



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2019

Total permits issued for the month of January: 52

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Permit Activity Breakdown

Commercial Permits	January 2019	January 2018	YTD 2019	YTD 2018	YTD Diff
New	0	1	0	1	-1
Interior Remodel	0	1	0	1	-1
Addition	1	0	1	0	1
Sign	4	2	4	2	2
Electric	0	3	0	3	-3
Other	6	3	6	3	3
Sewer	0	0	0	0	0
Commercial Totals	11	10	11	10	1
Residential Permits					
Single Family	10	12	10	12	-2
Addition	7	6	7	6	1
Remodel	14	5	14	5	9
Electric	2	3	2	3	-1
Pool/Spa	1	0	1	0	1
Demolition	3	1	3	1	2
Other	3	4	3	4	-1
Sewer/Repairs	1	1	1	1	0
Residential Totals	41	32	41	32	9
Combined Totals	52	42	52	42	10

Building/Site Inspections: 218 Number Of Inspections: 328

Certificates Of Occupancy Issued: 23

Easement Encroachments Authorized: 1 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 3

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 2



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2019

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Combined Permit 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
U2019-1	January	2	\$68,000	\$435	\$0	\$0	\$0	Thomas Pearson	James & Michele Spolyar	Res Remodel	Raintree	79	735 ROUND COURT	46077
U2019-2	January	2	\$100,000	\$525	\$0	\$0	\$0	Thomas Pearson	Kirsten Ferger	Res Remodel	Olde Dom	14	164 DOMINION	46077
U2019-3	January	2	\$20,000	\$410	\$0	\$0	\$0	John Read	Josh & Jamey Peavler	Res Remodel		20, 21	510 WEST PINE	46077
R2019-4	January	3	\$300,404	\$503	\$0	\$0	\$0	Case Design	Stephen & Connie Schlegel	Res Remodel	Stonegate	160	6576 REGENTS	46077
R2019-5	January	4	\$1,800	\$75	\$0	\$0	\$0	Jackson Contracting	Jacob Wallgren	Res Reroof			7931 E 60 SOUTH	46077
R2019-6	January	7	\$0	\$250	\$0	\$0	\$0	Renascent Inc	TN & AN LP	Res Demo			1602 S 1100 EAST	46077
19U2019-7	January	7	\$0	\$140	\$0	\$0	\$0	Neer Development	Neer Development	Comm Trailer	Courtyards of Zionsville		1762 CYPRESS	46077
U2019-8	January	8	\$0	\$215	\$0	\$0	\$0	RL Turner	Seake, LLC	Comm Trailer	Zionsville Government	3	1120 W OAK STREET	46077
R2019-9	January	8	\$0	\$125	\$0	\$0	\$0	Robert Simmonds	Robert Simmonds	Res Finish Permit			4995 S 700 EAST	46077
U2019-10	January	9	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Grading			800 MULBERRY	46077
U2019-11	January	9	\$50,000	\$570	\$0	\$0	\$0	Master's Mark Builders	Carol Ann Gilbert	Res Remodel	Cobblestone Lakes	333	8832 HEATHERSTONE	46077
R2019-12	January	10	\$20,000	\$530	\$0	\$0	\$0	Arin Lancaster	Timothy & Arin Lancaster	Res Remodel	Blackstone	45	6436 BLACKSTONE	46077
R2019-13	January	10	\$136,000	\$630	\$0	\$0	\$0	Keymark Construction	Mike & Briana Beckner	Res Remodel	Stonegate	5	6120 STONEGATE	46077
R2019-14	January	10	\$410,000	\$1,558	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	335	7676 Deerfield	46077
U2019-15	January	11	\$0	\$0	\$0	\$0	\$0	Ray's Demolition	Zionsville Comm. School	Res Demo			800 MULBERRY	46077
13U2019-16	January	11	\$586,000	\$1,442	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	32	3540 Sugar Pine Lane	46077
R2019-17	January	11	\$22,000	\$325	\$0	\$0	\$0	DC Metals Kenneth	Donny Miller	Res Add			8370 E 300 SOUTH	46077
U2019-18	January	14	\$0	\$140	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Trailer	The Oaks at Hoosier Village		10194 Eagle Oaks Lane	46077



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R2019-19	January	14	\$100,000	\$425	\$0	\$0	\$0	Betsy Pitts Custom Homes	Curt & Kandi Hidde	Res Add	Cheval De Salle	14	7855 CHEVAL	46077
U2019-20	January	14	\$700,000	\$1,391	\$4,025	\$1,221	\$1,009	Viewegh and Assoc	Viewegh and Assoc	Res New	Pemberton	16	5120 MELBORNE	46077
19U2019-21	January	14	\$25,000	\$470	\$0	\$0	\$0	Vicenzo Siciliano	Vicenzo & Rachel Siciliano	Res Remodel	Brookhaven	212	11192 GLEN AVON WAY	46077
R2019-22	January	14	\$74,000	\$100	\$0	\$0	\$0	Marvin Starkey	Marvin & Ellie Starkey	Res Add			1355 E 500 SOUTH	46052
R2019-23	January	15	\$40,000	\$410	\$0	\$0	\$0	Richard Carriger	Kevin & Janet Sweet	Res Add	Old Hunt Club	12	6742 OLD HUNT CLUB	46077
R2019-24	January	15	\$156,000	\$596	\$0	\$0	\$0	Richard Carriger	Kevin & Janet Sweet	Res Remodel	Old Hunt Club	12	6742 OLD HUNT CLUB	46077
U2019-25	January	15	\$50,000	\$422	\$0	\$0	\$0	R L Mercer Construction	David & Robin Damm	Res Remodel	OLIVERS	57	155 N MAIN STREET	46077
U2019-26	January	16	\$0	\$0	\$0	\$0	\$0	Brandt Construction	Zionsville Comm. School	Comm Trailer			800 Mulberry Street	46077
13U2019-27	January	16	\$500	\$166	\$0	\$0	\$0	A Sign By Design	TCD-L ASSOCIATES	Comm Sign	Northwest Technology	Lot B of Lot 2	6210 TECHNOLOGY	46077
R2019-28	January	18	\$2,000	\$411	\$0	\$0	\$0	Marland Villanueva	New Villa Properties	Comm Add			7300 HUNT CLUB ROAD	46077
U2019-29	January	18	\$75,000	\$410	\$0	\$0	\$0	John Pataky	Stephan & Kelly Masoncup	Res Remodel	Masoncup Minor	1	295 N ELM STREET	46077
U2019-30	January	22	\$0	\$100	\$0	\$0	\$0	Schafer Custom Homes, LLC	BRIAN & CHERRI	Res Demo	crosses 4th Addition	88	465 W POPLAR	46077
R2019-31	January	22	\$59,500	\$100	\$0	\$0	\$0	Arnold Lumber	Wright Family Farms	Res Add			8295 E SR 32	46077
R2019-32	January	22	\$20,000	\$282	\$0	\$0	\$0	Old World Custom Bldr	JOSEPH & SHANNON	Res Add	Rue De Chateaux	1	2997 RUE DE	46077
U2019-33	January	23	\$0	\$0	\$0	\$0	\$0	Mr Quik	Vincent & Anne Palisson	Res Electric	Village Walk	109	1532 WATERFORD	46077
R2019-34	January	23	\$0	\$75	\$0	\$0	\$0	Mission Electric	Christopher & Kylie Jackson	Res Electric	Spring Hill	9	661 SPRING HILLS DRIVE	46077
19U2019-35	January	23	\$410,000	\$1,586	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	11	11304 ABBITT	46077
R2019-36	January	23	\$0	\$0	\$0	\$0	\$0	Commercial Awning	Lawrence & Carol Reitz	Comm Sign	Stonegate	73, 74	7629 W STONEGATE	46077



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U2019-37	January	24	\$0	\$100	\$0	\$0	\$0	Catalyst Const	Zionsville Medical	Comm Demo	ZIONSVILLE BUS. PARK		55 Brendon Way	46077
U2019-38	January	24	\$54,000	\$430	\$0	\$0	\$0	Booher Building	James & Sandra Senetar	Res Remodel	Thornhill	122	1541 CONTINENTAL	46077
R2019-39	January	24	\$67,000	\$410	\$0	\$0	\$0	Nazareth	Gordon & Terrie Van Marter	Res Remodel	Banbury Farms	10	1920 S 925 EAST	46077
U2019-40	January	24	\$27,000	\$410	\$0	\$0	\$0	Vickery Remodeling	Paskorn & Brandi	Res Remodel	Hunt Club	10	35 PALIMINO COURT	46077
R2019-41	January	24	\$410,000	\$1,491	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	354	6250 STONEGATE	46077
U2019-42	January	25	\$0	\$25	\$0	\$0	\$0	ARS	Leanne Torrance	Res Sewer	Bailey Court	14	140 BAILEY COURT	46077
13U2019-43	January	28	\$58,000	\$484	\$0	\$0	\$0	Pools of Fun	Phillip & Amy Reid	Res Add Pool	HIDDEN PINES	2	3707 EVERGREEN	46077
U2019-44	January	28	\$0	\$0	\$0	\$0	\$0	A Sign By Design	106TH & BENNETT LLC	Comm Sign	BENNETT TECHNOLOGY	Ste 200, Alt	10650 BENNETT	46077
U2019-45	January	28	\$1,000,000	\$1,437	\$4,025	\$1,221	\$1,009	Gradison Design Build	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	12	5170 HANLEY	46077
13U2019-46	January	28	\$448,000	\$1,364	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	23	3734 Sugar Pine LN	46077
U2019-47	January	29	\$0	\$125	\$0	\$0	\$0	Hayes Young	Mitch Young	Res Finish Permit			645 N FORD ROAD	46077
U2019-48	January	29	\$330,000	\$1,056	\$0	\$0	\$0	Schafer Custom Homes, LLC	BRIAN & CHERRI	Res New	CROSSES	88	465 W POPLAR	46077
U2019-49	January	30	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Boone County Properties LLC	Comm Sign	ZIONSVILLE BUS. PARK	02	1305 PARKWAY	46077
13U2019-50	January	30	\$425,000	\$1,345	\$0	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building Co	Res New	The Willows	240	11508 GOLDEN	46077
U2019-51	January	31	\$527,000	\$1,329	\$0	\$1,221	\$1,009	Estridge Homes	Randall & Julia Moss	Res New	Oxford Woods	3	11600 WALTON	46077
R2019-52	January	31	\$38,000	\$410	\$0	\$0	\$0	Champion	Timothy Haseley	Res Add	Royal Run	353	6287 LANCASTER	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2019

Total: C of O issued for the month of January: 23

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-576	The Sign Group	Lids Properties LLC	Comm Sign		LIDS	5401 W 106th Street	46077	2019/01/04
R2017-145	Neer Development	Neer Development Company, Inc.	Comm Trailer			6355 S 950 EAST	46077	2019/01/07
U2017-156	Homes by Design	John & Debra Coll	Res New	OLDFIELDS	9	6885 Oldfields Lane	46077	2019/01/04
R2017-330	Viewegh and Assoc	Diaz Properties LLC	Comm New	STONEGATE	65	7637 E STONEGATE DRIVE	46077	2019/01/04
U2017-620	Sigma Builders, LLC	Kevin & Beth Hohman	Res Add Deck	SIXTH & SYCAMORE	1	595 SYCAMORE STREET	46077	2019/01/04
U2017-700	Max Driscoll	Maxwell & Carolyn Driscoll	Res Remodel	CROSSES	54	490 W WALNUT STREET	46077	2019/01/07
R2017-972	Dan Wilhite	Dan Wilhite	Res Other			10785 E SR 32	46077	2019/01/09
R2017-1273	Drees Homes	Drees Homes	Res New	BROOKHAVEN	253	11319 STILL CREEK DRIVE	46077	2019/01/23
U2017-1964	American Sunspace	Gregory & Lisa Falahee	Res Add	Spring Knoll	42	9583 GREENTHREAD DRIVE	46077	2019/01/24
R2018-49	Drees Homes	Drees Homes	Res New	Stonegate	163	6575 WESTMINSTER DR	46077	2019/01/31
U2018-306	Browning Construction	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	1, 4 NITTO DENKO	10505 BENNETT PARKWAY SUITE 10	46077	2019/01/03
U2018-408	Indy Decorative Concrete	Justin & Jennifer Watt	Res Other	Cobblestone Lakes	245	8960 SNOWBERRY COURT	46077	2019/01/03
R2018-614	Indy Decorative Concrete	Kristopher & Tali Corbin	Res Other	Brookhaven	199	11127 GLEN AVON WAY	46077	2019/01/02
R2018-727	Whitney Meyer & Jared Gayken	Whitney Meyer & Jared Gayken	Res Remodel			8350 EAST 250 SOUTH	46077	2019/01/30
U2018-825	McGovern Construction	Sam Scheidler	Comm Other	Zionsville Bus.Park	Zionsville Self Storage Bldg B	1230 PARKWAY DRIVE	46077	2019/01/17
U2018-826	McGovern Construction	Sam Scheidler	Comm Other	Zionsville Bus.Park	Zionsville Self Storage Bldg A	1230 PARKWAY DRIVE	46077	2019/01/17



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-837	Indy Decorative Concrete	John Bagley	Res Other	THE ENCLAVE	58	6836 WINDEMERE DRIVE	46077	2019/01/03
U2018-882	Indy Decorative Concrete	Marta & Michael Witek	Res Other	Cedar Bend	101	9803 BARTH DRIVE	46077	2019/01/03
U2018-901	Innovative Homes & Remodeling	Cary Schein	Res Remodel	Oak Ridge	15	9952 OAK RIDGE DRIVE	46077	2019/01/22
13U2018-917	Indy Decorative Concrete	Thomas & Lindsey Davis	Res Other	Willow Glen	63	3226 PURPLE ASH DRIVE	46077	2019/01/02
U2018-940	Jennifer Blandford	Jennifer Blandford	Res Add			380 W WALNUT STREET	46077	2019/01/23
R2018-1047	Champion	DELBERT & SHERRI	Res Add	Brookhaven	208	11162 GLEN AVON WAY	46077	2019/01/30
U2018-1091	Daniel Collins	CURTIS J MIDDAUGH	Res Remodel	Zion Hills	31	12202 DAUGHERTY DRIVE	46077	2019/01/28



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2019

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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	0	1	0	4	0	6	10	7	14	2	1	3	3	1	0	52	0	2	218	328	13	23
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	1	0	4	0	6	10	7	14	2	1	3	3	1	0	52	0	2	218	328	13	23

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JANUARY 2019

Planning

Intake

- The Department reviewed / issued 48 building permits, accepted four (4) sign permits, and conducted 331 inspections (as detailed in the attached pages)
- The Department accepted two (2) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted five (5) petitions for review by the Plan Commission and two (2) for Staff review, being: Courtyards of Zionsville Block A, Section 6 and Courtyards of Zionsville Block B, Section 6 (with the same being released for recordation in January 2019)

Meetings

- Attended the January 7, 2019 Town Council meeting
- Attended the January 8, 2019 Board of Zoning Appeals meeting
- Attended the January 22, 2019 Town Council meeting
- Attended the January 22, 2019 Board of Police Commissioners meeting
- Attended the January 22, 2019 Safety Board meeting
- Attended the January 22, 2019 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 representatives of WTH to finalize specifications related to Phase 3 upgrade to Permits Warehouse software
- Met with Mayor Haak and Deputy Mayor Mitro regarding 2019 Goals

Reporting / Documentation

- Prepared two (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/01082019-918>
- Prepared one (1) staff report/project memorandum 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/01222019-919>
- Prepared the Department's January month-end report
- Continued with preparation of the Department's 2018 year-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 February Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the February Plan Commission meeting (agenda attached)
- Conducted internal and external communications regarding scheduled upgrades to the 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 record
- Continued with efforts to identify candidates for open positions within the Department (Econ. Dev. Planner & Zoning Tech.)
- Attended the January 24, 2019 Urban Land Institute Trends in Real Estate event

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JANUARY 2019

Economic Development

Meetings

- Attended the January 10, 2019 meeting of TriCo and Duke Energy utility representatives regarding sewer outfall requirements
- Attended the January 14, 2019 meeting of the Exec. Airport Strategic Land Use Plan Steering Committee
- Attended the January 15, 2019 Boone County EDC Annual Meeting
- Attended the January 22, 2019 Zionsville Architectural Review Committee meeting
- Attended the January 28, 2019 Redevelopment Commission meeting
- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA
- Met with various individuals regarding interest in development within the Creekside TIF District
- Met with various individuals regarding interest in development within the 106th Street TIF District
- Met with various individuals regarding the establishment of new TIF Districts within the Town
- 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

Reporting / Documentation

- Zionsville Community Development Corporation – Lease document in favor of Town and Parks Board
- Zionsville Community Development Corporation – Insurance Policy
- Zionsville Community Development Corporation – membership reappointment
- Zionsville Architectural Review Committee – Financial Reporting
- Zionsville Redevelopment Commission-January 28, 2019 meeting documents and January TIF Report

Communications

- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications regarding tax abatements being sought by
- 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 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 4/5
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding CCRs for Creekside Corporate Park
- 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 utility representatives regarding additional outfall pipe to Eagle Creek

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 Maintenance
- Contract management Creekside Trail Snow Removal
- 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
- Insurance policy – Community Development Corporation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JANUARY 2019

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 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 (REA/ 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)
Creekside TIF (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 JANUARY 8, 2019

The meeting of the Zionsville Board of Zoning Appeals occurred 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 were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Conditionally Approved, as presented subject to vacation of the North/South Alley, and w/exhibits as filed – 5 in Favor, 0 Opposed 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).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	Continued from January 8, 2019 Meeting to February 12, 2019 Meeting – 5 in Favor, 0 Opposed 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).

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
2018-19-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
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Status of Alley Vacation

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Tuesday January 22, 2019

The meeting of the Zionsville Plan Commission was scheduled for **Tuesday January 22, 2019**, at 7:00 p.m.
 Zionsville Town Hall Room # 205 1100 West Oak Street.

The following items were scheduled for consideration:

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
2018-52-DPA	McDonalds	50 Brendon Way	Approved with Conditions 6 in Favor 0 Opposed 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

Docket Number	Name	Address of Project	Item to be Considered
			2019 Ordinance Updates

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

January 23, 2019



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 12, 2019

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, February 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 8, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	Continued from January 8, 2019 Meeting to February 12, 2019 Meeting – 5 in Favor, 0 Opposed 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).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-01-DSV	Hoosier Village Guard House	5300 W 96th Street	Petition for Development Standards Variance to provide for a guardhouse at the new entrance into Hoosier Village’s campus without an attachment to public sewer facilities. Location: Zionsville Road & Nuttall Oak Road in the Special Use Zoning District (SU-7).

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
2018-37-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
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Status of Alley Vacation

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 February 19, 2019**

The meeting of the Zionsville Plan Commission is scheduled for **Tuesday February 19, 2019**, at 7:00 p.m.
in the Zionsville Town Hall Council Chamber
1100 West Oak Street

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 22, 2019 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
2019-04-PP	Holliday Farms	3900 S. U.S. 421	Petition for Primary Plat Approval with waivers to provide for 165 Lots in a (PUD) Planned Unit Development
2019-05-DP	Holliday Farms	3900 S. U.S. 421	Petition for Development Plan approval to provide for the development of a 88.368 acre site into 165 lots for residential use in the (PUD) Planned Unit Development Zoning District
2019-03-DP	Wheat Holdings, LLC	10890 Bennett Parkway	Petition for Development Plan Approval to allow for construction of an approximately 28,000 square foot building in the (I-ORT) Office Research & Technology Zoning District
2019-06-DPA	Baptist Homes of Indiana, Inc. (Hoosier Village)	Zionsville Road	Petition for Development Plan Amendment to allow for the construction of a Greenhouse, Pet Care Facility, Guardhouse and Entryway to Zionsville Road in the (SU-7) Special Use Zoning District
2019-07-DPA	Zionsville Medical Investments, LLC	55 Brendon Way	Petition for Development Plan Amendment to allow for the an increase in the footprint of the building by construction of an of an ADA ramp and a door entryway system with awning on the South side of the building in the Urban (B-2) General Business Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			2019 Zoning Ordinance Update: Discussion
			2019 Plan Commission Update provided by Attorney Dan Taylor

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

January 28, 2019