



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

June 2019

Total permits issued for the month of June: 78

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Permit Activity Breakdown

Commercial Permits	June 2019	June 2018	YTD 2019	YTD 2018	YTD Diff
New	3	0	4	8	-4
Interior Remodel	0	2	36	9	27
Addition	0	1	2	1	1
Sign	3	2	30	22	8
Electric	0	4	5	12	-7
Other	2	3	24	31	-7
Sewer	0	0	2	0	2
Commercial Totals	8	12	103	84	19
Residential Permits					
Single Family	22	22	106	122	-16
Addition	11	8	65	55	10
Remodel	7	8	55	37	18
Electric	4	3	22	24	-2
Pool/Spa	3	4	27	20	7
Demolition	0	2	11	8	3
Other	22	42	117	241	-124
Sewer/Repairs	1	4	14	13	1
Residential Totals	70	93	417	520	-103
Combined Totals	78	105	520	604	-84

Building/Site Inspections: 414 Number Of Inspections: 563

Certificates Of Occupancy Issued: 35

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

Number of violations that resulted in a violation and/or stop work order: 15

Number of Investigations closed this month: 12

Total number of zoning code violations to date: 44



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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
U2019-443	June	3	\$20,000	\$430	\$0	\$0	\$0	Better Homes and Services	Emily & Nicholas	Res Remodel	Coventry Ridge	99	11050 BRENTWOOD	46077
U2019-444	June	3	\$15,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Jeffrey & Linda Woods	Res Reroof	COLONY WOODS SEC 5	209	315 ROCKWELL	46077
U2019-445	June	3	\$22,260	\$75	\$0	\$0	\$0	Moss Roofing	Lorene & Gregory Watkins	Res Reroof	Thornhill	45	1835 CONTINENTAL	46077
R2019-446	June	3	\$6,652	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jacob & Sukhapinda	Res Reroof	ROYAL RUN	207	6745 WIMBLEDON	46077
U2019-447	June	3	\$14,563	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Troy & Laura Gulden	Res Reroof	Clarkston	16	11499 VALLEY	46077
R2019-448	June	4	\$23,396	\$420	\$0	\$0	\$0	Brian S Hill Contracting LLC	SAMUEL & MELISSA	Res Remodel			8218 E 550 S	46077
U2019-449	June	4	\$30,000	\$75	\$0	\$0	\$0	Josh Smalling Roofing and	CARL SMITH	Res Reroof	Brittany Chase	40	4070 HUNTSMAN	46077
13U2019-450	June	4	\$552,000	\$1,516	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	88	3477 CONIFER DR	46077
13U2019-451	June	5	\$38,000	\$410	\$0	\$0	\$0	Smith Building LLC	Kimberly & Thomas Hardin	Res Add Deck	The Woodlands at Irishman's	10	9681 IRISHMANS	46077
R2019-452	June	5	\$0	\$125	\$0	\$0	\$0	Shon Hough	Shon & Suzanne Hough	Res Finish Permit			8250 OAK ST	46077
U2019-453	June	5	\$18,300	\$75	\$0	\$0	\$0	Home Value Renovation	Peter Rigas & Serena Salloum	Res Reroof	AUSTIN OAKS	259	4026 OAKLEAF	46077
19U2019-454	June	5	\$200,000	\$1,369	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	98	5934 WELDRA DR	46077
R2019-455	June	5	\$51,000	\$256	\$0	\$0	\$0	Backyard Beginnings LLC	CHRISTIAN & CHRISTINE	Res Add			8680 E 550 South	46077
U2019-456	June	5	\$5,412,876	\$13,129	\$0	\$52,776	\$56,710	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	BUILDING 1	10919 Octave Drive	46077
R2019-457	June	6	\$90,000	\$493	\$0	\$0	\$0	Pools of Fun	Jason & Jayna Caccioppo	Res Add Pool	ST CLAIR ESTATES	1	2995 BELLE MAISON DR	46077
R2019-458	June	6	\$90,000	\$508	\$0	\$0	\$0	Pools of Fun	Ali & Chistina Mansoori	Res Add Pool			8302 HUNT CLUB RD	46077
13U2019-459	June	6	\$8,100	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Justin & Megan Raymer	Res Other	HIDDEN PINES	119	3661 EVERGREEN	46077
R2019-460	June	6	\$70,000	\$460	\$0	\$0	\$0	SDM Real Estate Inc Sarah	William & Elilza Childers	Res Remodel	STONEGATE	30	6708 E STONEGATE	46077



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U2019-461	June	7	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	85	5761 Eagle Oaks Lane	46077
U2019-462	June	7	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	74	5704 Eagle Oaks Lane	46077
U2019-463	June	7	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	73	5712 Eagle Oaks Lane	46077
U2019-464	June	7	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	72	5720 Eagle Oaks Lane	46077
U2019-465	June	7	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	71	5722 Eagle Oaks Lane	46077
U2019-466	June	7	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	86, 87	5715 & 5717 Eagle Oaks	46077
U2019-467	June	7	\$320,000	\$1,129	\$0	\$0	\$0	Shafer Building Group	Bakers Corner LLC	Res New	N.T.	65	140 N MAPLE ST	46077
19U2019-468	June	7	\$38,000	\$494	\$0	\$0	\$0	WF Construction and Design Inc	Corey & Brooke Anders	Res Remodel	BROOKHAVEN	87	2800 EAST HIGH	46077
13U2019-469	June	7	\$454,000	\$1,332	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	112	3861 EVERGREEN	46077
R2019-470	June	10	\$0	\$75	\$0	\$0	\$0	Electric Express	Michael & Ann Knox	Res Electric	IRISHMAN'S RUN	11	7259 HUNT CLUB LANE	46077
19U2019-471	June	10	\$200,000	\$1,102	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	99	5926 WELDRA	46077
19U2019-472	June	10	\$200,000	\$1,090	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	102	5898 WELDRA	46077
19U2019-473	June	10	\$200,000	\$1,023	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	107	5848 WELDRA	46077
U2019-474	June	10	\$260,400	\$1,082	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	283	8276 PEGGY COURT	46077
U2019-475	June	10	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Nathan & Chelsea Butler	Res Electric	Northern Meadows	20	563 MEADOW	46077
U2019-476	June	10	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Scott & Trina Finch	Res Electric	COLONY SQUARE	36	1000 COLONY	46077
U2019-477	June	11	\$9,800	\$75	\$0	\$0	\$0	Robert Stevens Roofing	NOAH & LAURA KERSEY	Res Reroof	Rock Bridge	87	9204 BROOKSTONE	46077
U2019-478	June	11	\$11,000	\$424	\$0	\$0	\$0	Vickery Remodeling	Kreg & Elizabeth Hunter	Res Remodel	Coventry Ridge	116	4706 CLARKSTON	46077



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R2019-479	June	11	\$8,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Steve Anderson	Res Reroof	ROYAL RUN	11	6550 AMHERST	46077
R2019-480	June	11	\$11,000	\$75	\$0	\$0	\$0	American Dream Home	Mireille Mustaklem	Res Reroof	ROYAL RUN	69	6673 AMHERST	46077
13U2019-481	June	12	\$404,000	\$1,268	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	33	3770 EVERGREEN	46077
R2019-482	June	13	\$13,790	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Wilbur Craft	Res Reroof			5625 S 950 E	46077
R2019-483	June	13	\$0	\$125	\$0	\$0	\$0	New Generation Homes	Sandra & Robert French	Res Finish Permit			9030 HUNT CLUB ROAD	46077
U2019-484	June	14	\$13,952	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Wesley & Kristy Applegate	Res Reroof	ROCK BRIDGE	66	3875 STONINGTON	46077
13U2019-485	June	14	\$19,500	\$410	\$0	\$0	\$0	The Smart Pergola	Jason & Allison Terry	Res Other	HIDDEN PINES	29	3616 SUGAR PINE LANE	46077
19U2019-486	June	14	\$38,775	\$282	\$0	\$0	\$0	Hittle Const	Jeffrey & Ann Daniel	Res Add	THE ENCLAVE	4	8550 HUNT CLUB ROAD	46077
U2019-487	June	17	\$30,000	\$410	\$0	\$0	\$0	JB Partners	Angela & Michael Miracle	Res Remodel	COLONY WOODS SEC 2	67	50 BENNINGTON	46077
R2019-488	June	17	\$350,000	\$1,533	\$0	\$1,221	\$1,009	Aaron Davis	Aaron & Kristen Davis	Res New			79 S 775 E	46077
U2019-489	June	17	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Bryan & Christina	Res Electric	THORNHILL SEC 2	57	637 SILVER WRAITH CT	46077
19U2019-490	June	18	\$18,000	\$410	\$0	\$0	\$0	Chuck's Construction	Adam & Emily Bauer	Res Add	Fieldstone	58	2512 BOYLSTON	46077
U2019-491	June	18	\$0	\$0	\$0	\$0	\$0	Phil A Sundling, PE	The Club at Holliday Farms	Grading	HOLLIDAY FARMS		3900 S US 421	46077
U2019-492	June	19	\$0	\$0	\$0	\$0	\$0	Marchris Fireworks, LLC	Oak Center LLC	Comm Sign			1229 W Oak Street	46077
R2019-493	June	19	\$64,000	\$100	\$0	\$0	\$0	Tom Carr	Joe & Betty Carr	Res Add			11355 E 200 N	46069
R2019-494	June	19	\$13,000	\$100	\$0	\$0	\$0	Abrams Group	Michael & Margaret	Res Other	ROYAL RUN	626	6563 YORKSHIRE	46077
U2019-495	June	19	\$1,500	\$410	\$0	\$0	\$0	Daniel Decker	Daniel & Lacey Decker	Res Remodel	Colony Acres	10	25 COLONY CT	46077
R2019-496	June	20	\$500	\$146	\$0	\$0	\$0	Westlund Concepts	Giant Eagle, Inc.	Comm Sign			7011 E WHITESTOWN	46077



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R2019-497	June	20	\$1,000	\$103	\$0	\$0	\$0	Westlund Concepts	Giant Eagle, Inc.	Comm Sign			7011 E WHITESTOWN	46077
U2019-498	June	20	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	Hampshire	75	5702 EAGLE OAKS LN	46077
U2019-499	June	20	\$13,000	\$75	\$0	\$0	\$0	USA Roofing	Kenneth & Lori Clevenger	Res Reroof	Raintree	50	710 FOREST BLVD	46077
R2019-500	June	21	\$1,500	\$125	\$0	\$0	\$0	Michael Zimmerman	Michael & Kathy Zimmerman	Res Add	Sycamore Bend	27	9155 WHITESTOWN	46077
U2019-501	June	24	\$110,000	\$647	\$0	\$0	\$0	Armour Construction	JOHN & TINA LASTOVICA	Res Add Deck	Cobblestone Lakes	48	4944 S COBBLESTONE	46077
U2019-502	June	24	\$9,000	\$100	\$0	\$0	\$0	Mehrlich Construction	Richard Penola	Res Add Deck	Thornhill	134	1809 CORNICHE	46077
19U2019-503	June	24	\$4,000	\$100	\$0	\$0	\$0	Mehrlich Construction	William & Christa Luke	Res Add Deck	THE ENCLAVE	74	6541 BRIARWOOD	46077
R2019-504	June	24	\$76,000	\$576	\$0	\$0	\$0	Phillips Lawscapes	Neal & Joyce Roahrig	Res Add Pool	SARATOGA	15	3271 PADDOCK	46077
U2019-505	June	25	\$393,000	\$1,333	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	213	4365 KETTERING	46077
U2019-506	June	25	\$7,000	\$140	\$0	\$0	\$0	Crown Castle	Betty Jones	Comm Cell Tower			4929 W 106TH ST	46077
U2019-507	June	25	\$4,000	\$75	\$0	\$0	\$0	Steve Warstler	Steve Warstler	Res Reroof	DYES	21	890 W PINE ST	46077
R2019-508	June	25	\$17,500	\$75	\$0	\$0	\$0	American Dream Home	Marc & Lindsey DeBeer	Res Reroof			2185 S 950 E	46077
19U2019-509	June	25	\$200,000	\$1,295	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	94	5867 WELDRA DR	46077
19U2019-510	June	25	\$225,000	\$1,165	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	17	1679 ARBOR WAY	46077
19U2019-511	June	25	\$225,000	\$984	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	49	1690 CYPRESS	46077
19U2019-512	June	25	\$0	\$0	\$0	\$0	\$0	Drees Homes	Drees Homes	Res New	BROOKHAVEN	206	11154 GLEN AVON WAY	46077
19U2019-513	June	26	\$14,766	\$75	\$0	\$0	\$0	Home Value Renovation	Quinn & Lisa Moore	Res Reroof	BROOKHAVEN	77	2805 NEWBURY	46077
13U2019-514	June	26	\$19,491	\$100	\$0	\$0	\$0	Lemcke Landscape	Adam & Jodie Burns	Res Other	THE WILLOWS	164	3253 SUNRISE CT	46077



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U2019-515	June	27	\$7,000	\$200	\$0	\$0	\$0	Noble Handyman	Norman Alexander	Res Add Deck	COLONY WOODS SEC 4	146	185 N MAXWELL	46077
R2019-516	June	27	\$0	\$25	\$0	\$0	\$0	Benjamin Franklin	Mary & Bobby Tibbetts	Res Sewer	Ravinia	9	4550 SUMMERSONG	46077
R2019-517	June	27	\$3,000	\$100	\$0	\$0	\$0	Lemcke Landscape	Christopher & Karen Weber	Res Other	STONEGATE	343	7671 DEERFIELD	46077
19U2019-518	June	28	\$10,000	\$200	\$0	\$0	\$0	John Grimme	Nicholas & Holly Windlow	Res Add Deck	BROOKHAVEN	152	2834 EAST HIGH	46077
U2019-519	June	28	\$5,833,417	\$11,950	\$0	\$53,509	\$56,816	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Building 2	5001 Opus Drive	46077
U2019-520	June	28	\$5,833,417	\$11,950	\$0	\$53,509	\$56,816	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Building 3	5002 Dolce Drive	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2017-1847	Bill Michalak	Bill Michalak	Res Other	HIDDEN PINES	1	4055 SUGAR PINE LANE	46077	2019/06/04
U2018-7	Todd Rottman	Todd Rottmann	Res Add	CROSSES	5	320 W HAWTHORNE STREET	46077	2019/06/06
R2018-358	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	20	207 ASPEN DRIVE	46077	2019/06/21
R2018-359	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	15	1687 ARBOR WAY	46077	2019/06/20
R2018-406	Zionsville Comm. School	Zionsville Comm. School	Comm Other			5545 SOUTH MAIN STREET	46077	2019/06/17
R2018-432	Grabber Post	Michael & Gabrielle Sauce	Res Add			2450 SOUTH US 421	46077	2019/06/10
U2018-519	Beazer Homes	Beazer Homes	Res New	Hampshire	232	4162 KEIGHLEY COURT	46077	2019/06/17
R2018-572	Cedar Street Builders	Todd & Laura Nelson	Res New	Stonegate	326	6544 W DEERFIELD DRIVE	46077	2019/06/06
R2018-573	Jason Chamness	Jason Chamness	Res Add	Saddle Brook Farms	1	9305 EAST 200 SOUTH	46077	2019/06/03
13U2018-574	Extreme Hardscapes-David	Shirley Lumsdon	Res Other	The Willows	103	11612 WEEPING WILLOW COURT	46077	2019/06/18
U2018-805	Beazer Homes	Beazer Homes	Comm New	Hampshire	Common Pool	8200 BRADFIELD ROAD	46077	2019/06/06
13U2018-807	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	78	3797 CONIFER DRIVE	46077	2019/06/10
U2018-938	Nazareth Building Services	Bradley & Kathryn Gibson	Res Remodel		11, 12	525 WEST OAK STREET	46077	2019/06/05
13U2018-962	Homes by Design	Matthew & Tracy Zimpfer	Res Add	Willow Ridge	59	11553 WILLOW SPRINGS DRIVE	46077	2019/06/14
R2018-1044	Grabber Post	Marc Applegate	Res Add			2705 S 975 East	46077	2019/06/03
R2018-1049	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	18	191 Aspen Drive	46077	2019/06/03



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U2018-1058	Carrington Homes	Ray & Susan Lewis	Res Add	Clifden Pond	10	60 MONAHAN ROAD	46077	2019/06/28
R2018-1066	Tehniat Haider	Tehiat Haider	Res Finish Permit	Fieldstone	80	2971 ALAMOSIA LANE	46077	2019/06/28
13U2018-1072	Hamilton Homes	Christopher & Heidi McCrea	Res Remodel	Willow Ridge	48	4075 WILD WOOD COURT	46077	2019/06/18
R2019-13	Keymark Construction	Mike & Briana Beckner	Res Remodel	Stonegate	5	6120 STONEGATE RUN	46077	2019/06/28
19U2019-21	Vicenzo Siciliano	Vicenzo & Rachel Siciliano	Res Remodel	Brookhaven	212	11192 GLEN AVON WAY	46077	2019/06/04
R2019-23	Richard Carriger	Kevin & Janet Sweet	Res Add	Old Hunt Club	12	6742 OLD HUNT CLUB ROAD	46077	2019/06/11
R2019-24	Richard Carriger	Kevin & Janet Sweet	Res Remodel	Old Hunt Club	12	6742 OLD HUNT CLUB ROAD	46077	2019/06/11
U2019-29	John Pataky	Stephan & Kelly Masoncup	Res Remodel	Masoncup Minor	1	295 N ELM STREET	46077	2019/06/25
13U2019-43	Pools of Fun	Phillip & Amy Reid	Res Add Pool	HIDDEN PINES	2	3707 EVERGREEN WAY	46077	2019/06/11
U2019-103	Bryce Wooden	Sullivan Munce Cultural Center	Comm Remodel		Sullivan Munce Cultural Center	225 W Hawthorne Street	46077	2019/06/04
U2019-137	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 10	1369, 1371 James Court	46077	2019/06/07
U2019-140	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 13	1369, 1371 Saylor Court	46077	2019/06/07
U2019-141	BHAM Construction LLC	New Quail Run, LLC	Comm Remodel	Quail Run	Building 14	1372, 1374 Robert Court	46077	2019/06/03
U2019-222	Betsy Pitts Custom Homes	Michael & Betsy Pitts	Res Other	crosses 4th Addition	9	445 W ASH STREET	46077	2019/06/14
U2019-244	WarrenCo Construction &	Laura Clouse	Res Other	Village Walk	21	1601 GRAYSTONE LANE	46077	2019/06/27
U2019-249	Nazareth Building Services	BILL & STEPHANIE CRIPE	Res Add			475 MULBERRY STREET	46077	2019/06/19



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U2019-310	Lemke Landscape	Lynn Holzman	Res Other	Oxford Woods	7	11680 WALTON CRES	46077	2019/06/13
13U2019-328	ProscapProperty Maintenance	Joshua & Lauren Dye	Res Other	HIDDEN PINES	86	3585 CONIFER DRIVE	46077	2019/06/11
13U2019-332	Feinburg Construction	CURTIS J MIDDAUGH	Res Add Deck	Fox Hollow	50	9920 FORD VALLEY LANE	46077	2019/06/05



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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	223	336	12	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	5	24
April	0	0	2	11	3	5	12	15	8	4	9	3	38	5	1	116	1	3	318	487	15	59
May	0	0	3	4	1	4	33	14	10	6	4	0	30	2	1	112	1	21	445	626	68	74
June	3	0	0	3	0	2	22	11	7	4	3	0	22	1	0	78	0	16	414	563	17	35
July																						
August																						
September																						
October																						
November																						
December																						
Totals	4	2	36	30	5	24	106	65	55	22	27	11	117	14	2	520	3	61	1984	2875	132	235

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JUNE 2019

Planning

Intake

- The Department reviewed / issued 85 building permits, accepted three (3) sign permits, and conducted 553 inspections (as detailed in the attached pages)
- The Department accepted four (4) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted six (6) petitions for review by the Plan Commission
- The Department released one (1) Secondary Plat for recordation, being: Holliday Farms Section 1

Meetings

- Attended the June 3, 2019 Town Council meeting
- Attended the June 17, 2019 Town Council meeting
- Attended the June 17, 2019 Safety Board meeting
- Attended the June 17, 2019 Plan Commission meeting
- Attended the June 18, 2019 pre-construction meeting regarding Holliday Farms Section 1
- Attended the June 19 2019 interview review meeting regarding pending Technical Advisory Committee matters
- Attended the June 20, 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
- Met with Deputy Mayor Mitro regarding both re-appropriations and Year 2020 budget
- Met with Mayor Haak and Deputy Mayor Mitro regarding Mid-Year Review

Reporting / Documentation

- Prepared one (1) memorandum for the Board of Zoning Appeals meeting available at the following link: <http://www.zionsville-in.gov/AgendaCenter/ViewFile/Agenda/06112019-964>
- Prepared four (4) staff reports/project memorandums for the Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link: <http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/06172019-965>)
- Prepared the Department's June month-end report
- Prepared the Department's 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 July Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the July 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, Impact Fee Appeals Board, Plan Commission, and Zionsville Architectural Review Committee
- 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.)
- Attended a web-based educational opportunity provided by the Smart Growth Network
- Attended a web-based educational opportunity provided by the Congress for New Urbanism
- Attended the June 2019 educational offering provided by the Indiana Association of Building Officials

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JUNE 2019

Economic Development

Meetings

- Attended the June 13, 2019 ZWorks tour of The Sanctuary
- Attended the June 24, 2019 meeting of the Redevelopment Commission
- Attended the June 25, 2019 Zionsville Architectural Review Committee meeting
- Attended the June 28, 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 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 Redevelopment Commission – June RDC Agenda
- Zionsville Architectural Review Committee – Financial Reporting

Communications

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications regarding a July meeting of the Community Development Corporation
- 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 Tree Tops offer to purchase Creekside Corporate Park Lots 1 and 2
- Conducted communications regarding Kan offer to purchase Creekside Corporate Park Lots 2 and 3
- Conducted communications regarding Hokinson regarding Letter of Intent associated with Creekside Corporate Park Lot 9
- Conducted communications regarding MR Redman offer to purchase Creekside Corporate Park Lot 12
- 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 Commission and Community Development Corporation
- 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
- 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
- (Memorandum of Understanding Development – Community Development Corporation and Watch Us Farm, Inc

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - JUNE 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)



**PUBLIC NOTICE
OF A CANCELLATION OF THE
JUNE 11, 2019
BOARD OF ZONING APPEALS MEETING**

Public notice is hereby given that the meeting of the Zionsville Board of Zoning Appeals scheduled for Tuesday, June 11, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, **has been cancelled** due to a lack of petitions.

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.

Dated this June 3, 2019

Wayne DeLong, AICP
Director of Planning & Economic Development
Town of Zionsville, Indiana



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday June 17, 2019

The meeting of the Zionsville Plan Commission was scheduled for Monday June 17, 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. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2019-20-PP	267 Industrial Park	5190 S. S. R. 267	Approved with Conditions 5 in Favor 0 Opposed 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	Approved with Conditions 5 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of an 2 (two) light industrial, warehousing, and distribution buildings with square footage of approximately 187,941 each in the Rural (I1) Light Industry Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-23-MP	LAV Acres	9886 E. 100 South	Approved with Conditions 5 in Favor 0 Opposed Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) and from Section 193.053 (Sidewalks) of the Subdivision Control Ordinance in the (R2) Rural Residential Zoning District

2019-24-DPA	Baptist Homes of Indiana Inc.	5300 W. 96 th Street	Approved with Conditions 5 in Favor 0 Opposed Petition for Development Plan Amendment to allow for the addition of a three story, 118,000+/- square foot senior living facility, containing (80) eighty units within the interior of the Hoosier Village Retirement Campus in the (SU-7) Special Use Zoning District
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VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			2019 Zoning Ordinance Update: Discussion

June 19, 2019



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS JULY 9, 2019

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, July 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. Pledge of Allegiance
- II. Attendance
- III. Approval of the May 14, 2019 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
2019-14-DSV	T. Viskanta	250 N Maple Street	Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Deviates from the required side & aggregate yard setbacks 2) Exceeds the required lot coverage of 35%, to 40.54% in the Urban Residential Village Zoning District (R-V).
2019-15-DSV	S. Pollauf	8218 E 550 South	Petition for Development Standards variance in order to provide for the improvement of an existing accessory structure which: 1) Exceeds the allowable roofed accessory square footage 2) Exists on a Lot which exceeds the Lot Width to Depth Ratio of 3:1, in the Low-Density Single-Family Residential Zoning District (R1).
2019-16-DSV	S. Hamilton	760 W Sycamore Street	Petition for Development Standards variance in order to provide for the addition of single family home which: 1) Deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).
2019-17-DSV	Pools of Fun	6724 Jons Station	Petition for Development Standards variance in order to provide for the addition of a swimming pool which: 1) Deviates from the required side yard setback In the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2019 BZA Update provided by Attorney Darren Chadd
2018-46-DSV	R. Pabst	8090 E 550 South	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 July 15, 2019

The meeting of the Zionsville Plan Commission is scheduled for Monday July 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:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the June 17, 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
2019-26-DP	Viewegh Properties @ Stonegate, LLC	7623 & 7625 W. Stonegate Drive	Petition for Development Plan approval to provide an approximately 6974 square foot Commercial and Residential structure in the (UB) Rural Urban Business Zoning District
2019-27-PP	HUB I-65	4250 S. State Road 267 Lebanon IN	Petition for Primary Plat Approval to provide for 2 Lots in the Rural (I1) Industrial Zoning District
2019-28-DP	Hub I-65	4250 S. State Road 267 Lebanon IN	Petition for Development Plan Amendment to allow for the construction of an approximately 219,240 and 846,720 square foot building(s) in the Rural (I1) Industrial Zoning District
2019-29-DPA	Hoosier Village (Guardhouse)	5300 W. 96 th Street	Petition for Development Plan Amendment to allow for elevation revisions to the façade of the Guardhouse in the (SU-7) Special Use Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			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

June 25, 2019