



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

October 2018

Total permits issued for the month of October: 85

Permit Activity Breakdown

Printed 2018/11/01 07:54 AM

Commercial Permits	October 2018	October 2017	YTD 2018	YTD 2017	YTD Diff
New	1	0	11	5	6
Interior Remodel	3	3	28	25	3
Addition	0	0	1	2	-1
Sign	5	10	39	41	-2
Electric	1	0	20	20	0
Other	4	8	49	55	-6
Sewer	0	1	0	1	-1
Commercial Totals	14	22	149	149	0
Residential Permits					
Single Family	12	17	178	156	22
Addition	20	15	112	99	13
Remodel	5	5	67	83	-16
Electric	3	3	38	42	-4
Pool/Spa	4	3	37	28	9
Demolition	0	1	12	16	-4
Other	26	104	375	1308	-933
Sewer/Repairs	1	1	17	9	8
Residential Totals	71	149	836	1741	-905
Combined Totals	85	171	985	1890	-905

Building/Site Inspections: 451 Number Of Inspections: 620

Certificates Of Occupancy Issued: 63

Easement Encroachments Authorized: 3 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 2

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 5

Total number of zoning code violations to date: 76



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2018

Total Combined permits issued for the month of October: 85

Combined Permit Activity Detail

Page: 1

Printed 2018/11/01 07:54 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-902	October	1	\$1,500	\$82	\$0	\$0	\$0	Midtown Awning	Patrica Collier	Comm Sign			130 S MAIN ST	46077
U2018-903	October	1	\$1,500	\$80	\$0	\$0	\$0	Midtown Awning	Patrica Collier	Comm Sign			130 S MAIN STREET	46077
U2018-904	October	1	\$0	\$0	\$0	\$0	\$0	Midtown Awning	Patrica Collier	Comm Sign			130 S MAIN STREET	46077
U2018-905	October	2	\$7,800	\$410	\$0	\$0	\$0	All Star Contractors	Leonardo & Elisabet	Res Remodel	Old Dominion	39	37 DOMINION	46077
R2018-906	October	2	\$22,000	\$410	\$0	\$0	\$0	Galbraith Pools	Amber Williams	Res Add Pool	Sycamore Bend	44	541 NUTHATCH	46077
R2018-907	October	2	\$11,000	\$350	\$0	\$0	\$0	Sam Scheidler	Samuel & Catherine	Res Add Deck			4080 SOUTH 975 EAST	46077
U2018-908	October	3	\$0	\$25	\$0	\$0	\$0	American Residential	Jeffrey & Sarah Madtson	Res Sewer	Colony Woods	65	70 BENNINGTON	46077
U2018-909	October	3	\$9,295	\$125	\$0	\$0	\$0	All Star Renovation LLC	Michael & Carol Jakubisin	Res Remodel	Colony Woods	159	230 ORCHARD	46077
R2018-910	October	3	\$25,000	\$100	\$0	\$0	\$0	Scott Robinson	Scott Robison	Res Add Deck	Countrywood	42	1122 INDIAN PIPE LANE	46077
13U2018-911	October	3	\$425,000	\$1,296	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	115	3783 EVERGREEN	46077
U2018-912	October	3	\$369,000	\$1,616	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	115	4530 KETTERING	46077
R2018-913	October	4	\$0	\$75	\$0	\$0	\$0	Rickel Electric	Stonegate HOA	Comm Sign	Stonegate	Common Property -	Common Property - U	46077
13U2018-914	October	4	\$516,000	\$1,360	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	102	3820 CONIFER	46077
U2018-915	October	4	\$26,800	\$75	\$0	\$0	\$0	Elbert Construction	Kenneth & Christine Price	Res Reroof	Colony Woods	196	145 CAMDEN	46077
U2018-916	October	5	\$4,500,000	\$26,562	\$4,025	\$0	\$0	RL Turner	Seake, LLC	Comm New	Zionsville Bus.	3 Seake SHELL	1120 W OAK STREET	46077
13U2018-917	October	5	\$7,500	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Thomas & Lindsey Davis	Res Other	Willow Glen	63	3226 PURPLE	46077
R2018-918	October	5	\$250,000	\$470	\$0	\$0	\$0	Steven Sears	Joseph Fenech	Res Remodel	Roundstone	12	7300 HULL ROAD	46077
U2018-919	October	5	\$20,401	\$75	\$0	\$0	\$0	Bone Dry	Steven & Jeanne Evans	Res Reroof	Spring Knoll	55	4654 ROCKCRESS	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2018

Total Combined permits issued for the month of October: 85

Combined Permit Activity Detail

Page: 2

Printed 2018/11/01 07:54 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-920	October	5	\$29,776	\$75	\$0	\$0	\$0	Bone Dry	Catherine East	Res Reroof	Oak Ridge	92	10437 OAK RIDGE	46077
R2018-921	October	5	\$200,000	\$1,247	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	47	10326 PIGATO	46077
U2018-922	October	5	\$975,000	\$898	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	36, 37	10172 & 10170 Eagle	46077
U2018-923	October	5	\$975,000	\$898	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	62, 63	10162 & 10164	46077
R2018-924	October	5	\$0	\$100	\$0	\$0	\$0	Power Environmental	Mark & Lisa Tobin	Res Electric			7935 EAST 100 SOUTH	46077
13U2018-925	October	5	\$432,000	\$1,303	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	136	3842 EVERGREEN	46077
R2018-926	October	8	\$7,000	\$75	\$0	\$0	\$0	Project Melton	David & Laura Bobeck	Res Reroof	Royal Run	642	6557 HUNTERS	46077
R2018-927	October	8	\$160,000	\$100	\$0	\$0	\$0	Robert Giles	Robert Giles	Res Add			1301 SOUTH 700 EAST	46077
U2018-928	October	8	\$12,500	\$75	\$0	\$0	\$0	Stay Dry Roofing	Gregory & Leigh Ann Scales	Res Reroof			190 EAST ASH	46077
R2018-929	October	8	\$500	\$100	\$0	\$0	\$0	Michael Zimmerman	Michael & Kathy Zimmerman	Res Add Deck	Sycamore Bend	27	9155 WHITESTOWN	46077
U2018-930	October	9	\$15,000	\$698	\$0	\$0	\$0	CBS Priperties	CBS Priperties	Comm Remodel		Ford Center	262 SOUTH FORD ROAD	46077
R2018-931	October	9	\$8,402	\$75	\$0	\$0	\$0	Merrifield Builders	Johnnie & Dorothy Price	Res Reroof	Royal Run	586	6521 YORKSHIRE	46077
R2018-932	October	11	\$20,000	\$75	\$0	\$0	\$0	Sheward Contractors LLC	MAHESH & MEENU GOEL	Res Reroof	Roundstone	18	7100 HULL ROAD	46077
R2018-933	October	12	\$5,297	\$100	\$0	\$0	\$0	WarrenCo Construction &	Cynthia Peaster	Res Other	Royal Run	561	6527 OXFORD	46077
R2018-934	October	12	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Other			9275 EAST SR 32	46077
U2018-935	October	12	\$19,171	\$75	\$0	\$0	\$0	Bone Dry	Timothy & Kathleen Schell	Res Reroof	Oak Ridge	46	4625 HICKORY	46077
U2018-936	October	12	\$13,939	\$75	\$0	\$0	\$0	Bone Dry	Jonathan & Barbara	Res Reroof	Colony Woods	11	95 WILLIAMSBURG	46077
13U2018-937	October	12	\$6,559	\$75	\$0	\$0	\$0	Bone Dry	Ali & Rownak Syed	Res Reroof	Willow Glen	69	3219 PURPLE	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2018

Total Combined permits issued for the month of October: 85

Combined Permit Activity Detail

Page: 3

Printed 2018/11/01 07:54 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-938	October	12	\$35,000	\$410	\$0	\$0	\$0	Nazareth	Bradley & Kathryn Gibson	Res Remodel		11, 12	525 WEST OAK	46077
R2018-939	October	15	\$896,000	\$1,577	\$0	\$1,221	\$1,009	Old World Development	JOSEPH & SHANNON	Res New	Rue De Chateaux	1	2997 RUE DE	46077
U2018-940	October	15	\$43,000	\$236	\$0	\$0	\$0	Jennifer Blandford	Jennifer Blandford	Res Add			380 W WALNUT	46077
U2018-941	October	15	\$60,000	\$75	\$0	\$0	\$0	Home Value Renovation	STEVE & JOHNELL	Res Reroof			4525 S 975 East	46077
R2018-942	October	15	\$550,000	\$1,521	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	205	11150 Glen Avon Way	46077
R2018-943	October	15	\$300,000	\$820	\$0	\$0	\$0	Bill Duncan	Gerald Throgmartin	Res Add			9825 Windy Hills Drive	46077
U2018-944	October	15	\$20,000	\$75	\$0	\$0	\$0	Cochran Exteriors	LEON & ANDREA	Res Reroof	Cobblestone Lakes	94	4852 PEBBLEPOINTE	46077
U2018-945	October	16	\$1,100	\$125	\$0	\$0	\$0	Jon Holtz-Revels	Jodi Bernard	Res Add	Northern Meadows	17	1106 STEVENS	46077
U2018-946	October	16	\$25,936	\$410	\$0	\$0	\$0	Integrity Homes Inc.	CARL & LINDA NEWTON	Res Add	COBBLESTONE LAKES OF	342	8725 HEATHERSTONE	46077
U2018-947	October	16	\$24,740	\$75	\$0	\$0	\$0	Moss Roofing	SHELDON & SUZANNE	Res Reroof	Austin Oaks	185	4773 AUSTIN TRACE	46077
13U2018-948	October	16	\$12,650	\$483	\$0	\$0	\$0	Mike McGhee & Assoc	Matt Zimpfer	Res Add Pool	Willow Ridge	59	11553 WILLOW	46077
R2018-949	October	16	\$62,000	\$476	\$0	\$0	\$0	Pools of Fun	Karen & Chris Weber	Res Add Pool	STONEGATE	343	7671 DEERFIELD	46077
U2018-950	October	17	\$0	\$75	\$0	\$0	\$0	WN Electrical Services	Gregg & Michele Boeck	Res Electric	Village Walk	103	1472 WATERFORD	46077
13U2018-951	October	17	\$396,000	\$1,263	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	113	3831 EVERGREEN	46077
R2018-952	October	17	\$115,000	\$200	\$0	\$0	\$0	Aspen Outdoor Designs	CWS Realty Holdings LLC	Res Add Deck	Blackstone	27	6502 CONCORD	46077
U2018-953	October	18	\$15,000	\$825	\$0	\$0	\$0	David Rausch Studio	Main Steet Partners	Comm Remodel	Village Business Dis		170 South Main Street	46077
U2018-954	October	18	\$225,000	\$1,387	\$0	\$0	\$7,102	Alt Construction	106TH & BENNETT LLC	Comm Remodel	Bennett Tech	400 SIS	10650 BENNETT	46077
R2018-955	October	18	\$11,000	\$100	\$0	\$0	\$0	Sam Scheidler	Sam Scheidler	Res Add Deck			4080 SOUTH 975 EAST	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2018

Total Combined permits issued for the month of October: 85

Combined Permit Activity Detail

Page: 4

Printed 2018/11/01 07:54 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-956	October	19	\$18,000	\$435	\$0	\$0	\$0	Chuck's Construction	Steven & Candice Fritts	Res Add	Cobblestone Lakes	254	8983 WINDPOINTE	46077
U2018-957	October	19	\$16,000	\$100	\$0	\$0	\$0	Chuck's Construction	Timothy & Corinne Howlett	Res Add Deck	Cobblestone Lakes	76	4881 SOUTH COBBLESTONE	46077
U2018-958	October	22	\$9,467	\$75	\$0	\$0	\$0	Feazel Roofing	Michael Campbell	Res Reroof	CARTERS ADD.	32	175 NORTH 8TH STREET	46077
U2018-959	October	22	\$2,000	\$410	\$0	\$0	\$0	Hays & Sons	Waseem Sheikh	Res Add	Zion Hills	11	12327 DAUGHERTY	46077
R2018-960	October	22	\$680,000	\$1,399	\$4,025	\$1,221	\$1,009	Integrity Homes Inc.	Brandon & Robin Leese	Res New	Smith-Somers Minor	2	6476 SOUTH 850 EAST	46077
U2018-961	October	22	\$8,000	\$100	\$0	\$0	\$0	TT Renovations	Christina Gregory	Res Add Deck	L F & H	56	505 WEST SYCAMORE	46077
13U2018-962	October	22	\$500,000	\$382	\$0	\$0	\$0	Homes by Design	Matthew & Tracy Zimpfer	Res Add	Willow Ridge	59	11553 WILLOW	46077
U2018-963	October	22	\$4,460	\$100	\$0	\$0	\$0	The Deck Store	Kurt & Julianna Deranick	Res Add Deck	PRESERVE AT SPRING KNOLL	25	8982 SHELBURNE	46077
U2018-964	October	22	\$638,000	\$904	\$8,025	\$1,954	\$732	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	69, 70	5672 Eagle Oaks Lane	46077
13U2018-965	October	22	\$59,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Richard & Cher Robertson	Res Reroof	Willow Ridge	37	11556 RIDGE VALLEY	46077
U2018-966	October	23	\$13,513	\$100	\$0	\$0	\$0	Decks by Design	Robert & Kelly Gonderman	Res Add Deck	Cobblestone Lakes	354	8965 HEATHERSTONE	46077
U2018-967	October	23	\$38,000	\$90	\$0	\$0	\$0	Keen co	Boone Village	Comm Other	Boone Village	KROGER	5 Boone Village	46077
U2018-968	October	23	\$8,500	\$75	\$0	\$0	\$0	Daahl Roofing	David Damm	Res Reroof	OLIVERS	57	155 N MAIN STREET	46077
R2018-969	October	24	\$15,000	\$229	\$0	\$0	\$0	Christopher & Jessica	Jim Concorn	Res Add			10888 E SR 32	46077
R2018-970	October	24	\$80,000	\$531	\$0	\$0	\$0	Ivan Legoas	Ivan & Myra Legoas	Res Add Pool	Brookhaven	1	11344 ABBITT	46077
U2018-971	October	24	\$10,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	John & Kathryn Ruffato	Comm Reroof			1020 W OAK STREET	46077
U2018-972	October	25	\$0	\$90	\$0	\$0	\$0	Huff Electric Company	American Senior Communities	Comm Electric			675 S FORD ROAD	46077
U2018-973	October	25	\$11,000	\$75	\$0	\$0	\$0	Home Value Renovation	Theora Butz	Res Reroof	Village Walk	36	45 CLAY COURT	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2018

Total Combined permits issued for the month of October: 85

Combined Permit Activity Detail

Page: 5

Printed 2018/11/01 07:54 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-974	October	26	\$30,000	\$90	\$0	\$0	\$0	Jagg LLC	Paula Dearing	Comm Reroof			5078 W 106TH	46077
U2018-975	October	22	\$0	\$0	\$0	\$0	\$0	Essential Architectural	Denise Pierce	Comm Sign	Creekside Corporate Park	6	10910 CREEK WAY	46077
R2018-976	October	29	\$12,056	\$75	\$0	\$0	\$0	Bone-Dry Roofing	MICHAEL & MARY LUCIANI	Res Reroof	Brookhaven	144	9053 HEARTHSTONE	46077
U2018-977	October	29	\$12,283	\$75	\$0	\$0	\$0	Bone-Dry Roofing	ZHIRUI & RONG LI LIAN	Res Reroof	Cobblestone Lakes	102	4760 PEBBLEPOINTE	46077
U2018-978	October	29	\$26,139	\$75	\$0	\$0	\$0	Bone-Dry Roofing	SCOTT & JULIE REED	Res Reroof	Thornhill	103	1700 CONTINENTAL	46077
U2018-979	October	29	\$21,370	\$75	\$0	\$0	\$0	Bone-Dry Roofing	CHRISTOPHER & CARRIE-ANN	Res Reroof	Cobblestone Lakes	137	9334 WINDRIFT	46077
R2018-980	October	29	\$0	\$125	\$0	\$0	\$0	Jim Concorn	Robert Cari	Res Remodel			7749 E 300 South	46077
U2018-981	October	30	\$20,000	\$245	\$0	\$0	\$0	Accent Landscape	STACI L KROON	Res Add	Lost Run Farms	2	2 WOODARD BLUFF	46077
13U2018-982	October	30	\$11,500	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	Derron Wilson	Res Other	The Willows	213	11578 Willow Bend Court	46077
U2018-983	October	30	\$8,500	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	Scott and Tara Rinehart	Res Other	Cobblestone Lakes	191	8992 Windpointe	46077
R2018-984	October	30	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Elizabeth Suja	Res Electric			610 Sycamore	46077
U2018-985	October	30	\$2,622	\$200	\$0	\$0	\$0	Merrifield Exteriors, LLC	JAMES & KARA SEEVER	Res Add Deck	Cobblestone Lakes	239	8875 WINDPOINTE	46077
13U2018-986	October	31	\$25,000	\$75	\$0	\$0	\$0	Cochran Exteriors	RICHARD & HEIDI MORRIS	Res Reroof	Fox Hollow	60	7193 FOX HOLLOW	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2018

Total: C of O issued for the month of October: 63

C of O Detail

Page: 1

Printed 2018/11/01 07:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2016-640	John Wollenburg	John Wollenburg	Res Remodel	Fieldstone	79	2969 ALAMOSA LANE	46077	2018/10/18
R2017-87	Hearth & Stone Builders	Caleb & Jill Longenberger	Res New	DERR FARM	1	8250 E 100 SOUTH	46077	2018/10/22
U2017-239	Perma Pools	Derek & Amy Small	Res Add Pool	Austin Oaks	214	4392 CREEKSIDE PASS	46077	2018/10/30
U2017-267	John Grimme	Jason & Elizabeth Prokopik	Res Add Deck	SUGARBUSH SEC 1	12	800 SUGARBUSH RIDGE	46077	2018/10/04
R2017-298	Performance Plus	Patrick Callahan	Res Add	Russell Lake	1	670 W RUSSELL LAKE W DRIVE	46077	2018/10/24
R2017-1412	Viewegh and Assoc	Viewegh Properties @ Stonegate LLC	Comm New	STONEGATE	78	7619 W STONEGATE DRIVE	46077	2018/10/29
U2017-1523	Christopher Scott Homes	Mark & Melanie Rubino	Res New	ISENHOUR HILLS	8B	562 ISENHOURS HILLS DRIVE	46077	2018/10/12
R2017-1532	Emergent Construction	Ryan & Meredith McCall	Res New			8305 E 550 SOUTH	46077	2018/10/01
R2017-1689	Christopher Plumbing Services,	Rick Witsken	Res Remodel			1933 S 825 EAST	46077	2018/10/22
R2017-1733	Timothy & Deborah Perry	Timothy & Deborah Perry	Res Add	Countrywood	11	1110 FOXGLOVE COURT	46077	2018/10/09
U2017-1736	Steve Warstler	Steve Warstler	Res Add Deck	SCHICKS		905 W PINE STREET	46077	2018/10/11
R2017-1821	Premier Pools	Andrew & Roxanne Mitchell	Res Add Pool	STONEGATE	362	7657 DEERFIELD LANE	46077	2018/10/24
R2017-1853	McKeel Bowden	McKeel Bowden	Res Add	ROYAL RUN	244	6768 LEXINGTON CIRCLE	46077	2018/10/08
R2017-1862	Drees Homes	Drees Homes	Res New	BROOKHAVEN	209	11168 GLEN AVON WAY	46077	2018/10/23
R2017-1886	Perma Pools	Edwin & Evona Watson	Res Add Pool	Shannon Springs	17	6250 BOULDER SPRINGS COURT	46077	2018/10/22
R2017-1995	Bill Duncan	Gerald Throgmartin	Res Add			9825 WINDY HILLS DRIVE	46077	2018/10/02



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2018

Total: C of O issued for the month of October: 63

C of O Detail

Page: 2

Printed 2018/11/01 07:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-1	Mayer Najem COnstruction	Ford Road Outlot LLC	Comm New	Boone Village Outlot	St. Vincent Medical Office	51 N FORD ROAD	46077	2018/10/22
U2018-121	Lisa Hackman	Lisa Hackman	Res Other	OLIVERS	64	130 N MAPLE STREET	46077	2018/10/04
U2018-160	Bedrock Builders	Bedrock Builders	Res New 2 Family	The Oaks at Hoosier Village	47 and 48	10071 & 10073 WHISPER TRACE	46077	2018/10/29
U2018-170	Randy Matthews	Randy Matthews	Res Add Deck	Thornhill	74	2060 MULSANNE DRIVE	46077	2018/10/10
U2018-188	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	57 and 58	10090 & 10092 Whisper Trace Lane	46077	2018/10/25
U2018-189	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	55 and 56	10070 & 10072 Whisper Trace Lane	46077	2018/10/30
U2018-191	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	51 and 52	10020 & 10022 Whisper Trace Lane	46077	2018/10/19
U2018-192	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	49 and 50	10051 & 10053 Whisper Trace Lane	46077	2018/10/09
R2018-196	Drees Homes	Drees Homes	Res New	BROOKHAVEN	201	11134 GLEN AVON WAY	46077	2018/10/09
R2018-220	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	53	10302 PIGATO DRIVE	46077	2018/10/10
R2018-277	Neer Development	Neer Development Company, Inc.	Comm New	Courtyards of Zionsville	Clubhouse	1761 CYPRESS DRIVE	46077	2018/10/08
U2018-289	Robert Stevens Roofing	Kenneth Custer	Res Reroof	Thornhill	165	1716 CORNICHE DRIVE	46077	2018/10/08
U2018-292	Beazer Homes	Beazer Homes	Res New	Hampshire	230	4126 KEIGHLEY COURT	46077	2018/10/03
U2018-293	Beazer Homes	Beazer Homes	Res New	Hampshire	290	8176 PEGGY COURT	46077	2018/10/25
U2018-294	Beazer Homes	Beazer Homes	Res New	Hampshire	228	4100 KEIGHLEY COURT	46077	2018/10/03
R2018-299	St. James Development Inc.	RURAL PARTNERS LLC	Res Other			8182 HUNT CLUB ROAD	46077	2018/10/17



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2018

Total: C of O issued for the month of October: 63

C of O Detail

Page: 3

Printed 2018/11/01 07:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-385	T & W Corp.	Giant Eagle, Inc.	Comm New		GetGo	7011 E WHITESTOWN PARKWAY	46077	2018/10/05
13U2018-403	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	144	11633 FOXTAIL COURT	46077	2018/10/04
U2018-413	Fischer Homes	Fischer Homes	Res New	Hampshire	116	4550 KETTERING PLACE	46077	2018/10/09
R2018-430	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	38	10324 SEMILLON CIRCLE	46077	2018/10/05
R2018-431	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	64	5851 MUSCADINE WAY	46077	2018/10/17
U2018-442	Fischer Homes	Fischer Homes	Res New	Hampshire	93	8275 Bradfield Road	46077	2018/10/12
U2018-471	Beazer Homes	Beazer Homes	Res New	Hampshire	227	4074 CARNEGIE LANE	46077	2018/10/29
U2018-482	Saeed Mohammadi	Saeed Mohammadi	Res Other	The Preserve at Spri	182	4319 CHERRY COURT	46077	2018/10/09
U2018-483	Bedrock Builders	BHI Senior Living	Comm New	The Oaks at Hoosier Village	Restrooms in park	5501 Paper Birch Road	46077	2018/10/25
13U2018-521	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	36	3434 SUGAR PINE LANE	46077	2018/10/26
U2018-527	Robert Housel	Robert Housel	Res Add	Colony Woods	288	315 CAMDEN DRIVE	46077	2018/10/09
U2018-570	Mark Olis Construction	Dan Collins	Res Remodel	Zion Hills	31	12202 Daughtery Drive	46077	2018/10/04
R2018-578	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	12	1711 ARBOR WAY	46077	2018/10/30
13U2018-615	CMH Builders	Jeffrey & Melinda Cappa	Res Remodel	The Willows	129	11576 BENT TREE COURT	46077	2018/10/26
R2018-648	James Meyers Construction	Neer Development Company, Inc.	Comm Other	Courtyards of Zionsville	Clubhouse POOL & Decking	1761 Cypress Dr.	46077	2018/10/08
U2018-658	Mitch Young	David & Jeanine Mikell	Res Add	OLIVERS	89, 90	165 NORTH MAPLE STREET	46077	2018/10/29



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2018

Total: C of O issued for the month of October: 63

C of O Detail

Page: 4

Printed 2018/11/01 07:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-721	Nazareth Building Services	TRISTAN & MEGAN GLOVER	Res Remodel	Stonegate	248	6710 CHAPEL CROSSING	46077	2018/10/22
U2018-729	John Grimme	Cem & Rhonda Sakarya	Res Add Deck	Cobblestone Lakes	273	8992 SPRING VIOLET PLACE	46077	2018/10/02
13U2018-732	The Smart Pergola	Michael & Amy Hammond	Res Other	Willow Ridge	62	11543 WILLOW SPRINGS DRIVE	46077	2018/10/01
R2018-733	Perma Pools	Adam & Megan Moss	Res Add Pool	Brookhaven	200	11130 GLEN AVON WAY	46077	2018/10/10
U2018-746	Cutting Edge Hardscapes	James & Melissa Martinez	Res Other	Austin Oaks	203	11758 CREEKSTONE WAY	46077	2018/10/19
U2018-768	Browning Construction	Universal Transparent Bag	Comm Remodel	Ripberger Business Park	4A Seasoning Room	10505 BENNETT PARKWAY	46077	2018/10/25
R2018-784	WarrenCo Construction &	Rahvy & Nikki Murray	Res Other	Cheval De Salle	2	7818 CHEVAL RUE COURT	46077	2018/10/19
U2018-790	Josh Smalling Roofing and	Robert Weaver	Res Remodel	Brittany Chase	62	4130 FIELD MASTER DRIVE	46077	2018/10/12
13U2018-791	Primeline Outdoor Living	Martin & Julianna Plawecki	Res Other	HIDDEN PINES	94	3614 CONIFER DRIVE	46077	2018/10/25
R2018-822	Chuck's Construction	Brent & Mailee Yoder	Res Add	Fieldstone	61	2506 BOYLSTON COURT	46077	2018/10/04
U2018-873	Cutting Edge Hardscapes	Joseph & Jennifer Krempe	Res Other	Cobblestone Lakes	85	9207 ROCKY CAY COURT	46077	2018/10/19
U2018-880	Stewart Construction	Jill Ridge	Res Remodel	CROSSES	49, 50	245 N 4TH STREET	46077	2018/10/04
R2018-907	Sam Scheidler	Samuel & Catherine Scheidler	Res Add Deck			4080 SOUTH 975 EAST	46077	2018/10/31
U2018-953	David Rausch Studio	Main Steet Partners	Comm Remodel	Village Business Dis		170 South Main Street	46077	2018/10/29
R2018-955	Sam Scheidler	Sam Scheidler	Res Add Deck			4080 SOUTH 975 EAST	46077	2018/10/31



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2018

Activity Report

Printed 2018/11/01 07:54 AM

	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	17	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	77	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	388	556	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	0	0	7	4	1	5	9	10	7	2	4	0	29	1	0	79	2	3	355	521	19	55
October	1	0	3	5	1	4	12	20	5	3	4	0	26	1	0	85	1	6	451	620	23	63
November																						
December																						
Totals	11	1	28	39	20	49	178	112	67	38	37	12	375	17	0	984	7	107	4071	5628	223	452



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2018

Status Report

Printed 2018/11/01 07:57 AM

Residential Fees	January	February	March	April	May	June	July	August	September	October			YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013	\$22,545	\$23,907	\$12,365	\$15,282			\$240,243
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214	\$16,362	\$13,490	\$10,001	\$10,607			\$119,574
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025	\$4,575	\$5,925	\$5,400	\$4,800			\$51,425
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401	\$16,568	\$17,879	\$9,081	\$11,264			\$175,041
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766	\$14,228	\$22,711	\$10,989	\$15,630			\$193,540
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225	\$46,201	\$12,075	\$36,150			\$470,527
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619	\$105,928	\$124,188	\$54,511	\$88,933			\$1,198,925
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0	\$2,165	\$0	\$26,562			\$47,893
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$3,077	\$5,601	\$1,957	\$8,449	\$3,622			\$36,531
Commercial Inspection Fees (Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$450	\$300	\$750	\$750			\$4,350
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0	\$0	\$0	\$0			\$160,484
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0	\$0	\$10,985	\$4,756	\$4,025			\$32,591
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$3,077	\$19,911	\$15,107	\$18,305	\$41,311			\$311,325
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225	\$36,225	\$57,186	\$16,831	\$40,175			\$503,118
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106	\$40,590	\$25,170	\$33,996			\$562,891
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,696	\$125,839	\$139,295	\$72,816	\$130,244			\$1,510,250
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October			YTD
Plan Commission													
Primary Plat Approval				\$3,195	\$1,385	\$1,200			\$3,165				\$8,945
Secondary Plat Approval		\$830	\$1,100	\$2,130	\$400			\$800					\$5,260
Minor Plat Approval	\$400		\$330				\$345			\$400			\$1,475
Zone Map Amendment			\$20,900	\$2,537		\$5,700	\$3,200		\$3,220				\$35,557
Subdivision Waiver													
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980			\$6,057				\$22,765
Development Plan Amendment	\$575						\$623						\$1,198
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use	\$1,200			\$400		\$1,200				\$1,200			\$4,000
Variance of Dev Standards	\$325	\$800	\$1,462	\$1,650	\$1,950	\$400	\$1,325	\$1,900	\$363	\$725			\$10,900
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	\$12,805	\$3,255			\$98,980
Permit Overview	January	February	March	April	May	June	July	August	September	October			YTD
New Home ILP	12	17	31	21	19	22	17	18	9	12			178
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	\$5,019,180	\$7,052,000			\$81,917,124
All Other Residential ILP	20	39	78	87	103	71	82	66	53	59			658
New Commercial Start ILP	1		2	1	4			2		1			11
All Other Commercial ILP	9	10	14	18	12	12	19	13	17	13			137
Total Permit Per Month	42	66	125	127	138	105	118	99	79	85			984
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October			YTD
Plan Commission													
Primary Plat Approval				1 Pulte Homes of Ind	1 Manchester Square	1 MAP 1861 Developm			1 State Bank Of Lit				
Secondary Plat Approval		1 Ingleook Phase 2	1 Hampshire Section	1 Pulte Homes of Ind	1 K Shaffer (Hale M		1 Town of Zionsville	2 Manchester Square (The Parke (Renamed					
Minor Plat Approval	1 Lenox Minor Plat -		1 B&D Homes, LLC				1 J. Ma	1 Puetz Minor Plat		1 J. Marshall			
Zone Map Amendment			2 Henke Development Little League Inte	See Files		2 Slate Bank of Lit Becknell Services,	1 Hoosier Village		1 JIG Farms LLC				
Subdivision Waiver													
Development Plan	1 J. Viewegh	1 LDR Rentals LLC	2 S. Scheidler Zionsville Communi	See Files	1 Manchester Square	1 MAP 1861 Developm			1 Slate Bank of Lit				
Development Plan Amendment	1 TPI Utility Constr						1 Interactive Academ	1 700 Mulberry (ZCS	1 Town of Zionsville				
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	1 D. Swiney			1 J. Williams		1 M. Villanueva						1 Wheat Holdings LLC	
Variance of Dev Standards	1 T. Lewis	2 J. Scott J. Stehr	See Files	See Files	See Files	1 C. Gregory	See Files	See Files	1 Habitat For Human	1 Wheat Holdings LLC			
Special Exception			2 Oak Center Food To Zionsville Communi	1 J. Williams			1 J. Ma	See Files					
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11	13	5	5			88
Collected Fees: Duplicate Permits, Amendments, Proceeding fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350	\$1,025	\$1,050	\$2,106			\$8,231
TOTAL REVENUE : (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$72,328	\$72,589	\$65,339	\$57,344	\$62,575	\$68,133			\$697,976
TOTAL REVENUE : (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,979	\$151,981	\$146,670	\$155,120	\$104,576	\$142,304			\$1,763,985

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - OCTOBER 2018

Planning

Intake

- The Department reviewed / issued 79 building permits, accepted five (5) sign permits, and conducted 622 inspections (as detailed in the attached pages)
- The Department accepted one (1) petition 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 October 1, 2018 Town Council meeting
- Attended the October 4, 2018 Zionsville Women In Network Luncheon
- Attended the October 5, 2018 SEAKE Ground Breaking event hosted at the Zionsville Town Hall Government Center
- Attended the October 9, 2018 Impact Fee Appeals Board meeting
- Attended the October 11, 2018 Board of Zoning Appeals meeting
- Attended the October 22, 2018 Plan Commission meeting
- Attended the October 25, 2018 Impact Fee Appeals Board meeting
- Attended the October 29, 2018 Zworks Walk event
- 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 (2) staff reports/project memorandums for the Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_10092018-887
- Prepared (6) 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/_10222018-893
- Prepared the Department's October month-end report
- Prepared the Department's monthly report on usage of Advanced Structural Components to the local 911 call center and local fire department

Communications

- Conducted various communications with applicants for the November Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the November Plan Commission meeting (agenda attached)
- Conducted communications regarding October meetings of the Impact Fee Review Board
- 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 regarding 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
- 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
- Contract Development: Town Hall Integrated Center sign / sign structure
- Findings of Fact – Road Impact Fee Appeals (CrossFit Dash)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - OCTOBER 2018

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA 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 October 23, 2018 meeting of the Zionsville Architectural Review Committee
- Attended the October 26, 2018 meeting of the Zionsville Community Development Corporation
- Attended the October 30, 2018 meeting of the Airport Strategic Plan Steering Committee

Reporting / Documentation

- Zionsville Community Development Corporation October 29, 2018 Agenda
- Zionsville Community Development Corporation – grant award documentation
- Prepared closing documents associated with transfer of Creekside Corporate Park common areas from Redevelopment Commission to Community Development Corporation
- Financial Report – Zionsville Architectural Review Committee

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 1
- 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 regarding CCRs for Creekside Corporate Park
- Conducted communications regarding Duke Energy's Site Selection Program (Creekside's participation)
- Conducted communications regarding integrated center signage for Zionsville Government Center
- Communications regarding programming associated with the Zionsville Architectural Review Committee
- Conducted communications with TriCo regarding additional outfall pipe to Cemetery Creek
- Conducted communications regarding a future Creekside Corporate Park Broker Open House

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
- 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
- Insurance policy – Community Development Corporation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - OCTOBER 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)
Zionsville Government Center integrated center sign (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 OCTOBER 9, 2018

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, October 9, 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
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request 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)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request 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).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-34-SE	Zionsville Underground	91 S Main Street	Approved with Commitments, based on Plan of Operation , as amended – 5 in Favor, 0 Opposed Petition for Special Exception to support ongoing Special Event Social Hall in the Village Business Zoning District (VBD).

2018-38-DSV	Habitat of Humanity of Boone County	10650 Andrade Drive	Approved as presented and w/exhibits as filed – 4 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for a new commercial tenant to occupy space in an existing commercial building which will: 1) Deviate from the required number of parking spaces 2) Deviate from the required percentage of non-industrial space in the General Industrial District Zoning District (I2).
-------------	-------------------------------------	---------------------	---

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



ZIONSVILLE PLAN COMMISSION SPECIAL MEETING RESULTS
Monday October 22, 2018

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-43-Z	JIG Farms LLC	4250 S. State Road 267	Given a Favorable Recommendation to the Town Council 4 in Favor 2 Opposed Petition for Zone Map change to rezone approximately 73.30 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District
2018-40-MP	Puetz Minor Plat	2720 S. 875 East	Continued to the November 19, 2018 Plan Commission Meeting 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
2018-44-PP	State Bank of Lizton (Ashburn)	8602 E. 500 South	Approved with Commitments 4 in Favor 2 Opposed Petition for Primary Plat approval of an Open Space Subdivision to provide for 78 Lots in the (R-SF-2) Residential Single Family Zoning District
2018-45-DP	State Bank of Lizton (Ashburn)	8602 E. 500 South	Approved with Commitments 4 in Favor 2 Opposed Petition for Development Plan approval of an Open Space Subdivision to provide for the development of a 58.459 acre site into 78 lots for residential use in (R-SF-2) as per Section 194.047 (E) of the Zoning Ordinance
2018-39-DPA	700 Mulberry Street (Zionsville Community Schools Wellness Center)	700 Mulberry Street	Approved 6 in Favor 0 Opposed 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 in the (SU-1) Special Use Zoning District
2018-42-DPA	Town of Zionsville (Fire Station)	998 S. U.S. 421	Approved 6 in Favor 0 Opposed Petition for Development Plan Amendment to allow for approximately 1,366 sf of additions to the existing facility in the (R2) Residential Zoning District

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

October 23, 2018



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

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, November 13, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the August 14, 2018 & September 11, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	<p>Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Request by Petitioner to be Continued to December 11, 2018</p> <p>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).</p>
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	<p>Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Request by Petitioner to be Continued to December 11, 2018</p> <p>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).</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Petition for a Use Variance in order to provide for the construction of a new commercial business to: 1) deviate from the allowed intended uses in the Office, Research & Technology Zoning District (I-ORT).
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Petition for Development Standards Variance in order to provide for the construction of a new commercial business to: 1) Install foundation plantings along the east, south and west sides of building only 2) Deviate from the required side yard setback to accommodate parking in the Office, Research & Technology Zoning District (I-ORT).

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
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Status of Commitments
2018-29-SE	A. Davis	775 E & SR 32	Status of Right to Farm
2018-37-DSV	N. Laviolette	9886 E 100 South	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation

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
Monday November 19, 2018

The meeting of the Zionsville Plan Commission is scheduled for Monday November 19, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 22, 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
2018-40-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
2018-48-MP	J. Marshall	6475 S. 275 East Lebanon, IN 46052	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 (AG) Agricultural Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
2018-16-DP	Seake, LLC	1120 W. Oak Street	Discussion and clarification of administrative approval of a minor amendment of the Development Plan regarding the site plan and elevations

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

October 29, 2018