



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### August 2018

Total permits issued for the month of August: 99

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#### Permit Activity Breakdown

Commercial Permits	August 2018	August 2017	YTD 2018	YTD 2017	YTD Diff
New	2	1	10	5	5
Interior Remodel	2	1	18	22	-4
Addition	0	0	1	2	-1
Sign	5	4	30	23	7
Electric	5	5	18	16	2
Other	1	9	40	41	-1
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>15</b>	<b>20</b>	<b>118</b>	<b>109</b>	<b>9</b>
<b>Residential Permits</b>					
Single Family	18	20	157	126	31
Addition	14	16	82	79	3
Remodel	6	10	55	68	-13
Electric	7	7	33	33	0
Pool/Spa	5	2	29	23	6
Demolition	2	3	12	15	-3
Other	31	268	320	1002	-682
Sewer/Repairs	1	1	15	8	7
<b>Residential Totals</b>	<b>84</b>	<b>327</b>	<b>703</b>	<b>1354</b>	<b>-651</b>
<b>Combined Totals</b>	<b>99</b>	<b>347</b>	<b>821</b>	<b>1463</b>	<b>-642</b>

Building/Site Inspections: 510      Number Of Inspections: 730

Certificates Of Occupancy Issued: 58

Easement Encroachments Authorized: 2      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 12

Number of violations that resulted in a violation and/or stop work order: 8

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 71



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2018-724	August	1	\$50,000	\$648	\$0	\$0	\$0	Fox Pools	Mark & Jennifer Hall	Res Add Pool	Brookhaven	7	11229 AVIEMORE	46077
13U2018-725	August	1	\$418,000	\$1,332	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	130	3694 EVERGREEN	46077
R2018-726	August	2	\$30,000	\$100	\$0	\$0	\$0	Sovereign Landscape	Ryan & Kristen Cambridge	Res Other	Vonterra	46	10330 ARILLA	46077
R2018-727	August	2	\$30,000	\$531	\$0	\$0	\$0	Whitney Meyer & Jared Gayken	Whitney Meyer & Jared Gayken	Res Remodel			8350 EAST 250 SOUTH	46077
R2018-728	August	2	\$7,000	\$75	\$0	\$0	\$0	Daahl Roofing	Cheryl Bilsland	Res Reroof	Hunters Ridge	584	6510 HUNTERS	46077
U2018-729	August	2	\$15,000	\$410	\$0	\$0	\$0	John Grimme	Cem & Rhonda Sakarya	Res Add Deck	Cobblestone Lakes	273	8992 SPRING	46077
13U2018-730	August	2	\$30,000	\$100	\$0	\$0	\$0	Lemcke Landscape	Jennifer Watkins	Res Other	The Willows	37	3234 WILDLIFE	46077
U2018-731	August	3	\$12,500	\$410	\$0	\$0	\$0	Chuck Bryson	Chuck Bryson	Res Add	L F & H	1, 2	710 WEST HAWTHORNE	46077
13U2018-732	August	3	\$34,589	\$241	\$0	\$0	\$0	The Smart Pergola	Michael & Amy Hammond	Res Other	Willow Ridge	62	11543 WILLOW	46077
R2018-733	August	3	\$60,000	\$573	\$0	\$0	\$0	Perma Pools	Adam & Megan Moss	Res Add Pool	Brookhaven	200	11130 GLEN AVON WAY	46077
13U2018-734	August	3	\$75,000	\$635	\$0	\$0	\$0	Perma Pools	Jonathan & Kelly Kramer	Res Add Pool	The Willows	140	11556 WILLOW	46077
U2018-735	August	3	\$13,000	\$75	\$0	\$0	\$0	Jason Smith	Kristan Ohlmann	Res Reroof			10475 ZIONSVILLE	46077
R2018-736	August	6	\$21,000	\$335	\$0	\$0	\$0	Bradley & Leighann Kogan	Bradley & Leighann Kogan	Res Add	HIDDEN HOLLOW	2	5767 S 900 E	46077
U2018-737	August	6	\$0	\$75	\$0	\$0	\$0	SCOTT & SARAH	SCOTT & SARAH	Res Electric	Sugarbush Hill	72	647 MORNINGSIDE	46077
U2018-738	August	6	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Gwen Dubay	Res Reroof	Colony Woods	241	200 GOVERNORS	46077
13U2018-739	August	7	\$40,000	\$514	\$0	\$0	\$0	JB Adams Designs LLC	Amit Mehta	Res Add	Willow Glen	3	3219 CIMMARON	46077
R2018-740	August	7	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Michael & Stephanie	Res Reroof	THE ENCLAVE	19	6555 BAINBRIDGE	46077
U2018-741	August	7	\$5,000	\$382	\$0	\$0	\$0	Harold Hill	Kimberly Richard	Res Add	North Hills	6	586 BECKER COURT	46077



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U2018-742	August	7	\$4,800	\$75	\$0	\$0	\$0	Garcia Roofing	ALBERT & CAROLYN	Res Reroof			875 W PINE STREET	46077
R2018-743	August	7	\$62,500	\$410	\$0	\$0	\$0	Heasley Property	Eric & Janet Bobbitt	Res Remodel	Sycamore Bend	9	511 WREN WAY	46077
R2018-744	August	7	\$10,000	\$200	\$0	\$0	\$0	Bill Duncan	Windy Hills Farms LLC	Res Add Deck			9825 WINDY HILLS DRIVE	46077
R2018-745	August	8	\$2,000	\$75	\$0	\$0	\$0	Larry Fedor	Larry Fedor	Res Reroof			1857 S 650 E	46077
U2018-746	August	8	\$16,500	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	James & Melissa	Res Other	Austin Oaks	203	11758 CREEKSTONE	46077
13U2018-747	August	8	\$28,500	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	Michael & Angela	Res Other	The Willows	154	11533 WILLOW	46077
R2018-748	August	9	\$300	\$100	\$0	\$0	\$0	Cracker Barrel	Cracker Barrel	Comm Other	Cracker Barrel	2	6398 CRANE DRIVE	46077
U2018-749	August	9	\$17,583	\$75	\$0	\$0	\$0	Bone Dry	Norman Alexander	Res Reroof	Colony Woods	176	185 MAXWELL	46077
U2018-750	August	9	\$11,289	\$75	\$0	\$0	\$0	Bone Dry	Cortland Jackson	Res Reroof			615 VALLEY VIEW DRIVE	46077
R2018-751	August	9	\$14,635	\$75	\$0	\$0	\$0	Bone Dry	Arthur & Nancy Morris	Res Reroof			6070 SOUTH 800 EAST	46077
U2018-752	August	9	\$0	\$25	\$0	\$0	\$0	Roto Rooter	DANIEL BECKMAN	Res Sewer	Oak Ridge Estates	93	10455 OAK RIDGE	46077
U2018-753	August	10	\$20,000	\$200	\$0	\$0	\$0	Innovative Homes &	Shari Jenkins	Res Add Deck	Colony Woods	201	215 SHERWOOD	46077
U2018-754	August	10	\$50,000	\$400	\$0	\$0	\$0	Indiana Healthcare	G & E Healthcare	Comm Remodel		Zionsville Medical	1650 WEST OAK	46077
U2018-755	August	10	\$14,000	\$100	\$0	\$0	\$0	ELC Home Repair Service	Myrene Brown	Res Remodel	L F & H	37	620 WEST SYCAMORE	46077
U2018-756	August	10	\$0	\$115	\$0	\$0	\$0	TPI Utility Construction	TPI Utility Construction	Comm Electric	L F & H	37	620 WEST SYCAMORE	46077
R2018-757	August	13	\$400,000	\$100	\$0	\$0	\$0	Bill Duncan	Windy Hills Farms LLC	Res Add			9825 WINDY HILLS DRIVE	46077
U2018-758	August	13	\$470,000	\$1,244	\$4,025	\$1,221	\$1,009	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	59	10130 Whisper	46077
U2018-759	August	13	\$975,000	\$869	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	38, 39	10132 & 10130 Eagle	46077



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13U2018-760	August	13	\$50,000	\$200	\$0	\$0	\$0	The Turf Boss, LLC	Pulte Homes	Res Add Deck	HIDDEN PINES	27	3658 SUGAR PINE LANE	46077
13U2018-761	August	13	\$490,000	\$1,341	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	62	3823 SUGAR PINE LANE	46077
R2018-762	August	13	\$450,000	\$1,522	\$0	\$1,221	\$1,009	Drees Homes	MICHAEL & MICHELLE	Res New	DEROSSI ESTATES	6	8845 WHITESTOWN	46077
R2018-763	August	13	\$25,000	\$100	\$0	\$0	\$0	John Stapp	John Stapp	Res Other	THE ENCLAVE	18	6557 BAINBRIDGE	46077
U2018-764	August	14	\$0	\$75	\$0	\$0	\$0	Indy's Pro Graphix	Case Design	Comm Sign			117 South 1st Street	46077
U2018-765	August	14	\$11,320	\$75	\$0	\$0	\$0	Feazel Roofing	Bill & Judith Engledow	Res Reroof	Iron Gate	61	70 LEXINGTON	46077
U2018-766	August	14	\$10,870	\$75	\$0	\$0	\$0	Feazel Roofing	John & Solveig Fiene	Res Reroof	Hillcrest	4	670 W PINE STREET	46077
R2018-767	August	14	\$570,000	\$1,508	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	202	11138 GLEN AVON WAY	46077
U2018-768	August	14	\$243,000	\$735	\$0	\$0	\$0	Browning Construction	Universal Transparent Bag	Comm Remodel	Ripberger Business Park	4A Seasoning	10505 BENNETT	46077
13U2018-769	August	16	\$3,600	\$100	\$0	\$0	\$0	Larry Irving	Larry & Daisy Irving	Res Other	HIDDEN PINES	22	3752 SUGAR PINE LANE	46077
U2018-770	August	16	\$290,000	\$1,142	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	119	4618 KETTERING	46077
13U2018-771	August	16	\$29,899	\$75	\$0	\$0	\$0	Bone Dry	David & Maureen Kaehr	Res Reroof			3942 OAKLEAF	46077
U2018-772	August	16	\$8,603	\$75	\$0	\$0	\$0	Bone Dry	Barbara Harris FLP	Res Reroof	OP ZIONSVILLE	6	155 S 2ND ST	46077
U2018-773	August	16	\$13,361	\$75	\$0	\$0	\$0	Bone Dry	Barbara Harris FLP	Res Reroof	OP ZIONSVILLE	6	105 S 2ND ST	46077
13U2018-774	August	16	\$536,000	\$1,457	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	138	11512 FOXTAIL	46077
R2018-775	August	16	\$4,000	\$75	\$0	\$0	\$0	Mark Hall	Mark & Jennifer Hall	Res Other	Brookhaven	177	11229 AVIEMORE	46077
U2018-776	August	17	\$0	\$90	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Comm Electric	Hampshire	Between 216, 217	4315 KETTERING	46077
U2018-777	August	17	\$0	\$90	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Comm Electric	Hampshire	COMMON AREA 1M	Common Area 1M	46077



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R2018-778	August	17	\$0	\$75	\$0	\$0	\$0	Michael North	Michael North	Res Electric	Keeler Minor	3	8653 EAST 125 SOUTH	46077
R2018-779	August	17	\$0	\$100	\$0	\$0	\$0	Norman Schmidt	JAMES & VIRLEE	Res Demo			5805 SOUTH 800 EAST	46077
R2018-780	August	17	\$0	\$75	\$0	\$0	\$0	Old World Development	Allison & Lisa Maxwell	Res Electric	Rue De Chateaux	1	2997 RUE DE	46077
U2018-781	August	20	\$292,000	\$1,510	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	110	4551 KETTERING	46077
U2018-782	August	20	\$255,245	\$1,353	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	111	4525 KETTERING	46077
U2018-783	August	20	\$0	\$400	\$0	\$0	\$0	Chris Schaumberg	Andrew Heard	Res Demo	L F & H		410 SOUTH 4TH STREET	46077
R2018-784	August	20	\$2,895	\$100	\$0	\$0	\$0	WarrenCo Construction &	Rahvy & Nikki Murray	Res Other	Cheval De Salle	2	7818 CHEVAL	46077
R2018-785	August	20	\$155,000	\$951	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	48	1682 CYPRESS	46077
R2018-786	August	20	\$155,000	\$1,118	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	54	1724 CYPRESS	46077
U2018-787	August	21	\$0	\$75	\$0	\$0	\$0	Huston Electric	John Alcock	Res Electric	Austin Oaks	174	4936 AUSTIN TRACE	46077
R2018-788	August	21	\$0	\$90	\$0	\$0	\$0	LRC II LLC	LRC II, LRC	Comm Electric	Stonegate	352	7678 DEERFIELD	46077
U2018-789	August	22	\$7,000	\$75	\$0	\$0	\$0	SLW Inc	Daniel & Carolyn Bradley	Res Reroof	Crosses 4th Addition	2, 3	585 W ASH ST	46077
U2018-790	August	22	\$160,000	\$410	\$0	\$0	\$0	Josh Smalling Roofing and	Robert Weaver	Res Remodel	Brittany Chase	62	4130 FIELD MASTER	46077
13U2018-791	August	22	\$20,000	\$200	\$0	\$0	\$0	Primeline Outdoor Living	Martin & Julianna	Res Other	HIDDEN PINES	94	3614 CONIFER	46077
U2018-792	August	23	\$8,000	\$75	\$0	\$0	\$0	Daahl Roofing	500 Sycamore, LLC	Res Reroof			780 W PINE ST	46077
13U2018-793	August	23	\$60,000	\$254	\$0	\$0	\$0	Vive Exterior Design	Craig & Ashley Budd	Res Add	The Willows	149	11549 WILLOW	46077
U2018-794	August	23	\$7,000	\$100	\$0	\$0	\$0	RE Repair and Remodel	William & Elizabeth	Res Add Deck	DEROSSI ESTATES	1	4909 S 875 E	46077
R2018-795	August	24	\$12,288	\$75	\$0	\$0	\$0	Storm Guard	Jerome Schleier	Res Reroof	Royal Run	690	6570 HUNTERS	46077



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R2018-796	August	24	\$86,000	\$615	\$0	\$0	\$0	Keesling Custom Pools	Douglas & Victoria	Res Add Pool	Pleasant View	4	9567 PLEASANT	46077
R2018-798	August	24	\$5,000	\$0	\$0	\$0	\$0	James Stout	James & Lisa Stout	Res Remodel			1855 E 700 S	46052
13U2018-799	August	24	\$100,000	\$410	\$0	\$0	\$0	All Phase	Ryan & Julie Diem	Res Remodel	Willow Ridge	27	11522 WILLOW	46077
U2018-800	August	27	\$260,000	\$1,095	\$1,951	\$1,221	\$1,009	Land Development &	Land Development	Res New	Inglenook of Zionsville	19	10455 ROBINWOOD	46077
U2018-801	August	27	\$338,000	\$1,441	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	118	4588 KETTERING	46077
U2018-802	August	27	\$367,547	\$1,607	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	124	4710 KETTERING	46077
U2018-803	August	27	\$442,929	\$1,624	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	117	4576 KETTERING	46077
U2018-804	August	27	\$429,733	\$789	\$10,985	\$0	\$0	Beazer Homes	Beazer Homes	Comm New	Hampshire	Common Area Pool	8200 BRADFIELD	46077
U2018-805	August	27	\$212,451	\$1,376	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Comm New	Hampshire	Common Pool	8200 BRADFIELD	46077
U2018-806	August	27	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Telecom Placement	Comm Electric	Benderfield	1	490 BENDERFIELD	46077
13U2018-807	August	27	\$409,000	\$1,452	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	78	3797 CONIFER	46077
13U2018-808	August	27	\$465,000	\$1,341	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	25	3698 SUGAR PINE LANE	46077
R2018-809	August	27	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Sign	Zionsville Government	1	1100 W OAK ST	46077
U2018-810	August	29	\$18,332	\$75	\$0	\$0	\$0	Amos Exteriors	David & Denise Donley	Res Reroof	Colony Woods	170	25 CEDAR MILL COURT	46077
R2018-811	August	29	\$12,000	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	James Raybourn III	Res Other	Blackstone	18	7521 PATRIOT	46077
U2018-812	August	29	\$24,250	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Jeremy & Kathy Morris	Res Reroof	Colony Woods	180	170 MAXWELL	46077
R2018-813	August	29	\$15,000	\$75	\$0	\$0	\$0	Home Value Renovation	Robert Abbitt	Res Reroof	Brookhaven	58	2807 E HIGH GROVE	46077
R2018-814	August	29	\$0	\$75	\$0	\$0	\$0	Ermco	Sally Booth	Res Electric			2775 S 875 EAST	46077



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U2018-815	August	29	\$0	\$0	\$0	\$0	\$0	Staley Sign	Ford Road Outlot LLC	Comm Sign			51 N FORD ROAD	46077
U2018-816	August	29	\$0	\$0	\$0	\$0	\$0	Staley Sign	Ford Road Outlot LLC	Comm Sign			51 N FORD ROAD	46077
U2018-817	August	29	\$0	\$0	\$0	\$0	\$0	Staley Sign	Ford Road Outlot LLC	Comm Sign			51 N FORD ROAD	46077
R2018-818	August	30	\$15,000	\$410	\$0	\$0	\$0	Coy Construction	David & Megan Knueve	Res Add	Fieldstone	6	2985 STONE CREEK	46077
13U2018-819	August	30	\$60,000	\$541	\$0	\$0	\$0	Hendrich Pool	Andrew & Heidi Thayer	Res Add Pool	Fox Hollow	69	7359 FOX HOLLOW	46077
R2018-820	August	30	\$0	\$75	\$0	\$0	\$0	McCord Electrical Inc	EAGLE TOWNSHIP	Res Electric			3945 S 975 EAST	46077
13U2018-821	August	31	\$35,000	\$410	\$0	\$0	\$0	BPI Outdoor Living	Jonathan & Kelly Kramer	Res Add	The Willows	140	11556 WILLOW	46077
R2018-822	August	31	\$30,000	\$415	\$0	\$0	\$0	Chuck's Construction	Brent & Mailee Yoder	Res Add	Fieldstone	61	2506 BOYLSTON	46077
U2018-823	August	31	\$0	\$75	\$0	\$0	\$0	Ellison Electric	Theresa Ritz	Res Electric	Bowen Minor Plat	1	5055 WILLOW	46077



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## Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-786	William Denning	William & Karen Denning	Res Add			7035 E 100 SOUTH	46075	2018/08/03
U2017-889	Trent Paino	Trent Paino	Res Other	COBBLESTONE LAKES OF	62	4834 S COBBLESTONE	46077	2018/08/24
R2017-968	Deep Remodeling, LLC	Clifford & Carol Hinshaw	Res Add Deck	ROYAL RUN	349	6283 CANTERBURY DRIVE	46077	2018/08/17
U2017-1020	R&G Home Improvements	John & Tobie Hall	Res Remodel	N.T.		710 BLOOR LANE	46077	2018/08/20
13U2017-1112	Mudslingers Pool & Patio	Phillip Pryor	Res Add Pool	HIDDEN PINES	92	3553 SUGAR PINE LANE	46077	2018/08/27
U2017-1160	Larkin Custom Homes	Scott & Jennifer Dell	Res Remodel	COBBLESTONE LAKES OF	140	9310 WINDRIFT WAY	46077	2018/08/06
U2017-1185	WarrenCo Construction &	Michael & Mary Wheeler	Res Other	COLONY WOODS	189	1155 PRINCETON PLACE	46077	2018/08/22
R2017-1198	FBI Buildings Inc	Joseph Shoemaker	Res Add			440 N 650 EAST	46052	2018/08/29
U2017-1200	Lawn Landscape Company	Peter Tolson	Res Demo	IRONGATE	79	150 IRONGATE DRIVE	46077	2018/08/29
R2017-1237	Wood Groovers, Inc	Frank KaFoure	Res Add			8000 HUNT CLUB ROAD	46077	2018/08/14
R2017-1262	Kent Shaffer Builders	Kent Shaffer Builders	Res New	STONEGATE	334	6491 W DEERFIELD COURT	46077	2018/08/21
R2017-1271	Drees Homes	Drees Homes	Res New	BROOKHAVEN	212	11192 GLEN AVON WAY	46077	2018/08/22
13U2017-1391	Bone Dry Roofing	Patrick & Kathleen Laboe	Res Reroof	THE WILLOWS	187	3204 WILDLIFE TRAIL	46077	2018/08/21
R2017-1474	Ryamond Maltby	Raymond Maltby	Res Add	Blackstone	13	6475 BLACKSTONE DRIVE	46077	2018/08/28
U2017-1731	Lawn Landscape Company	Pete Tolson	Res Add Deck	IRONGATE	79	150 IRONGATE DRIVE	46077	2018/08/06
R2017-1746	Jon Bankert	Corey & Morgan Crum	Res Add			5501 S 800 EAST	46077	2018/08/10



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2017-1858	Indy Custom Pools	Sharon & Gene Sponseller	Res Add Pool	Willow Ridge		3938 WILLOW BROOK LANE	46077	2018/08/24
R2018-46	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	19	199 Aspen Drive	46077	2018/08/08
U2018-54	Sandy Kay	Sandy Kay	Res Remodel		5	230 N 6TH STREET	46077	2018/08/27
U2018-83	Beazer Homes	Beazer Homes	Res New	Hampshire	221	4264 KETTERING DRIVE	46077	2018/08/23
U2018-94	Myers Construction Mgmt	Boone County Tennis Center	Comm Remodel		BOONE COUNTY	4560 S 875 EAST	46077	2018/08/29
U2018-95	Beazer Homes	Beazer Homes	Res New	Hampshire	261	8137 CARNEGIE LANE	46077	2018/08/31
U2018-96	Beazer Homes	Beazer Homes	Res New	Hampshire	262	8149 CARNEGIE LANE	46077	2018/08/13
13U2018-104	Dickman Construction	Daniel & Maranda Taylor	Res Remodel	HIDDEN PINES	75	3867 CONIFER DRIVE	46077	2018/08/16
R2018-130	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	60	5897 Muscadine Way	46077	2018/08/27
R2018-162	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	37	10328 SEMILLON CIRCLE	46077	2018/08/15
R2018-164	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	54	10298 PIGATO DRIVE	46077	2018/08/16
U2018-179	Case Design and Remodeling	James Ostrognai	Res Remodel	Colony Woods	105	1120 PARK PLACE	46077	2018/08/14
U2018-181	Beazer Homes	Beazer Homes	Res New	Hampshire	229	4112 KEIGHLEY COURT	46077	2018/08/24
R2018-195	Drees Homes	Drees Homes	Res New	STONEGATE	344	7663 DEERFIELD WAY	46077	2018/08/24
R2018-197	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	61	5885 MUSCADINE WAY	46077	2018/08/30
U2018-203	Bob Donaldson	Timothy Beckman	Res Remodel	Colony Woods	98	1070 PARK PLACE	46077	2018/08/07



# Town Of Zionsville

## Planning and Economic Development C of O Detail

August 2018

Total: C of O issued for the month of August: 58

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-210	Fischer Homes	Fischer Homes	Res New	Hampshire	95	4736 DENTON DRIVE	46077	2018/08/10
R2018-212	Brent Lykens	Brent Lykens	Res Add	Sycamore Bend	53	527 NUTHATCH DRIVE	46077	2018/08/10
U2018-216	Beazer Homes	Beazer Homes	Res New	Hampshire	236	4177 KEIGHLEY COURT	46077	2018/08/28
U2018-218	A & A Pronto	Michael and Andrea Frederick	Res Add Deck	Colony Woods	68	1060 CROWN POINT	46077	2018/08/07
U2018-255	Fischer Homes	Fischer Homes	Res New	Hampshire	91	8227 BRADFIELD ROAD	46077	2018/08/16
R2018-265	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	25	247 ASPEN DRIVE	46077	2018/08/30
R2018-268	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	62	5873 MUSCADINE WAY	46077	2018/08/28
U2018-301	Pools of Fun	Jay & Shayla Kenworthy	Res Add Pool	Colony Woods	219	1285 GOVERNORS LANE	46077	2018/08/21
13U2018-368	Fox Pools of Indianapolis	Timothy & Angela Jones	Res Add Pool	The Willows	12	11529 WILDLIFE COURT	46077	2018/08/23
U2018-395	Master's Mark Builders	Milan & Betsy Radovich	Res Remodel	Thornhill	11	1846 CORNICHE DRIVE	46077	2018/08/24
13U2018-439	Jon Buckley	Jon Buckley	Res Add Deck	HIDDEN PINES	49	3505 SUGAR PINE LANE	46077	2018/08/15
R2018-503	Custom Woodworking	EAGLE TOWNSHIP LLC	Res Remodel			3945 SOUTH 975 EAST	46077	2018/08/22
U2018-529	Aspen Outdoor Designs	John Chisholm	Res Add Deck	Colony Woods	46	950 WILLIAMSBURG LANE	46077	2018/08/02
U2018-534	Nitto, Inc	Universal Transparent Bag	Comm Remodel	Ripberger Business Park	1 NITTO	10505 BENNETT PARKWAY	46077	2018/08/22
U2018-546	John Finnell	John & Maria Finnell	Res Remodel			505 SOUTH 5TH STREET	46077	2018/08/28
R2018-587	Morton Buildings	Terry & Carole Bushnell	Res Add			3778 SOUTH 800 EAST	46077	2018/08/09



# Town Of Zionsville

## Planning and Economic Development C of O Detail

August 2018

Total: C of O issued for the month of August: 58

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-600	Pools of Fun	William & Tanya Hahn	Res Add Pool	Brookhaven	23	2812 BROOKLINE COURT	46077	2018/08/07
U2018-627	Chuck's Construction	Jeremy & Laura Wilmot	Res Add Deck	Bloor Woods	19	753 BLOOR WOODS COURT	46077	2018/08/06
U2018-638	Tom Simmons	Sean & Cheryl Black	Res Add Deck	Cedar Bend	61	10049 LAKEWOOD DRIVE	46077	2018/08/21
U2018-655	Tuttle Construction Services	Robert & Lu Carole West	Res Remodel	Austin Oaks	19	11703 PROMONTORY TRAIL	46077	2018/08/16
R2018-680	Christopher Scott Homes	John Chappo	Res Other			9485 HUNT CLUB ROAD	46077	2018/08/24
U2018-690	Stay Dry Roofing	HARRIS FLP	Comm Reroof			65 E CEDAR STREET	46077	2018/08/21
R2018-695	Lunar Decks	Lucian & Margaret Lupinski	Res Add Deck			6201 SOUTH 950 EAST	46077	2018/08/13
13U2018-722	WF Construction and Design Inc	Andrea & Anthony Price	Res Remodel	Willow Glen	19	3274 CIMMARON ASH COURT	46077	2018/08/22
R2018-723	Lawn Landscape Company	Charles & Lisa Scholer	Res Other	THE ENCLAVE	81	6562 BAINBRIDGE WAY	46077	2018/08/28
U2018-794	RE Repair and Remodel	William & Elizabeth Poorman	Res Add Deck	DEROSSI ESTATES	1	4909 S 875 E	46077	2018/08/31



# 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	20	20
February	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	362	431	18	20
March	2	0	1	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	78	80
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	435	651	24	60
July	0	0	7	3	1	8	17	13	12	2	4	2	48	1	0	118	0	9	385	553	8	44
August	2	0	2	5	5	1	18	14	6	7	5	2	31	1	0	99	1	11	510	730	9	58
September																						
October																						
November																						
December																						
Totals	10	1	18	30	18	40	157	82	55	33	29	12	320	15	0	820	4	98	3262	4484	183	334



# 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	July	August					YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013	\$22,545	\$23,907					\$212,596
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214	\$16,362	\$13,079					\$98,555
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025	\$4,575	\$5,925					\$41,225
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401	\$16,568	\$17,879					\$154,696
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766	\$14,228	\$22,711					\$166,921
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225	\$46,201					\$422,302
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619	\$105,928	\$123,777					\$1,055,070
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0	\$2,165					\$21,331
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$2,988	\$5,601	\$1,785					\$24,199
Commercial Inspection Fees(Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$600	\$300					\$3,000
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0	\$0					\$160,484
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0	\$0	\$10,985					\$23,810
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$2,988	\$19,911	\$14,935					\$251,448
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225	\$36,225	\$57,186					\$446,112
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106	\$40,590					\$503,725
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,607	\$125,839	\$138,712					\$1,306,518
Petition Filing Fees	January	February	March	April	May	June	July	August					YTD
Plan Commission													
Primary Plat Approval				\$3,195	\$1,385	\$1,200							\$5,780
Secondary Plat Approval		\$830	\$2,240	\$2,130	\$400		\$1,710	\$800					\$8,110
Minor Plat Approval	\$400		\$330				\$345						\$1,075
Zone Map Amendment			\$20,900	\$2,537		\$5,700	\$3,200						\$32,337
Subdivision Waiver													
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980							\$16,708
Development Plan Amendment	\$575						\$623						\$1,198
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	\$1,950	\$400	\$1,325	\$1,900					\$9,812
Special Exception			\$1,050	\$700			\$700	\$2,100					\$4,550
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,631	\$10,480	\$7,903	\$4,800					\$82,920
Permit Overview	January	February	March	April	May	June	July	August					YTD
New Home ILP	12	17	31	21	19	22	17	18					157
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,321,833	\$11,782,300	\$6,660,525	\$7,338,721					\$69,845,944
All Other Residential ILP	20	39	78	87	103	71	82	66					546
New Commercial Start ILP	1		2	1	4			2					10
All Other Commercial ILP	9	10	14	18	12	12	19	13					107
Total Permit Per Month	42	66	125	127	138	105	118	99					820
Petition Filing Quantities	January	February	March	April	May	June	July	August					YTD
Plan Commission													
Primary Plat Approval				<sup>1</sup> Putle Homes of Ind	<sup>1</sup> Manchester Square	<sup>1</sup> MAP 1861 Developme							
Secondary Plat Approval		<sup>1</sup> Inglebrook Phase 2	See Files	<sup>1</sup> Putle Homes of Ind	<sup>1</sup> K. Shaffer (Hale M			<sup>2</sup> Manchester Square The Cove					
Minor Plat Approval	<sup>1</sup> Lenox Minor Plat -		<sup>1</sup> B&D Homes, LLC				<sup>1</sup> J. Ma	<sup>1</sup> Puetz Minor Plat					
Zone Map Amendment			<sup>2</sup> Henke Development Little League Inte	See Files		<sup>2</sup> State Bank of Litz Becknell Services,	<sup>1</sup> Hoosier Village						
Subdivision Waiver													
Development Plan	<sup>1</sup> J. Viewegh	<sup>1</sup> LDR Rentals LLC	<sup>2</sup> S. Scheidler Zionsville Communi	See Files	<sup>1</sup> Manchester Square	<sup>1</sup> MAP 1861 Developme							
Development Plan Amendment	<sup>1</sup> TPI Utility Constr						<sup>1</sup> Interactive Academ	<sup>1</sup> 700 Mulberry (ZCS					
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	<sup>1</sup> D. Swiney			<sup>1</sup> J. Williams		<sup>1</sup> M. Villanueva							
Variance of Dev Standards	<sup>1</sup> T. Lewis	<sup>2</sup> J. Scott J. Stehr	See Files	See Files	See Files	<sup>1</sup> C. Gregory	See Files	See Files					
Special Exception			<sup>2</sup> Oak Center Food Te Zionsville Communi	<sup>1</sup> J. Williams			<sup>1</sup> J. Ma	See Files					
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11	13					78
Collected Fees: Duplicate Permits, Amendments/Proceeding Fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350	\$1,025					\$5,075
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$72,328	\$72,500	\$65,489	\$56,761					\$566,746
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,979	\$151,892	\$146,820	\$154,537					\$1,516,583

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

### *Planning*

#### **Intake**

- The Department reviewed / issued 95 building permits, accepted five (5) sign permits, and conducted 740 inspections (as detailed in the attached pages)
- The Department accepted eight (8) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted two (2) petitions for review by the Plan Commission (either at future meetings or by Staff)

#### **Meetings**

- Attended the August 6, 2018 Town Council meeting
- Attended the August 14, 2018 Board of Zoning Appeals meeting
- Attended the August 20, 2018 Town Council meeting
- Attended the August 20, 2018 meeting of the Plan Commission
- Attended the August 22, 2018 Indiana Residential Code development meeting
- Attended the August 22, 2018 Zworks Partner Appreciation Event
- Attended the August 22, 2018 internal TAC meeting
- Attended the August 23, 2018 IPEP Safety Committee Meeting
- Attended the August 23, 2018 TAC meeting
- Attended the August 27, 2018 2019 Town Council Budget Session
- Attended the August 29, 2018 Pre-construction meeting associated with Ansley Park
- Attended an August 30, 2018 tour of the Holliday Farm PUD property
- Attended an August 31, 2018 meeting with the Boone County Health Department regarding commercial kitchens
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

#### **Reporting / Documentation**

- Prepared seven (7) 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/\\_08142018-870](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_08142018-870)
- 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/\\_08202018-872](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_08202018-872)
- Prepared the Department's August month-end report

#### **Communications**

- Conducted various communications with applicants for the September Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the September 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
- Conducted correspondence with OfficeWorks regarding delivery of four (4) desk chairs as approved by the Mayor's office
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- 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
- Preparation to report use of advanced structural components within both Class 1 and Class 2 structures to 1) the local fire department and 2) the local 911 call center (reporting required by Indiana Law to occur within 90 days of issuance of permit associated with advanced structural components for all permits issued after June 30, 2018)

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

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106<sup>th</sup> Street TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with Boone EDC representatives regarding current efforts
- Attended the August 22, 2018 Indianapolis Executive Airport Strategic Plan Meeting
- Attended the August 28, 2018 meeting of the Zionsville Architectural Review Committee
- Attended the August 28, 2018 meeting with the Duke Energy Site Selection program team

#### **Reporting / Documentation**

- Preparation / review of closing documents – Lot 3 Town Hall
- Financial Report – Zionsville Architectural Review Committee
- Taxing Unit meeting preparation

#### **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 Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications with parties associated with the real estate closing of 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)
- Conducted communications regarding potential disposal time line (not determined) of Lot 2 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: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Airport Strategic Land Use Plan
- Contract Management: Schneider Engineering (Replat – Town Hall Minor Subdivision)
- Real Estate Closing: Town Hall Government Center Lot 3 (August 29, 2018)
- 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-AUGUST 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 Land Use 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



**MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 14, 2018**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, August 14, 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
2018-18-DSV	S. Batchelor	1886 S 900 East	<b>Dismissed – 3 in Favor, 0 Opposed</b> <b>Previously Continued from June 5 &amp; July 10, 2018 Meetings</b> 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).
2018-24-UV	M. Villanueva	7300 Hunt Club Road	<b>Continued from July 10 to August 14, 2018. As a result of an indecisive vote, Petition was continued to the September 11, 2018 Meeting. 2 in Favor, 1 Opposed</b> 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.

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-25-SE	J. Ma	10889 E 200 North	<b>Approved w/commitments &amp; exhibits as filed</b> <b>3 in Favor, 0 Opposed</b> Petition for Special Exception to allow for: 1) A division of land to create a 3 lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).

2018-26-DSV	CalAtlantic - Manchester	Manchester Drive	<b>Approved w/exhibits as filed – 3 in Favor, 0 Opposed</b> Petition for Development Standards Variance in order to provide for a 77-unit townhome development which : 1) Deviates from the required thirty-five (35) ft. height allowance to a height of thirty-seven (37) ft. 2) Deviates from the required minimum front, side and rear yard setbacks 3) Deviates from the required open space percentage 4) Deviates from the required minimum internal yard 5) Deviates from the required minimum floor area per floor 6) Deviates from the required minimum private street width in the Urban (R-MF-1) Residential Multi Family Zoning District
2018-27-DSV	J. Blandford	380 W Walnut Street	<b>Approved w/exhibits as filed, contingent on adjoining list – 3 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Exceeds the required lot coverage of 35%, to 41% 2) Deviates from the required side yard setback in the Urban Residential Village Zoning District (R-V).
2018-28-DSV	J. Weaver	5805 S 800 East	<b>Approved w/exhibits as filed – 3 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Rural Low Density Single-Family Residential Zoning District (R-2).
2018-30-DSV	J. Ma	10889 E 200 North	<b>Approved w/exhibits as filed – 3 in Favor, 0 Opposed</b> Petition for Development Standards Variance in order to allow existing accessory structures to remain which: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).

III. 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
2018-05-DSV	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-06-SE	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-08-DSV(A)	B & D Homes First Addition	640 & 650 Mulberry Street	Negative Findings of Fact – need signature

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

August 15, 2018



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

**Monday August 20, 2018**

The Regular meeting of the Zionsville Plan Commission was scheduled for Monday August 20, 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
2018-27-Z	Becknell Service, LLC	5190 S. State Road 267 Lebanon, IN	<p><b>Given a Favorable Recommendation to the Town Council</b>  <b>6 in Favor</b>  <b>0 Opposed</b></p> <p>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</p>

**VI. New Business**

Docket Number	Name	Address of Project	Item to be Considered
2018-37-Z	BHI Senior Living, Inc.	Zionsville Road	<p><b>Given a Favorable Recommendation to the Town Council</b>  <b>6 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for Zone Map change to rezone approximately 27.50 acres from the (R-SF-2) Residential Single Family Zoning District to the Urban (SU-7) Special Use Zoning District</p>
2018-34-MP	J. Ma	10889 E. County Road 200 North Sheridan IN 46069	<p><b>Approved</b>  <b>6 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the (AG) Agricultural Zoning District</p>
2018-35-DPA	Interactive Academy	3795 S. U.S. 421	<p><b>Approved with Conditions</b>  <b>6 in Favor</b>  <b>0 Opposed</b></p> <p>Petition for Development Plan Amendment to allow for architectural improvements and an approximately 5,684 square foot addition to the existing facility in the (SU-7) Special Use Zoning District, and (MRO) Michigan Road Overlay Zoning District</p>

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

August 21, 2018



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS SEPTEMBER 11, 2018**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, September 11, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the August 14, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-24-UV	M. Villanueva	7300 Hunt Club Road	<b>Continued from July 10, 2018, due to an indecisive vote</b> 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.
2018-27-DSV	J. Blandford	380 W Walnut Street	<b>Approved w/exhibits as filed, contingent on submitted adjoiners list which conforms to list provided by petitioner – 3 in Favor, 0 Opposed</b> Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Exceeds the required lot coverage of 35%, to 41% 2) Deviates from the required side yard setback in the Urban Residential Village Zoning District (R-V).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-29-SE	A. Davis	775 E & SR 32	Petition for Special Exception to allow for a new residential building in an Agricultural Zoning District (AG).
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).

2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	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 Agricultural Zoning District (AG).
2018-33-DSV	Rottmann Collier Development LLC	260 N MAIN STREET	Petition for Development Standards Variance in order to provide for the construction of a new single-family dwelling with attached garage which: 1) Exceeds the required lot coverage of 35%, to 49% 2) Deviates from the required rear yard setback in the Residential Village Zoning District (R-V).
2018-36-DSV	H. Hansen	12181 DAUGHERTY DRIVE	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 Single-Family Residential Zoning District (R-SF-2).
2018-37-DSV	N. Laviolette	9886 E 100 South	Petition for Development Standards Variance in order to allow a lot split of 18.39 acres, into a 4.5 2 acre and 15.5 acre lots, in which: 1) one lot does not meet the Lot Width to Depth Ratio of 3:1 2) one lot exceeds the allowable roofed accessory square footage in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).

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

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 September 17, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday September 17, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the August 20, 2018, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-39-DPA	700 Mulberry Street (Zionsville Community Schools Wellness Center)	700 Mulberry Street	Petition for Development Plan Amendment to allow for the demolition of the existing residence, and to construct a new structure to serve as the Zionsville Community Schools Employee Student Service Center
2018-40-MP	Puetz Minor Plat	2720 S. 875 East	Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the Rural (R1) Residential Zoning District

VII: Other Matters to be considered

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

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

August 30, 2018