



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

December 2018

Total permits issued for the month of December: 43

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### Permit Activity Breakdown

Commercial Permits	December 2018	December 2017	YTD 2018	YTD 2017	YTD Diff
New	0	0	11	5	6
Interior Remodel	4	0	32	26	6
Addition	0	0	3	2	1
Sign	1	18	41	73	-32
Electric	0	1	20	21	-1
Other	4	2	54	73	-19
Sewer	0	1	0	2	-2
<b>Commercial Totals</b>	<b>9</b>	<b>22</b>	<b>162</b>	<b>202</b>	<b>-40</b>
<b>Residential Permits</b>					
Single Family	9	14	202	191	11
Addition	7	6	129	111	18
Remodel	4	4	72	90	-18
Electric	3	6	43	55	-12
Pool/Spa	0	0	38	29	9
Demolition	4	1	17	19	-2
Other	5	32	408	1417	-1009
Sewer/Repairs	2	1	19	12	7
<b>Residential Totals</b>	<b>34</b>	<b>64</b>	<b>928</b>	<b>1924</b>	<b>-996</b>
<b>Combined Totals</b>	<b>43</b>	<b>86</b>	<b>1090</b>	<b>2126</b>	<b>-1036</b>

Building/Site Inspections: 294      Number Of Inspections: 433

Certificates Of Occupancy Issued: 26

Easement Encroachments Authorized: 0      Denied: 0

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 0

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 81



# Town Of Zionsville

## Planning and Economic Development Permit Detail

December 2018

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### CombinedPermit Activity Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2018-1049	December	3	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	18	191 Aspen Drive	46077
R2018-1050	December	3	\$250,000	\$522	\$0	\$0	\$0	Wildwood Designs, Inc	Jimmy & Jill King	Res Remodel			850 SOUTH 800 EAST	46077
U2018-1051	December	3	\$0	\$140	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Trailer			3795 S US 421	46077
R2018-1052	December	3	\$600,000	\$1,311	\$0	\$1,221	\$1,009	Viewegh and Assoc	PAIGE SLAUGHTER	Res New	Countrywood	39	1125 INDIAN PIPE LANE	46077
U2018-1053	December	3	\$12,000	\$75	\$0	\$0	\$0	Amos Exteriors	George & Nancy Tikijan	Res Reroof	Sugarbush Hill	39	810 SUGARBUSH	46077
13U2018-1054	December	3	\$443,000	\$1,346	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	114	3807 EVERGREEN	46077
R2018-1055	December	3	\$13,000	\$289	\$0	\$0	\$0	ECM Construction	George & Julie Kellum	Res Add			7501 EAST 100 NORTH	46075
R2018-1056	December	3	\$400,000	\$1,547	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	341	7687 DEERFIELD	46077
U2018-1057	December	4	\$300,000	\$1,133	\$0	\$0	\$0	RL Turner	Town of Zionsville	Comm Tenant Finish	Zionsville Government	1	1100 WEST OAK	46077
U2018-1058	December	4	\$479,515	\$492	\$0	\$0	\$0	Carrington Homes	Daniel & Katherine Hasler	Res Add	Clifden Pond	10	60 MONAHAN	46077
U2018-1059	December	5	\$0	\$48	\$0	\$0	\$0	Fast Signs	Paula Dearing	Comm Sign	Andrade	4 RESTORE	10650 Andrade	46077
U2018-1060	December	6	\$100	\$125	\$0	\$0	\$0	Daryle McGowan	CURTIS J MIDDAUGH	Res Add	North Hills	3	582 BECKER COURT	46077
R2018-1061	December	6	\$0	\$75	\$0	\$0	\$0	Randall Moss	Randall and Julie Moss	Res Electric			6395 SOUTH 800 EAST	46077
R2018-1062	December	6	\$0	\$100	\$0	\$0	\$0	Randall Moss	Randall and Julie Moss	Res Demo			6395 SOUTH 800 EAST	46077
R2018-1063	December	6	\$0	\$100	\$0	\$0	\$0	Reasa Pabst	Reasa Pabst	Res Demo		Barn demo	8090 E 550 South	46077
R2018-1064	December	7	\$0	\$275	\$0	\$0	\$0	New Villa Properties LLC	New Villa Properties	Comm Demo			7300 HUNT CLUB ROAD	46077
U2018-1065	December	7	\$200,000	\$699	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Remodel			3795 SOUTH US 421	46077
R2018-1066	December	7	\$0	\$125	\$0	\$0	\$0	Tehniat Haider	Tehiat Haider	Res Finish Permit	Fieldstone	80	2971 ALAMOSA	46077



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U2018-1067	December	7	\$278,300	\$1,166	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	241	4065 CARNEGIE	46077
U2018-1068	December	7	\$338,000	\$1,345	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	219	4276 KETTERING	46077
R2018-1069	December	7	\$28,000	\$282	\$0	\$0	\$0	John Coy	John & Lorie Coy	Res Add			1926 NORTH US 421	46075
U2018-1070	December	10	\$15,000	\$75	\$0	\$0	\$0	PFM Roofing	JONATHAN & LYNDASAY	Res Reroof			480 WEST POPLAR	46077
R2018-1071	December	10	\$0	\$75	\$0	\$0	\$0	Aaron Busse	Aaron & Nicole Busse	Res Electric			3402 SOUTH US 421	46077
13U2018-1072	December	11	\$121,160	\$410	\$0	\$0	\$0	Hamilton Homes	Christopher & Heidi McCrea	Res Remodel	Willow Ridge	48	4075 WILD WOOD	46077
U2018-1073	December	12	\$0	\$75	\$0	\$0	\$0	Genesis Electrical	Don & Orena Fruitt	Res Electric	Colony Woods	166	1115 MAXWELL	46077
13U2018-1074	December	14	\$30,726	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Kelly & Robert Wierenga	Res Reroof	The Woodlands at Irishman's	42	9489 WOODBRIDGE	46077
U2018-1075	December	17	\$0	\$90	\$0	\$0	\$0	Blaze Construction	CBS Properties	Comm Demo			262 SOUTH FORD ROAD	46077
R2018-1076	December	18	\$60,000	\$420	\$0	\$0	\$0	James Weaver	JAMES & VIRLEE	Res Add			5805 SOUTH 800 EAST	46077
U2018-1077	December	18	\$0	\$150	\$0	\$0	\$0	Innovative Homes &	Scott & Carol Blanchard	Res Demo	OLIVERS	38	260 NORTH MAIN	46077
R2018-1078	December	18	\$446,000	\$1,550	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	342	7679 DEERFIELD	46077
R2018-1079	December	18	\$5,390	\$75	\$0	\$0	\$0	Roof Masters & Exteriors LLC	Nathan & Kelly Gau	Res Reroof	Royal Run	458	6258 SADDLETREE	46077
U2018-1080	December	19	\$0	\$25	\$0	\$0	\$0	Flow Pro Plumbing and	Heather & Zubair Hamir	Res Sewer	SHAFFERS CROSSING	1	760 WEST PINE	46077
U2018-1081	December	20	\$2,000,000	\$0	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Grading	The Oaks at Hoosier Village		5800, 5600 Eagle Oaks	46077
U2018-1082	December	20	\$0	\$25	\$0	\$0	\$0	Nu Flow Indy LLC	STEVEN & ANDREA	Res Sewer	Raintree	1	20 RAINTREE	46077
13U2018-1083	December	21	\$25,000	\$410	\$0	\$0	\$0	Vive Exterior Design	Craig & Ashley Budd	Res Add	The Willows	149	11549 WILLOW	46077
R2018-1084	December	21	\$405,000	\$1,506	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	352	7678 DEERFIELD	46077



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U2018-1085	December	26	\$28,200	\$763	\$0	\$0	\$0	Reel Construction	John & Michelle DeMarco	Comm Remodel		3 Edward Jones	1555 W OAK STREET	46077
R2018-1086	December	27	\$500	\$125	\$0	\$0	\$0	GRM Farms LLC	GRM Farms, LLC	Res Add Deck			460 SOUTH 1100 EAST	46077
R2018-1087	December	27	\$0	\$100	\$0	\$0	\$0	GRM Farms LLC	GRM Farms, LLC	Res Demo			460 SOUTH 1100 EAST	46077
U2018-1088	December	28	\$85,000	\$1,442	\$0	\$0	\$5,830	Alt Construction	106TH & BENNETT LLC	Comm Tenant Finish	Bennett Tech	200 ALT OFFICE	10650 BENNETT	46077
13U2018-1089	December	28	\$472,000	\$1,429	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	50	3531 SUGAR PINE LANE	46077
R2018-1090	December	31	\$115,000	\$410	\$0	\$0	\$0	Jess Revercomb	Scott Robinson	Res Remodel	Countrywood	42	1122 INDIAN PIPE LANE	46077
U2018-1091	December	31	\$6,000	\$410	\$0	\$0	\$0	Daniel Collins	CURTIS J MIDDAUGH	Res Remodel	Zion Hills	31	12202 DAUGHERTY	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

December 2018

Total: C of O issued for the month of December: 26

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-87	Hearth & Stone Builders	Caleb & Jill Longenberger	Res New	DERR FARM	1	8250 E 100 SOUTH	46077	2018/12/27
R2017-841	Mitch Young/Young's	Samuel & Holly Horton	Res Remodel	BROOKHAVEN	18	11108 FONTAINE WAY	46077	2018/12/21
U2017-886	Miller-Eads Co.	American Senior Communities	Comm Electric	N.T.	Zionsville Meadows	675 S FORD ROAD	46077	2018/12/06
R2017-1186	Coach House Garage	Jeremy & Andrea Mosbaugh	Res Add	Countrywood	32	1111 INDIAN PIPE LANE	46077	2018/12/21
R2017-1846	SLW Inc	Anna & Joshua Sizemore	Res Add			1171 N 1100 EAST	46069	2018/12/18
R2017-2045	Gene Deardoff	Bradley & Erin Moore	Res Add	Roundstone	9	7295 HULL ROAD	46077	2018/12/07
U2017-2073	Housewurks of Zionsville	Housewurks of Zionsville	Res New	OLIVERS		250 N MAPLE STREET	46077	2018/12/20
R2017-2099	Jefferson Electric LLC	Lynn Jenkins	Res Electric			1730 S 950 East	46077	2018/12/13
U2018-184	Alt Construction	106TH & BENNETT LLC	Comm New		KENMAR	10650 BENNETT PARKWAY	46077	2018/12/17
U2018-237	Beazer Homes	Beazer Homes	Res New	Hampshire	208	4340 KETTERING DRIVE	46077	2018/12/27
U2018-238	Beazer Homes	Beazer Homes	Res New	Hampshire	212	4377 KETTERING DRIVE	46077	2018/12/04
R2018-580	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	47	1676 CYPRESS DRIVE	46077	2018/12/03
R2018-681	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	35	10327 SEMILLON CIRCLE	46077	2018/12/31
13U2018-739	JB Adams Designs LLC	Amit Mehta	Res Add	Willow Glen	3	3219 CIMMARON ASH DRIVE	46077	2018/12/05
R2018-785	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	48	1682 CYPRESS DRIVE	46077	2018/12/27
U2018-849	Kimbery Estep	South Main Holdings LLC	Comm Remodel		6	70 E HAWTHORNE STREET	46077	2018/12/28



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**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-861	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Remodel	Cross's second addit	23	91 S MAIN STREET	46077	2018/12/27
U2018-871	DK Home Improvements LLC	Richard & Angela Elmore	Res Remodel	Cobblestone Lakes	348	8855 HEATHERSTONE	46077	2018/12/20
U2018-891	Alexander Gringauz	Jan Brockley	Res Remodel	Hunt Club Village	35	1 CHESTNUT COURT	46077	2018/12/05
R2018-897	BOYS & GIRLS CLUB ZIONSVILLE	BOYS & GIRLS CLUB ZIONSVILLE	Comm Remodel			5964 S 700 E	46077	2018/12/28
R2018-910	Scott Robinson	Scott Robison	Res Add Deck	Countrywood	42	1122 INDIAN PIPE LANE	46077	2018/12/18
U2018-983	Aspen Outdoor Designs	Scott and Tara Rinehart	Res Other	Cobblestone Lakes	191	8992 Windpointe Pass	46077	2018/12/21
U2018-985	Merrifield Exteriors, LLC	JAMES & KARA SEEVER	Res Add Deck	Cobblestone Lakes	239	8875 WINDPOINTE PASS	46077	2018/12/27
U2018-987	Preferred Custom Remodeling	Paul & Megan Magoni	Res Remodel	Rock Bridge	134	3781 HEARTHSTONE DRIVE	46077	2018/12/12
R2018-1007	Country Garden Landscaping	Valerie & Timothy Jansen	Res Other	Brookhaven	203	11142 GLEN AVON WAY	46077	2018/12/12
U2018-1060	Daryle McGowan	CURTIS J MIDDAUGH	Res Add	North Hills	3	582 BECKER COURT	46077	2018/12/10



# 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	363	432	16	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	76	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	6	2	4	0	30	1	0	79	2	3	358	523	19	56
October	1	0	3	5	1	4	12	20	5	3	4	0	26	1	0	85	1	6	451	619	23	64
November	0	2	0	1	0	1	15	10	2	2	1	1	27	0	0	62	0	12	370	526	10	36
December	0	0	4	1	0	4	9	7	4	3	0	4	5	2	0	43	0	3	294	433	28	26
Totals	11	3	32	41	20	54	202	129	72	43	38	17	408	19	0	1089	7	122	4739	6589	259	516



# 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	September	October	November	December	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	\$18,729	\$12,333	\$271,305
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	\$7,748	\$5,045	\$132,367
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	\$6,750	\$4,425	\$62,600
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	\$11,727	\$9,081	\$195,849
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	\$18,317	\$10,989	\$222,846
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225	\$46,201	\$12,075	\$36,150	\$66,226	\$12,075	\$548,828
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	\$122,747	\$49,523	\$1,371,195
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0	\$2,165	\$0	\$26,562	\$0	\$0	\$47,893
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$3,077	\$5,601	\$1,957	\$8,449	\$3,704	\$1,722	\$4,590	\$42,925
Commercial Inspection Fees(Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$450	\$300	\$750	\$750	\$1,150	\$450	\$5,950
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0	\$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	\$0	\$0	\$32,591
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$3,077	\$19,911	\$15,107	\$22,633	\$41,393	\$1,722	\$10,420	\$327,877
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	\$66,226	\$12,075	\$581,419
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106	\$40,590	\$29,498	\$33,996	\$30,044	\$25,900	\$623,163
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	\$77,144	\$130,326	\$124,469	\$59,943	\$1,699,072
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	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		\$400	\$1,070		\$6,730
Minor Plat Approval	\$400		\$330				\$345			\$400	\$1,000		\$2,475
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					\$676	\$1,874
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	\$1,800	\$375	\$13,075
Special Exception			\$1,050	\$700			\$700	\$2,100			\$700		\$5,250
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,631	\$10,480	\$7,903	\$4,800	\$12,805	\$3,655	\$4,570	\$1,051	\$105,001
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	12	17	31	21	19	22	17	18	9	12	15	9	202
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,556,063	\$11,782,300	\$6,660,525	\$7,338,721	\$5,019,180	\$7,052,000	\$8,106,600	\$3,607,300	\$93,865,254
All Other Residential ILP	20	39	78	87	103	71	82	66	53	59	43	25	726
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	4	9	150
Total Permit Per Month	42	66	125	127	138	105	118	99	79	85	62	43	1089
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval				<sup>1</sup> Putte Homes of Ind	<sup>1</sup> Manchester Square	<sup>1</sup> MAP 1861 Developme			<sup>1</sup> State Bank Of Litz				
Secondary Plat Approval		<sup>1</sup> Inglenook Phase 2	<sup>1</sup> Hampshire Section	<sup>1</sup> Putte Homes of Ind	<sup>1</sup> K. Shaffer (Hale M		<sup>1</sup> Town of Zionsville	<sup>2</sup> Manchester Square The Parke (Renamed		<sup>1</sup> J. Ma	<sup>1</sup> Hampshire Section		
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		<sup>1</sup> J. Marshall	<sup>1</sup> McEowen (Mullen) M		
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		<sup>1</sup> JIG Farms LLC				
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			<sup>1</sup> State Bank of Litz				
Development Plan Amendment	<sup>1</sup> TPI Utility Constr						<sup>1</sup> Interactive Academ	<sup>1</sup> 700 Mulberry (ZCS	<sup>1</sup> Town of Zionsville				<sup>1</sup> McDonalds
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				<sup>1</sup> Wheat Holdings LLC			
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	<sup>1</sup> Habitat For Human	<sup>1</sup> Wheat Holdings LLC	See Files	<sup>1</sup> R. Pabst	
Special Exception			<sup>2</sup> Oak Center Food Te Zionsville Communi	<sup>1</sup> J. Williams			<sup>1</sup> J. Ma	See Files			<sup>1</sup> J. Marshall		
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11	13	5	6	7	2	98
Collected Fees: Duplicate Permits, Amendments, Petition Filing Fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350	\$1,025	\$1,300	\$2,231	\$775	\$1,642	\$11,023
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	\$69,015	\$45,239	\$28,945	\$773,042
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	\$108,904	\$143,186	\$141,509	\$66,920	\$1,977,624

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

### *Planning*

#### **Intake**

- The Department reviewed / issued 42 building permits, accepted one (1) sign permit, and conducted 433 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 one (1) petition for review by the Plan Commission (either at future meetings or by Staff)

#### **Meetings**

- Attended the December 3, 2018 Town Council meeting
- Attended the December 11, 2018 Board of Zoning Appeals meeting
- Attended the December 17, 2018 Town Council meeting
- Attended the December 17, 2018 Plan Commission meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- 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
- Met with internal staff to discuss ongoing efforts to create a Fats, Oils, and Grease program associated with the Town's sewer utility
- Met with representatives of WTH to finalize specifications related to Phase 3 upgrade to Permits Warehouse software
- Met with Mayor Haak and Deputy Mayor Mitro to conduct 2018 year-end review

#### **Reporting / Documentation**

- Prepared five (5) 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/12112018-912>
- Prepared three (3) 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/12172018-917>
- Prepared the Department's December 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 January Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the January Plan Commission meeting (agenda attached)
- Conducted internal and external communications regarding potential upgrade to Permits Warehouse software
- 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
- Completed 2018 year end reviews with Department Staff
- Commenced with efforts to identify candidates for open positions within the Department (Econ. Dev. Planner & Zoning Tech.)
- Attended the December 6, 2018 grand opening of the Habitat for Humanity ReStore facility in Zionsville
- Attended an Indiana Community Development Block Grant training meeting on December 10, 2018
- Attended the Indiana Residential Code Development Committee meeting on December 13, 2018
- Contract Management: WTH (Phase 3 upgrade to Permits Warehouse software)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - DECEMBER 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
- Met with HWC representatives regarding the ongoing Airport Strategic Land Use Plan
- Attended the December 11, 2018 Zionsville Architectural Review Committee meeting

#### **Reporting / Documentation**

- Zionsville Community Development Corporation – Lease document preparation in favor of Town and Parks Board
- Zionsville Community Development Corporation – Insurance Policy
- Zionsville Community Development Corporation-Year End Financial Report
- Zionsville Architectural Review Committee – Financial Report
- Zionsville Redevelopment Commission-Year End Financial Report

#### **Communications**

- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications regarding marketing materials & Colliers International as broker of record for Creekside Corporate Park
- 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 and Duke Energy regarding additional outfall pipe to Cemetery Creek
- Conducted communications regarding feedback/ action items regarding completed 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 - DECEMBER 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)  
Creekside Corporate Park tenancy (Colliers / 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)  
WTH-Upgrades / FOG (Phase 3, internal)



**MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS DECEMBER 11, 2018**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, December 11, 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)	<b>Approved with Commitments, as presented and w/exhibits as filed – 5 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).
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	<b>Approved with Commitments, as presented and w/exhibits as filed – 5 in Favor, 0 Opposed</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 Agricultural Zoning District (AG).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-41-DSV	D. Miller	8370 E 300 South	<b>Approved with Commitments, as presented and w/exhibits as filed – 5 in Favor, 0 Opposed</b> Petition for Development Standards Variance in order to provide for the construction of an accessory structure which: 1) Exceeds the height of the primary structure in the Low-Density Single-Family Residential Zoning District (R1).
2018-42-SE	J. Marshall	6475 S 275 East	<b>Approved with Commitments, as presented and w/exhibits as filed – 5 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).

2018-43-DSV	J. Marshall	6475 S 275 East	<p><b>Approved as presented and w/exhibits as filed – 5 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards Variance in order to allow existing accessory structures to remain without the benefit of a primary which:</p> <p>1) Exceed the allowable accessory square footage &amp; height in an Agricultural Zoning District (AG).</p>
2018-44-DSV	Z' Storage (S. Scheidler)	1230 Parkway Drive	<p><b>Approved as presented and w/exhibits as filed – 5 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards Variance in order to allow a landscape bed to exceed the required ten foot maximum distance from the foundation of a self-storage facility in Urban General Business Zoning District (B2).</p>
2018-45-DSV	B. Bobbitt	465 W Poplar Street	<p><b>Continued with notice from December 11, 2018 to January 8, 2019 Meeting</b></p> <p>Petition for Development Standards variance in order to provide for the construction of a patio &amp; garage addition which:</p> <p>1) Exceeds the required lot coverage of 35%, to 42.7% in the Urban Residential Village Zoning District (R-V).</p>

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



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

**Monday December 17, 2018**

The meeting of the Zionsville Plan Commission was scheduled for Monday December 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. Continued Business**

Docket Number	Name	Address of Project	Item to be Considered
2018-40-MP	Puetz Minor Plat	2720 S. 875 East	<p><b>Approved Conditionally with Commitments</b>  <b>7 in Favor</b>  <b>0 Opposed</b>            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</p>
2018-48-MP	J. Marshall	6475 S. 275 East Lebanon, IN 46052	<p><b>Approved Conditionally with Commitments</b>  <b>7 in Favor</b>  <b>0 Opposed</b>            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</p>

**VI. New Business**

Docket Number	Name	Address of Project	Item to be Considered
2018-50-MP	McEowen Minor Plat	599 S. 900 East	<p><b>Approved Conditionally</b>  <b>7 in Favor</b>  <b>0 Opposed</b>            Petition for Minor Plat approval for the establishment of 2 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the (R1) Rural Residential Zoning District</p>

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

December 18, 2018



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS JANUARY 8, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, January 8, 2019 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. Election of Officers
- IV. Approval of the December 11, 2018 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-45-DSV	B. Bobbitt	465 W Poplar Street	<b>Petition continued from December 11, 2018 Meeting</b> Petition for Development Standards variance in order to provide for the construction of a patio & garage addition which: 1) Exceeds the required lot coverage of 35%, to 42.7% in the Urban Residential Village Zoning District (R-V).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	Petition for Development Standards Variance in order to permit the establishment of a 1.83 acre lot. (Minimum lot size is 2 acres) in the Low-Density Single-Family Residential Zoning District (R1).

VIII. 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
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-31-SE & 2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Status of Right to Farm & Commitments
2018-41-DSV	D. Miller	8370 E 300 South	Status of Commitments
2018-42-SE & 2018-43-DSV	J. Marshall	6475 S 275 East	Status of Right to Farm

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  
Tuesday January 22, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Tuesday January 22, 2019, 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. Election of Officers
- IV. Approval of the December 17, 2018 Plan Commission Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2018-52-DPA	McDonalds	50 Brendon Way	Petition for Development Plan Amendment to allow for internal and external remodeling in the Urban B-2 Zoning District

VII: Other Matters to be considered

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			2019 Ordinance Updates

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, CPM  
Director of Planning and Economic Development  
Town of Zionsville

December 28, 2018