



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### April 2019

Total permits issued for the month of April: 116

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#### Permit Activity Breakdown

Commercial Permits	April 2019	April 2018	YTD 2019	YTD 2018	YTD Diff
New	0	1	1	4	-3
Interior Remodel	2	1	33	5	28
Addition	0	0	2	0	2
Sign	11	8	23	20	3
Electric	3	3	4	6	-2
Other	5	6	18	20	-2
Sewer	1	0	1	0	1
<b>Commercial Totals</b>	<b>22</b>	<b>19</b>	<b>82</b>	<b>56</b>	<b>26</b>
<b>Residential Permits</b>					
Single Family	12	21	51	81	-30
Addition	15	11	40	40	0
Remodel	8	5	38	23	15
Electric	4	9	12	17	-5
Pool/Spa	9	7	20	12	8
Demolition	3	1	11	6	5
Other	38	52	65	120	-55
Sewer/Repairs	5	2	11	6	5
<b>Residential Totals</b>	<b>94</b>	<b>108</b>	<b>248</b>	<b>305</b>	<b>-57</b>
<b>Combined Totals</b>	<b>116</b>	<b>127</b>	<b>330</b>	<b>361</b>	<b>-31</b>

Building/Site Inspections: 318      Number Of Inspections: 487

Certificates Of Occupancy Issued: 59

Easement Encroachments Authorized: 3      Denied: 1

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

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

Number of Investigations closed this month: 7

Total number of zoning code violations to date: 10



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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
13U2019-215	April	1	\$490,000	\$1,328	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	129	3668 EVERGREEN	46077
13U2019-216	April	1	\$608,000	\$1,506	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	145	11621 FOXTAIL	46077
R2019-217	April	2	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Trinity Realty Company LLC	Comm Sign	Stonegate	101	6857 W STONEGATE	46077
R2019-218	April	2	\$0	\$0	\$0	\$0	\$0	A Sign By Design	Trinity Realty Company LLC	Comm Sign	Stonegate	101	6857 W STONEGATE	46077
R2019-219	April	2	\$7,596	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Anthony Scalzitti	Res Reroof	Royal Run	312	6286 BRIARGATE	46077
U2019-220	April	3	\$9,139	\$75	\$0	\$0	\$0	Amos Exteriors	Haizhou Zhu	Res Reroof	Brittany Chase	37	4091 HUNTSMAN	46077
19U2019-221	April	3	\$1,200	\$100	\$0	\$0	\$0	Neer Development	Neer Development	Res Other	Courtyards of Zionsville	13	1703 ARBOR WAY	46077
U2019-222	April	3	\$2,500	\$100	\$0	\$0	\$0	Betsy Pitts Custom Homes	Michael & Betsy Pitts	Res Other	crosses 4th Addition	9	445 W ASH STREET	46077
U2019-223	April	5	\$893,612	\$2,230	\$4,740	\$0	\$23,744	RL Turner	Seake, LLC	Comm Remodel	Zionsville Government	SEAKE - EYE	1120 W OAK STREET	46077
U2019-224	April	5	\$3,000	\$100	\$0	\$0	\$0	Kevin Morgan	Kevin Morgan	Res Other	PRESERVE AT SPRING KNOLL	177	4358 GREENTHREAD	46077
U2019-225	April	5	\$200,000	\$654	\$0	\$0	\$0	Shaffer Ent Ind	Carole Boleman	Res Add	Hillcrest	1, 11	190 S 6TH STREET	46077
U2019-226	April	5	\$9,192	\$277	\$0	\$0	\$0	Shaffer Ent Ind	Carole Boleman	Res Add	Hillcrest	1, 11	190 S 6TH STREET	46077
19U2019-227	April	5	\$25,000	\$410	\$0	\$0	\$0	Mattcon General Construction Inc	Patrick Mattingly & Sheena	Res Other	Fieldstone	62	2504 BOYLSTON	46077
19U2019-228	April	5	\$195,000	\$1,117	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	THE COURTYARDS	41	1723 Cypress Drive	46077
R2019-229	April	8	\$12,000	\$75	\$0	\$0	\$0	Daahl Roofing	ADRIAN & MARJORY	Res Reroof			6255 BOONE RIDGE	46077
U2019-230	April	8	\$50,000	\$434	\$0	\$0	\$0	KAB Construction	RAY & LESLIE CORTOPASSI	Res Remodel			655 W HAWTHORNE	46077
R2019-231	April	8	\$4,760	\$75	\$0	\$0	\$0	Bone-Dry Roofing	MELISSA HAMNER -	Res Reroof	Royal Run	415	6550 ROXBURY	46077
U2019-232	April	9	\$0	\$150	\$0	\$0	\$0	Adam Braun	Steven Braun	Res Demo	SCHICKS	39, 40	805 W PINE STREET	46077



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13U2019-233	April	9	\$30,000	\$414	\$0	\$0	\$0	Chuck's Construction	Soi & Shalini Tejinder	Res Add Deck	HIDDEN PINES	72	11441 DURANGO	46077
U2019-234	April	9	\$10,000	\$75	\$0	\$0	\$0	Daahl Roofing	David & Saritina Meehan	Res Reroof			500 W ASH STREET	46077
R2019-235	April	9	\$10,000	\$75	\$0	\$0	\$0	American Dream Home	Craig Knight	Res Reroof	Royal Run	10	6526 AMHERST	46077
R2019-236	April	9	\$0	\$250	\$0	\$0	\$0	Kurt Kroemer	Kurt Kroemer	Res Demo			5353 S 700 EAST	46077
R2019-237	April	9	\$9,460	\$75	\$0	\$0	\$0	Universal Roofing	Christopher Brauer	Res Reroof	Royal Run	263	6741 LEXINGTON	46077
U2019-238	April	9	\$239,900	\$1,082	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	289	8198 PEGGY COURT	46077
13U2019-239	April	9	\$17,000	\$410	\$0	\$0	\$0	See Home Improvements	Paul & Ashley Thoren	Res Other	The Willows	126	11558 BENT TREE	46077
R2019-240	April	9	\$11,455	\$75	\$0	\$0	\$0	Universal Roofing	Janice Rice	Res Reroof	Royal Run	496	6488 GLENWOOD	46077
U2019-241	April	10	\$43,560	\$125	\$0	\$0	\$0	Allan Merz	Allan & Justina Merz	Res Add			1175 STARKEY	46077
U2019-242	April	10	\$0	\$0	\$0	\$0	\$0	SAFE Electric Inc	Town of Zionsville	Comm Electric	Shaffer Crossing	2	600 N ELM STREET	46077
R2019-243	April	10	\$105,000	\$455	\$0	\$0	\$0	Keesling	JOSEPH & SHANNON	Res Add Pool	Rue De Chateaux	1	2997 RUE DE	46077
U2019-244	April	10	\$3,395	\$100	\$0	\$0	\$0	WarrenCo Construction &	Laura Clouse	Res Other	Village Walk	21	1601 GRAYSTONE	46077
R2019-245	April	10	\$455,000	\$1,544	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	340	7695 DEERFIELD	46077
R2019-246	April	10	\$16,000	\$285	\$0	\$0	\$0	Jim Concorn	Donna Moore	Res Add			6905 S 200 EAST	46052
U2019-247	April	11	\$0	\$25	\$0	\$0	\$0	Steve King	Donald Elliott	Comm Sewer	Cross's second addit	10	30 N MAIN STREET	46077
R2019-248	April	11	\$0	\$75	\$0	\$0	\$0	Frye Elec	WILLIAM & TRACY HOLT	Res Electric			9371 HUNT CLUB ROAD	46077
U2019-249	April	11	\$20,000	\$410	\$0	\$0	\$0	Nazareth Building	BILL & STEPHANIE	Res Add			475 MULBERRY	46077
U2019-250	April	11	\$0	\$90	\$0	\$0	\$0	TPI Utility Construction	Spectrum	Comm Electric	ZIONSVILLE BUS. PARK		1375 PARKWAY	46077



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U2019-251	April	12	\$45,000	\$430	\$0	\$0	\$0	David Reves	David & Lynne Reves	Res Remodel	Raintree Place	87	200 SPRING DRIVE	46077
19U2019-252	April	12	\$5,000	\$125	\$0	\$0	\$0	Jim Concorn	Greg & Kathy Price	Res Remodel	THE ENCLAVE	75	6543 BRIARWOOD	46077
U2019-253	April	12	\$0	\$125	\$0	\$0	\$0	Darren Smith	Rose Smith	Res Finish Permit			3775 E 550 SOUTH	46077
R2019-254	April	12	\$17,000	\$75	\$0	\$0	\$0	American Dream Home	The Addie Family	Res Reroof	Royal Run	337	6251 CANTERBURY	46077
U2019-255	April	12	\$60,000	\$436	\$0	\$0	\$0	Fox Pools	Shari Jenkins	Res Add Pool	Colony Woods	201	215 SHERWOOD	46077
U2019-256	April	12	\$63,000	\$512	\$0	\$0	\$0	Fox Pools	Thomas & Erica Gause	Res Add Pool	Oak Ridge	3	9905 OAK RIDGE	46077
R2019-257	April	12	\$60,000	\$625	\$0	\$0	\$0	Fox Pools	Whitney Meyer & Jared Gayken	Res Add Pool			8350 E 250 SOUTH	46077
U2019-258	April	12	\$60,000	\$516	\$0	\$0	\$0	Fox Pools	Jay & Julie Deweese	Res Add Pool	Cedar Bend	44	10124 LAKEWOOD	46077
R2019-259	April	12	\$7,082	\$75	\$0	\$0	\$0	Universal Roofing	Tyler & Laura Loeffelholz	Res Reroof	Royal Run	362	6263 LANCASTER	46077
U2019-260	April	12	\$6,000	\$100	\$0	\$0	\$0	Tonya Clark	Scott & Tonya Clark	Res Other	PRESERVE AT SPRING KNOLL	140	9113 IRIS LANE	46077
U2019-261	April	15	\$0	\$25	\$0	\$0	\$0	L.D. Smith Plumbing	Robert Banta	Res Sewer	CARTERS ADD.	5	135 N 9TH STREET	46077
19U2019-262	April	15	\$48,000	\$456	\$0	\$0	\$0	WF Construction and Design Inc	Robert & Christina Race	Res Remodel	Brookhaven	44	11332 ABERCAIRN	46077
13U2019-263	April	15	\$12,000	\$100	\$0	\$0	\$0	Tia Cramer	Tia Cramer	Res Other	HIDDEN PINES	117	3731 EVERGREEN	46077
R2019-264	April	15	\$10,000	\$415	\$0	\$0	\$0	Kenneth Woods	Kenneth Woods	Res Add			7162 E 100 NORTH	46075
U2019-265	April	15	\$0	\$0	\$0	\$0	\$0	A Sign By Design	106TH & BENNETT LLC	Comm Sign	Bennett Tech		10650 BENNETT	46077
U2019-266	April	16	\$21,701	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Cassie & Steve Eiermann	Res Reroof	Rock Bridge	137	3898 ROCK BRIDGE	46077
U2019-267	April	16	\$14,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jeffrey & Cheryl Brown	Res Reroof	Smith Meadow	51	4399 SUMMER	46077
R2019-268	April	16	\$12,329	\$75	\$0	\$0	\$0	Bone Dry	Daniel & Amanda Fotsch	Res Reroof	Royal Run	619	6549 YORKSHIRE	46077



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U2019-269	April	16	\$0	\$0	\$0	\$0	\$0	Bedrock	BHI Senior Living	Grading	Hoosier Village	Entry	10201 Zionsville	46077
19U2019-270	April	16	\$347,500	\$1,337	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	247	11334 STILL CREEK	46077
19U2019-271	April	16	\$488,000	\$1,379	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	190	11169 GLEN AVON WAY	46077
U2019-272	April	16	\$6,500	\$75	\$0	\$0	\$0	Home Value Renovation	Christa & Roger Davis	Res Reroof	Malora Dyes Addition	1	815 W OAK STREET	46077
19U2019-273	April	16	\$14,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jason & Mary Hill	Res Reroof	THE ENCLAVE	14	6565 BAINBRIDGE	46077
R2019-274	April	17	\$0	\$75	\$0	\$0	\$0	Tom Carr	Joe & Betty Carr	Res Electric			11355 E 200 NORTH	46069
U2019-275	April	17	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Daniel & Shirley Luttrell	Res Sewer	Iron Gate	15	120 IRONGATE	46077
13U2019-276	April	17	\$562,000	\$1,395	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	34	3484 SUGAR PINE LANE	46077
13U2019-277	April	17	\$136,000	\$575	\$0	\$0	\$0	Oasis Outdoor Living &	Paul & Ashley Thoren	Res Add Pool	The Willows	126	11558 BENT TREE	46077
U2019-278	April	18	\$0	\$25	\$0	\$0	\$0	L.D. Smith Plumbing	500 Sycamore, LLC	Res Sewer	OLIVERS	43	85 W ASH STREET	46077
R2019-279	April	18	\$85,000	\$494	\$0	\$0	\$0	Burke Pool	Marcus Tielker	Res Add Pool	Lexington Hall	6	7759 BECK LANE	46077
U2019-280	April	19	\$0	\$90	\$0	\$0	\$0	GPC	Five J LLC	Comm Electric			4902 W 106TH	46077
R2019-281	April	19	\$11,768	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	ERIC TOURNIER	Res Reroof			8850 E 200 South	46077
13U2019-282	April	19	\$437,000	\$1,313	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	132	3746 EVERGREEN	46077
13U2019-283	April	19	\$486,000	\$1,377	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	97	3696 CONIFER	46077
R2019-284	April	19	\$10,290	\$200	\$0	\$0	\$0	Decks by Design	Franconia Real Estate Services	Res Add Deck	Blackstone	28	6494 CONCORD	46077
13U2019-285	April	19	\$4,358	\$100	\$0	\$0	\$0	Decks by Design	Zachary & Brittany	Res Add Deck	Willow Glen	82	3232 CIMMARON	46077
R2019-286	April	22	\$0	\$75	\$0	\$0	\$0	Electric Express	DEBRA ALEXANDER	Res Electric	Russell Lake		664 RUSSELL	46077



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U2019-287	April	22	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	JARMCO LLC	Res Electric	GRIMES	2	190 N 6TH STREET	46077
U2019-288	April	22	\$22,000	\$200	\$0	\$0	\$0	Artisan	Timothy & Tiffany Stoner	Res Add Deck	Austin Oaks	123	11909 CREEKSTONE	46077
R2019-289	April	22	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Mathew McCloskey	Res Reroof	Allens Acres	7	8785 HORSESHOE	46077
U2019-290	April	22	\$20,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	John & Mary O'Brien	Res Reroof	Colony Woods	183	1050 MAXWELL	46077
U2019-291	April	22	\$4,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	CK PRICE PROPERTIES	Comm Reroof	Cross's second addit	24	60 E OAK STREET	46077
R2019-292	April	22	\$35,000	\$410	\$0	\$0	\$0	Dwellings Unlimited	PETER & REBECCA	Res Remodel			8805 W OAK STREET	46077
U2019-293	April	23	\$30,000	\$262	\$0	\$0	\$0	Jim Mckee	Jim Mckee	Res Add	Schick's Add	32	865 W PINE STREET	46077
R2019-294	April	23	\$0	\$200	\$0	\$0	\$0	Mill-R Contracting, Inc.	American Tower	Comm Demo		Cell Tower	1240 E 550 SOUTH	46077
U2019-295	April	23	\$357,000	\$1,248	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	276	8368 PEGGY COURT	46077
U2019-296	April	23	\$0	\$0	\$0	\$0	\$0	Signworks	New Quail Run, LLC	Comm Sign	Quail Run		1380 SAYLOR	46077
U2019-297	April	23	\$3,000	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Eric & Jacqueline	Res Reroof	Cross's second addit	14	335 WEST ASH	46077
U2019-298	April	23	\$0	\$0	\$0	\$0	\$0	Signarama	Ford Road Property LLC	Comm Sign			262 S FORD ROAD	46077
U2019-299	April	23	\$0	\$0	\$0	\$0	\$0	Signarama	Ford Road Property LLC	Comm Sign			262 S FORD ROAD	46077
U2019-300	April	23	\$0	\$0	\$0	\$0	\$0	Signarama	Ford Road Property LLC	Comm Sign			262 S FORD ROAD	46077
U2019-301	April	23	\$0	\$0	\$0	\$0	\$0	Signarama	Ford Road Property LLC	Comm Sign			262 S FORD RD	46077
R2019-302	April	23	\$11,000	\$679	\$0	\$0	\$0	Mike Mcghee	Sandra & Robert French	Res Add Pool			9030 HUNT CLUB ROAD	46077
R2019-303	April	23	\$400,000	\$675	\$0	\$0	\$0	Mike Mcghee	Benjamin Lanius	Res Add Pool			8551 HUNT CLUB ROAD	46077
U2019-304	April	24	\$18,000	\$410	\$0	\$0	\$0	Dickman Construction	Cynthia Holt	Res Remodel	Cobblestone Lakes	360	8842 W COBBLESTONE	46077



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R2019-305	April	24	\$0	\$25	\$0	\$0	\$0	Benjamin Franklin	Clifford & Carol Hinshaw	Res Sewer	Royal Run	349	6283 CANTERBURY	46077
U2019-306	April	24	\$0	\$125	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	127	4830 ABERDEEN	46077
U2019-307	April	24	\$0	\$125	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	224	4034 CARNEGIE	46077
U2019-308	April	24	\$0	\$125	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	225	4050 CARNEGIE	46077
U2019-309	April	24	\$4,500	\$100	\$0	\$0	\$0	Mehrlich Construction	Timothy & Robin Browning	Res Add Deck	Austin Oaks	242	4243 RIVERBIRCH	46077
U2019-310	April	24	\$18,000	\$100	\$0	\$0	\$0	Lemke Landscape	Lynn Holzman	Res Other	Oxford Woods	7	11680 WALTON	46077
13U2019-311	April	25	\$0	\$0	\$0	\$0	\$0	Huston Electric	NTC Assocaites	Comm Sign	Northwest Technology	6	6100 W 96TH STREET	46077
13U2019-312	April	25	\$0	\$0	\$0	\$0	\$0	Huston Electric	NTC Assocaites	Comm Sign	Northwest Technology	6	6100 W 96TH STREET	46077
13U2019-313	April	25	\$0	\$0	\$0	\$0	\$0	Huston Electric	NTC Assocaites	Comm Sign	Northwest Technology	6	6100 W 96TH STREET	46077
R2019-314	April	25	\$88,392	\$448	\$0	\$0	\$0	Case Design	Stacy & Paul Keding	Res Remodel			7901 S SR 267	46077
R2019-315	April	25	\$47,000	\$560	\$0	\$0	\$0	White Oak Const	Justin & Karen Hendricks	Res Remodel			6302 S 800 EAST	46077
R2019-316	April	25	\$10,000	\$115	\$0	\$0	\$0	Pyramid Network Serice	Central Indiana Health	Comm Cell Tower			10795 E 300 SOUTH	46077
R2019-317	April	26	\$8,365	\$75	\$0	\$0	\$0	Bone Dry	Allen & NAnCy White	Res Reroof	Royal Run	432	6537 ROXBURY	46077
13U2019-318	April	26	\$52,619	\$75	\$0	\$0	\$0	Bone Dry	Christopher Susott	Res Reroof	IRISHMAN'S RUN	44	9399 IRISHMAN'S	46077
19U2019-319	April	26	\$12,180	\$75	\$0	\$0	\$0	Bone Dry	Logan & Jennifer Hughes	Res Reroof	Fieldstone	75	11548 INDIAN HILL	46077
U2019-320	April	26	\$0	\$100	\$0	\$0	\$0	Randy Schaffer	RANDY & FLORANNE	Res Demo	Schick's Add	37, 38	825 W PINE STREET	46077
U2019-321	April	26	\$10,000	\$233	\$0	\$0	\$0	Randy Schaffer	RANDY & FLORANNE	Res Add	Schick's Add	37, 38	825 W PINE STREET	46077
19U2019-322	April	26	\$9,870	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Gary & Mary Magoni	Res Other	Brookhaven	201	11134 GLEN AVON WAY	46077



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U2019-323	April	26	\$0	\$25	\$0	\$0	\$0	English Excavating	TIM & MARY KOGER	Res Sewer			415 W PINE STREET	46077
R2019-324	April	29	\$6,000	\$90	\$0	\$0	\$0	Eric Miller	Fayette Construction	Comm Reroof			3805 E 750 SOUTH	46077
U2019-325	April	29	\$450,000	\$1,359	\$0	\$0	\$0	Adam Braun	Steven Braun	Res New	Schick's Add	39, 40	805 W PINE STREET	46077
U2019-326	April	29	\$0	\$125	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Finish Permit	Hampshire	130	4770 ABERDEEN	46077
R2019-327	April	29	\$40,000	\$349	\$0	\$0	\$0	Rustic Sheds and Cabins	David & Michal Owens	Res Add	DEROSSI ESTATES	11	5371 S 875 EAST	46077
13U2019-328	April	29	\$22,500	\$100	\$0	\$0	\$0	ProscapeProperty Maintenance	Joshua & Lauren Dye	Res Other	HIDDEN PINES	86	3585 CONIFER	46077
U2019-329	April	30	\$7,500	\$417	\$0	\$0	\$0	Capital Construction	SOUTH ZIONSVILLE	Comm Remodel		Dry Cleaners	620 S MAIN STREET	46077
U2019-330	April	30	\$140,000	\$200	\$0	\$0	\$0	Case Design	Stephen & Jean Hertt	Res Add Deck	Clifden Pond	20	45 CLIFDEN POND ROAD	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2019

Total: C of O issued for the month of April: 59

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-117	Mudslingers Pool & Patio	Mark Jordan	Res Add Pool			5455 S 800 E	46077	2019/04/15
U2018-222	Estridge Homes	Estridge Homes	Res New	Oxford Woods	2	11580 WALTON CRES	46077	2019/04/12
U2018-309	Beazer Homes	Beazer Homes	Res New	Hampshire	210	4415 KETTERING DRIVE	46077	2019/04/15
U2018-310	Beazer Homes	Beazer Homes	Res New	Hampshire	240	4113 KEIGHLEY COURT	46077	2019/04/05
R2018-328	Phillip Trick	Phillip Trick	Res Other	Countrywood	8	1115 FOXGLOVE COURT	46077	2019/04/09
13U2018-352	Bin Wang	Jun Qian and Bin Wang	Res Remodel	Willow Glen	62	3228 PURPLE ASH DRIVE	46077	2019/04/16
R2018-429	CalAtlantic Homes of Indiana	Lennar	Res New	Vonterra	23	5793 ARBOIS CIRCLE	46077	2019/04/12
U2018-470	Beazer Homes	Beazer Homes	Res New	Hampshire	259	8154 CARNEGIE LANE	46077	2019/04/24
U2018-472	Beazer Homes	Beazer Homes	Res New	Hampshire	291	8164 PEGGY COURT	46077	2019/04/05
13U2018-555	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	26	3678 SUGAR PINE LANE	46077	2019/04/30
R2018-575	CalAtlantic Homes of Indiana	Lennar	Res New	Vonterra	48	10322 PIGATO DRIVE	46077	2019/04/12
R2018-576	CalAtlantic Homes of Indiana	Lennar	Res New	Vonterra	49	10318 PIGATO DRIVE	46077	2019/04/12
R2018-579	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	35	1677 CYPRESS DRIVE	46077	2019/04/26
U2018-611	Beazer Homes	Beazer Homes	Res New	Hampshire	237	4149 KEIGHLEY COURT	46077	2019/04/11
13U2018-631	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	139	11554 FOXTAIL COURT	46077	2019/04/30
13U2018-632	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	141	11620 FOXTAIL COURT	46077	2019/04/30



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2019

Total: C of O issued for the month of April: 59

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-645	Lennar	Lennar	Res New	Vonterra	58	5915 MUSCADINE WAY	46077	2019/04/12
U2018-669	TT Renovations	Christina Gregory	Res Add	L F & H	56	505 W SYCAMORE STREET	46077	2019/04/03
R2018-684	Lennar	Lennar	Res New	Vonterra	59	5907 MUSCADINE WAY	46077	2019/04/12
R2018-685	Lennar	Lennar	Res New	Vonterra	57	5925 MUSCADINE WAY	46077	2019/04/12
R2018-686	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	34	1671 CYPRESS DRIVE	46077	2019/04/26
R2018-767	Drees Homes	Drees Homes	Res New	Brookhaven	202	11138 GLEN AVON WAY	46077	2019/04/17
13U2018-774	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	138	11512 FOXTAIL COURT	46077	2019/04/29
U2018-781	Fischer Homes	Fischer Homes	Res New	Hampshire	110	4551 KETTERING PLACE	46077	2019/04/11
U2018-782	Fischer Homes	Fischer Homes	Res New	Hampshire	111	4525 KETTERING PLACE	46077	2019/04/11
R2018-786	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	54	1724 CYPRESS DRIVE	46077	2019/04/26
R2018-798	James Stout	James & Lisa Stout	Res Remodel			1855 E 700 S	46052	2019/04/30
U2018-801	Fischer Homes	Fischer Homes	Res New	Hampshire	118	4588 KETTERING PLACE	46077	2019/04/18
U2018-802	Fischer Homes	Fischer Homes	Res New	Hampshire	124	4710 KETTERING PLACE	46077	2019/04/19
U2018-803	Fischer Homes	Fischer Homes	Res New	Hampshire	117	4576 KETTERING PLACE	46077	2019/04/11
R2018-893	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	36	1685 CYPRESS DR	46077	2019/04/26
R2018-894	Neer Development	Neer Development Company, Inc.	Res New	THE COURTYARDS	33	1663 CYPRESS DR	46077	2019/04/26



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2019

Total: C of O issued for the month of April: 59

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-912	Fischer Homes	Fischer Homes	Res New	Hampshire	115	4530 KETTERING PLACE	46077	2019/04/11
R2018-921	Lennar	Lennar	Res New	Vonterra	47	10326 PIGATO DRIVE	46077	2019/04/12
U2018-961	TT Renovations	Christina Gregory	Res Add Deck	L F & H	56	505 WEST SYCAMORE STREET	46077	2019/04/29
U2018-1012	R&G Home Improvements	Scott & Tonya Clark	Res Add	The Preserve at Spri	140	9113 IRIS LANE	46077	2019/04/22
U2018-1013	Innovative Environments	Cary & Jill Schein	Res Remodel	Oak Ridge	15	9952 OAK RIDGE DRIVE	46077	2019/04/15
U2018-1025	Chuck's Construction	David & Stephanie Jack	Res Add	Cobblestone Lakes	276	8922 SPRING VIOLET PLACE	46077	2019/04/01
R2018-1026	Drees Homes	Drees Homes	Res New	Stonegate	338	7696 DEERFIELD WAY	46077	2019/04/12
R2018-1029	Lennar	Lennar	Res New	Vonterra	44	10338 ARILLA CIRCLE	46077	2019/04/18
U2019-1	Thomas Pearson Construction	James & Michele Spolyar	Res Remodel	Raintree	79	735 ROUND COURT	46077	2019/04/10
U2019-3	John Read	Josh & Jamey Peavler	Res Remodel		20, 21	510 WEST PINE STREET	46077	2019/04/11
U2019-38	Booher Building	James & Sandra Senetar	Res Remodel	Thornhill	122	1541 CONTINENTAL DRIVE	46077	2019/04/17
U2019-53	Jennifer Blandford	MARK AMMAN & JENNIFER	Res Remodel	crosses 4th Addition	49, 50	380 W WALNUT STREET	46077	2019/04/02
19U2019-62	William Gordon Group	Stephanie Woodall	Res Remodel	THE ENCLAVE	36	6825 WOODHAVEN PLACE	46077	2019/04/08
13U2019-79	Chuck's Construction	Timothy & Sandra Kuehl	Res Add	HIDDEN PINES	30	3600 SUGAR PINE LANE	46077	2019/04/23
U2019-114	The Smart Pergola	Fabio & Amber Nunes	Res Other	Cobblestone Lakes	8	4981 S COBBLESTONE	46077	2019/04/26
U2019-132	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 4	158, 160 Kevin Court	46077	2019/04/24



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2019

Total: C of O issued for the month of April: 59

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-133	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 6	146, 148 Keith Court	46077	2019/04/23
U2019-134	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 7	158, 160 Keith Court	46077	2019/04/29
U2019-135	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 8	1368, 1370 James Court	46077	2019/04/04
U2019-136	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 9	1357, 1359 James Court	46077	2019/04/23
U2019-138	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 11	1368, 1370 Saylor Court	46077	2019/04/16
U2019-139	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 12	1357, 1359 Saylor Court	46077	2019/04/12
U2019-152	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 5	147, 149 Kevin Court	46077	2019/04/19
R2019-186	Merrifield Builders	Omid & Ranjbar	Res Reroof	Royal Run	522	6517 HYDE PARK DRIVE	46077	2019/04/02
U2019-188	Darren Reno Design Inc	Steve Pierce	Res Add Deck	Thornhill	463	1646 Corniche Drive	46077	2019/04/08
19U2019-193	Cutting Edge Hardscapes	JAMES UPDIKE & MUNJOT SAHU	Res Other	Brookhaven	197	11137 GLEN AVON WAY	46077	2019/04/29
U2019-242	SAFE Electric Inc	Town of Zionsville	Comm Electric	Shaffer Crossing	2	600 N ELM STREET	46077	2019/04/12



# 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	222	335	13	23
February	1	1	4	6	1	2	19	6	6	2	3	3	8	3	0	65	1	12	262	413	15	20
March	0	0	27	2	0	5	10	12	10	4	7	2	16	2	0	97	0	7	322	450	6	24
April	0	0	2	11	3	5	12	15	8	4	9	3	38	5	1	116	1	3	318	487	18	59
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	2	33	23	4	18	51	40	38	12	20	11	65	11	1	330	2	24	1124	1685	52	126



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - APRIL 2019

### *Planning*

#### **Intake**

- The Department reviewed / issued 105 building permits, accepted 11 sign permits, and conducted 494 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 four (4) petitions for review by the Plan Commission
- The Department released two (2) Secondary Plats for recordation, being: Hampshire 3B and Vonterra 3A

#### **Meetings**

- Attended the April 8, 2019 Town Council meeting
- Attended the April 9, 2019 Board of Zoning Appeals meeting
- Attended the April 15, 2019 Town Council meeting
- Attended the April 15, 2019 Safety Board meeting
- Attended the April 15, 2019 Plan Commission meeting
- Attended the April 16, 2019 pre-construction meeting regarding the Hoosier Village Zionsville Road entrance (earth work)
- Attended and participated in an April 18, 2019 meeting with US Census representatives
- Attended the April 24, 2019 interview review meeting regarding pending Technical Advisory Committee matters
- Attended the April 25, 2019 Technical Advisory 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 Board of Zoning Appeals filings and/ or Plan Commission filings

#### **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/04092019-946>)
- Prepared five (5) 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: <https://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/03182019-939>)
- Prepared the Department's April 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
- Prepared certifications of Plan Commission recommendations associated with Petitions 2019-09-Z and 2019-13-Z.

#### **Communications**

- Conducted various communications with applicants for the May Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the May 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 records
- Continued with efforts to evaluate candidates for open positions within the Department (Econ. Dev. Planner & Zoning Tech.)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - APRIL 2019

### *Economic Development*

#### **Meetings**

- Attended the April 22, 2019 meeting of the Redevelopment Commission
- Attended the April 23, 2019 Zionsville Architectural Review Committee meeting
- Attended the April 26, 2019 ZWorks "Walk to Lunch" event
- 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 106<sup>th</sup> 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 Redevelopment Commission – April TIF District Report, April RDC Agenda, Memorandum of January 2019 RDC meeting
- Zionsville Architectural Review Committee – Financial Reporting

#### **Communications**

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential Redevelopment Commission/ Town incentives
- Conducted internal communications regarding incentive programs utilized by the Redevelopment Commission
- 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 various communications with Town leadership regarding various projects
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 1
- Conducted communications regarding Tree Tops offer to purchase Creekside Corporate Park Lot 1
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 3, 4, and 5
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding Hokinson regarding Letter of Intent associated with 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 Corporate Park Common Area Maintenance
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Corporate Park Covenants
- Contract Management: Airport Strategic Land Use Plan
- Contract Management: Creekside Corporate Park Snow Removal
- 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 (finalize assignment of common areas in Creekside Corporate Park to Community Development Corporation)
- Insurance policy – Community Development Corporation
- Lease Development – Community Development Corporation and Parks and Recreation Board

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - APRIL 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 APRIL 9, 2019**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, April 9, 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. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	<p><b>Continued from January 8, 2019 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting, Continued from March 12 to the April 9, 2019 Meeting, at the request of the Board, Continued from April 9, 2019 Meeting to the May 14, 2019 Meeting, at the request of the petitioner.</b></p> <p>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).</p>

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-08-DSV	R. Shaffer	825 W Pine Street	<p><b>Approved as presented &amp; filed w/exhibits</b>  <b>– 4 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards variance in order to provide for the construction of a garage which:</p> <ol style="list-style-type: none"> <li>1) Deviates from the required side &amp; aggregate yard setbacks</li> </ol> <p>in the Urban Residential Village Zoning District (R-V).</p>
2019-09-DSV	Zionsville OMS Partners	12036 N Michigan Road	<p><b>Approved as presented &amp; filed w/exhibits</b>  <b>– 4 in Favor, 0 Opposed</b></p> <p>Petition for Development Standards Variance to allow for the construction of a new commercial business to:</p> <ol style="list-style-type: none"> <li>1) Increase the maximum office square footage in the (B-1) Neighborhood Business &amp; Michigan Road Overlay Zoning District.</li> </ol>
2019-10-SE	W. Myers	3250 S 200 East	<p><b>Approved with Right to Farm Commitment as presented &amp; filed w/exhibits &amp; per staff report</b>  <b>– 4 in Favor, 0 Opposed</b></p> <p>Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).</p>

2019-11-DSV	GetGo Signage	7011 Whitestown Parkway	<b>Approved as Amended (only canopy sign approved), w/exhibits &amp; per staff report</b> <b>– 4 in Favor, 0 Opposed</b> Petition for Development Standards Variance to allow for signage of an existing commercial business which: 1) Utilizes the canopy to convey commercial message(s) 2) Exceeds the allowed square footage maximums in the Rural General Business Zoning District (GB).
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Respectfully Submitted:  
Wayne DeLong AICP, CPM  
Town of Zionsville  
Director of Planning and Economic Development



**ZIONSVILLE PLAN COMMISSION MEETING RESULTS**  
**Monday April 15, 2019**

The meeting of the Zionsville Plan Commission was scheduled for Monday April 15, 2019, at 7:00 p.m. in the Zionsville Town Hall Council Chamber. 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-04-PP	Holliday Farms	3900 S. U.S. 421	<b>Approved with Conditions</b> <b>7 in Favor</b> <b>0 Opposed</b> 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	<b>Approved with Conditions</b> <b>7 in Favor</b> <b>0 Opposed</b> 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
2019-09-Z	Sycamore Flats	165 & 235 W. Sycamore Street	<b>Given a Favorable Recommendation to the Town Council</b> <b>5 in Favor</b> <b>2 Opposed</b> Petition for Zone Map change to rezone approximately 4.329 acres from the (VBD) Urban Village Business District to the (PUD) Planned Unit Development Zoning District

**VI. New Business**

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-13-Z	Town of Zionsville	5550 W. 106th Street (AKA 5400 W. 106th Street)	<b>Approved with Conditions</b> <b>7 in Favor</b> <b>0 Opposed</b> Petition for Zone Map change to rezone approximately 0.60 acres from the (PUD) Urban Planned Unit Development Zoning District to the (B-2) Urban General Business Zoning District
2019-14-DPA	Zionsville OMS Partners, LLC	12036 N. Michigan Road	<b>Granted a Continuance at the Petitioners request</b> Petition for Development Plan Amendment to allow for the construction of an approximately 12,000 square foot building in the (B-1) Neighborhood Business and (MRO) Michigan Road Overlay Zoning District

Respectfully Submitted:

Wayne DeLong, AICP, CPM  
 Director of Planning and Economic Development of Zionsville

April 17, 2019



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MAY 14, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, May 14, 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 April 9, 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 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting, Continued from March 12 to the April 9, 2019 Meeting, at the request of the Board, Continued from April 9, 2019 Meeting to the May 14, 2019 Meeting, at the request of the Petitioner. 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
2019-12-SE	E. Jackson	1153 S 700 East	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2019-13-DSV	Town of Zionsville Wastewater Treatment Utility Buildings	855 Starkey Road	Petition for Variance of Development Standards to: 1) allow for buildings to be constructed on the property which utilize only one exterior building material (steel) 2) locate buildings within the required buffer yard(s) 3) utilizing Type A landscaping while not providing for foundation planting(s) in the Urban Special Use Zoning District (SU-8).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2019 BZA Update provided by Attorney Darren Chadd

2019-07-SE	S. Boedicker	782 N 800 East	Status of Right to Farm
2019-06-DSV	Rottmann Collier	160 N Main Street	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-31-SE & 2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Status of Right to Farm & Commitments
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat

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, CPM  
Town of Zionsville  
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION  
Monday May 20, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Monday May 20, 2019, at 7:00 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 April 15, 2019 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-14-DPA	Zionsville OMS Partners, LLC	12036 N. Michigan Road	<b>Continued at the request of the Petitioner to the May 20, 2019 Plan Commission Meeting</b> Petition for Development Plan Amendment to allow for the construction of an approximately 12,000 square foot building in the (B-1) Neighborhood Business and (MRO) Michigan Road Overlay Zoning District

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-20-PP	267 Industrial Park	5190 S. S. R. 267	Petition for Primary Plat approval to provide for 3 Lots in the Rural (I1) Light Industry Zoning District
2019-21-DP	267 Industrial Park	5190 S. S. R. 267	Petition for Development Plan Approval to allow for construction of an 2 (two) light industrial, warehousing, and distribution buildings with square footage of approximately 187,230 each in the Rural (I1) Light Industry Zoning District
2019-22-MP	A. Safa	6925 E. State Road 32 (Est)	Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the (AG) Rural Agricultural Zoning District

2019-19-DP	Town of Zionsville	855 Starkey Road	Petition for Development Plan Amendment to allow for the construction of an approximate 4500 square foot structure in the(SU-8) Urban Special Use Zoning District
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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 Zoning Ordinance Update: Discussion

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

April 25, 2019