTD
New Home ILP	12	17	31	21	19	22								122
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,321,833	\$11,782,300								\$55,846,698
All Other Residential ILP	20	39	78	87	103	71								398
New Commercial Start ILP	1		1	1	4									7
All Other Commercial ILP	9	10	15	18	12	12								76
Total Permit Per Month	42	66	125	127	138	105								603
Petition Filing Quantities	January	February	March	April	May	June								YTD
Plan Commission														
Primary Plat Approval				¹ Putte Homes of Ind	¹ Manchester Square	¹ MAP 1861 Developme								
Secondary Plat Approval		¹ Inglebrook Phase 2	See Files	¹ Putte Homes of Ind	¹ K. Shaffer (Hale M									
Minor Plat Approval	¹ Lenox Minor Plat -		¹ B&D Homes, LLC											
Zone Map Amendment			² Henke Development Little League Inte	See Files		² State Bank of Litz Becknell Services,								
Subdivision Waiver														
Development Plan	¹ J. Viewegh	¹ LDR Rentals LLC	² S. Scheidler Zionsville Communi	See Files	¹ Manchester Square	¹ MAP 1861 Developme								
Development Plan Amendment	¹ TPI Utility Constr													
Ordinance Amendment														
Comprehensive Plan Amendment														
Board of Zoning Appeals														
Variance of Use	¹ D. Swiney			¹ J. Williams		¹ M. Villanueva								
Variance of Dev Standards	¹ T. Lewis	² J. Scott J. Stehr	See Files	See Files	See Files	¹ C. Gregory								
Special Exception			² Oak Center Food Te Zionsville Communi	¹ J. Williams										
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6								54
Collected Fees: Duplicate Permits, Amendments, Proceeding Fees	\$250	\$500	\$1,200	\$275		\$1,475								\$3,700
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$71,578	\$72,500								\$443,746
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,229	\$151,892								\$1,214,476

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 2018

Planning

Intake

- The Department reviewed / issued 103 building permits, issued two (2) sign permits, and conducted 668 inspections (as detailed in the attached pages)
- The Department accepted three (3) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted four (4) petitions for review by the Plan Commission (either at future meetings or by Staff)

Meeting

- Attended the June 4, 2018 Town Council meeting
- Attended the June 5, 2018 meeting of the Fire Prevention & Building Safety Commission
- Attended the June 5, 2018 Board of Zoning Appeals meeting
- Attended the June 7, 2018 IPEP Safety Meeting
- Attended the June 18, 2018 meeting of the Town Council
- Attended the June 18, 2018 meeting of the Plan Commission
- Attended and participated in the June 19, 2018 Zionsville Chamber of Commerce monthly meeting
- Attended the June 19, 2018 Town Hall staff Cook Out held at Town Hall
- Attended the June 20, 2018 Indiana Residential Code committee meeting
- Attended the June 20, 2018 internal TAC meeting
- Attended the June 21, 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 eight (8) 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/_06052018-851
- Prepared four (4) 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/_06182018-855
- Prepared the Department's June month-end report

Communications

- Conducted various communications with applicants for the July Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the July 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
- Department took delivery of two Ford pick-up trucks (replacement/ trade-in of 2006 Chevrolet Impala, transfer of Chevrolet Silverado to Waste Water Treatment Plant)
- The Department continued with 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 (finalization of LUCA submittal / mail off of results)
- 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
- 2018-2019 Open Enrollment (insurance benefits - town wide staff implementation)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 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
- Attended a June 6, 2018 meeting with representatives of Pock Family Farm LLC regarding development concepts
- Attended a June 21, 2018 meeting with the Hamilton County Airport Authority regarding the Strategic Plan (forthcoming kick-off)
- Attended a June 26, 2018 meeting with representatives of Schneider Engineering regarding Town Hall replat
- Attended a June 27, 2018 meeting with a representative of SEAKE LLC regarding the purchase of Lot 3 at Town Hall
- Attended a June 29, 2018 meeting with a representative of Kite/Harris regarding the purchase of Lot 3 at Creekside Corporate Park

Reporting / Documentation

- Prepared the June TIF Report

Communications

- 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 Creekside Corporate Park marketing materials
- Conducted communications regarding future meetings of 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
- Conducted communications regarding Duke Energy's Site Selection Program (Creekside's participation)
- 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
- Contract Management: Strategic Plan for area surrounding airport
- Contract Management: Schneider Engineering (Replat – Town Hall Minor Subdivision)
- Public Disposal Process: Disposal of Town Hall Government Center Lot 3
- 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-JUNE 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 (Kite/Harris / internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
Airport Strategic Plan (HWC / 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 (Internal)
Town Hall / Government Center – site development / internal space configuration (Internal)
Town Hall / Government Center – replatting (Schneider Engineering / Internal)
WTH-Upgrades / FOG



SPECIAL MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS JUNE 5, 2018

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

The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-05-DSV	ZCS Wireless Telecommunication Structure	4400 South 875 East	Denied - Subject to Adoption of Negative Findings of Fact – 1 in Favor, 4 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	Denied - Subject to Adoption of Negative Findings of Fact – 1 in Favor, 4 Opposed Petition for Special Exception to allow for the construction of a 125’ wireless communications tower in the Special Use Zoning District (SU-1).
2018-08-DSV(A)	B & D Homes First Addition	640 & 650 Mulberry Street	Denied - Subject to Adoption of Negative Findings of Fact – 0 in Favor, 5 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 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	Continuance Request by Petitioner to July 10, 2018 - Continuance Approved – 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

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-17-DSV	Boone Village Sign	51 N Ford Road	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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	Continued w/Notice to July 10, 2018 - 5 in Favor, 0 Opposed 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	Continued to July 10, 2018 - 5 in Favor, 0 Opposed 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	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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	Approved w/exhibits as filed – 5 in Favor, 0 Opposed 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).

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday June 18, 2018

The Regular meeting of the Zionsville Plan Commission was 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 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.)	Given a Favorable Recommendation to the Town Council 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
2018-17-Z	Archview Properties, LLC	779 Lennox Court	Continued to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 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)
2018-18-DP	Archview Properties, LLC	779 Lennox Court	Continued to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 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
2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	Continued to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 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

2018-19-PP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Continued with Notice to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 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 with Notice to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 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
2018-06-DP	Crown Castle USA Inc	4400 S. 875 East (Est)	Request to withdraw approved 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	CalAtlantic Homes of Indiana (LENNAR)	Manchester Drive	Approved 7 in Favor 0 opposed Petition for Primary Plat approval to establish a 22.2 acre parcel in the R-MF-1 Urban Zoning District
2018-25-DP	CalAtlantic Homes of Indiana (LENNAR)	Manchester Drive	Approved 7 in Favor 0 opposed Petition for Development Plan approval to provide for a 77 lot multifamily townhome development the R-MF-1 Urban Zoning District

June 21, 2018



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS JULY 10, 2018

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, July 10, 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 June 5, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-12-DSV	Pulte Homes / Little League International	8602 E 500 South	<p>Continued from June 5, 2018 by Petitioner to July 10, 2018 Petition for Development Standards variance to:</p> <p><i>A: Construct a 78 lot Residential Subdivision with:</i></p> <ul style="list-style-type: none"> 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) <p><i>B: Construct the Headquarters for the Little League facility, which:</i></p> <ul style="list-style-type: none"> 1) Deviates from required development standards 2) Deviates from required Architectural Design of the Urban Office Business Zoning District (B-O), with outdoor operations
2018-18-DSV	S. Batchelor	1886 S 900 East	<p>Continued w/Notice from June 5, 2018 to July 10, 2018 Petition for Development Standards Variance in order to provide for a new single family home on a lot which:</p> <ul style="list-style-type: none"> 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	<p>Continued from June 5, 2018 to July 10, 2018 Petition for Development Standards variance in order to provide for the construction of single family homes for 2 (two) lots which:</p> <ul style="list-style-type: none"> 1) Deviate from the minimum road frontage in the (R1) Rural Residential Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-22-DSV	M. Applegate	2705 S 975 East	Petition for Development Standards variance in order to provide for the addition of an existing barn which: 1) Exceeds the allowable roofed accessory square footage in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).
2018-23-DSV	C. Gregory	505 W Sycamore	Petition for Development Standards variance in order to provide for the addition of an existing single family home which: 1) Exceeds the required lot coverage of 35%, to 39%. 2) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Petition for Use Variance to allow a former private club facility, to serve as a public Reception Hall/Gathering Place within the Rural Equestrian (RE) Zoning District.

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
2018-13-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
2018-05-DSV	ZCS Wireless	4400 South 875 East	Negative Findings of Fact – need signatures
2018-06-SE	ZCS Wireless	4400 South 875 East	Negative Findings of Fact – need signatures
2018-08-DSV(A)	B & D Homes First	640 & 650 Mulberry	Negative Findings of Fact – need signatures

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 July 16, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday July 16, 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 June 18, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-17-Z	Archview Properties, LLC	779 Lennox Court	Continued to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 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 July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 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 July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 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 with Notice to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 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).

2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Continued with Notice to the July 16, 2018 Plan Commission Meeting from the May 21, 2018 and June 18, 2018 Meeting Petition for Development Plan Approval to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A).
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VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-27-Z	Becknell Service, LLC	5190 S. State Road 267 Lebanon, IN	Petition for Zone Map change to rezone approximately 80 acres from the Rural (AG) Agricultural Zoning District to a Rural (I-1) Light Industrial Zoning District
2018-28-Z	State Bank of Lizton	8602 E 500 South (North 18 Acres)	Petition for Zone Map change to rezone approximately 18.054 acres from the Urban (SU-7) Special Use Zoning District to a (R-SF-2) Residential Single Family Zoning District
2018-29-PP	MAP 1861 Development LLC	410 S. 4 th Street 500 S. Main Street	Petition for Primary Plat approval to provide for 24 Lots in the (PUD) Planned Unit Development Zoning District
2018-30-DP	MAP 1861 Development LLC	410 S. 4 th Street 500 S. Main Street	Petition for Development Plan approval to provide for the development of a 13 acre site into 24 lots for residential use in the (PUD) Planned Unit Development 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

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 26, 2018