



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

August 2019

Total permits issued for the month of August: 99

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Permit Activity Breakdown

Commercial Permits	August 2019	August 2018	YTD 2019	YTD 2018	YTD Diff
New	0	2	5	10	-5
Interior Remodel	4	2	42	18	24
Addition	0	0	2	1	1
Sign	7	5	38	30	8
Electric	0	5	6	18	-12
Other	2	1	32	40	-8
Sewer	0	0	2	0	2
Commercial Totals	13	15	127	118	9
Residential Permits					
Single Family	35	18	163	157	6
Addition	10	14	86	82	4
Remodel	4	6	68	55	13
Electric	3	7	29	33	-4
Pool/Spa	6	5	37	29	8
Demolition	3	2	17	12	5
Other	21	31	165	320	-155
Sewer/Repairs	4	1	21	15	6
Residential Totals	86	84	586	703	-117
Combined Totals	99	99	713	821	-108

Building/Site Inspections: 429 Number Of Inspections: 646

Certificates Of Occupancy Issued: 65

Easement Encroachments Authorized: 2 Denied: 2

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 5

Number of violations that resulted in a violation and/or stop work order: 3

Number of Investigations closed this month: 20

Total number of zoning code violations to date: 65



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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
U2019-615	August	1	\$328,000	\$506	\$4,025	\$1,221	\$1,009	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	76	5644 EAGLE OAKS LANE	46077
U2019-616	August	1	\$328,000	\$506	\$4,025	\$1,221	\$1,009	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	77	5642 EAGLE OAKS LANE	46077
U2019-617	August	1	\$328,000	\$506	\$4,025	\$1,221	\$1,009	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	78	5634 EAGLE OAKS LANE	46077
U2019-618	August	1	\$328,000	\$506	\$4,025	\$1,221	\$1,009	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	79	5632 EAGLE OAKS LANE	46077
U2019-619	August	1	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	Hoosier Village	88L & 89R	5667 & 5665 EAGLE	46077
U2019-620	August	1	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	Hoosier Village	90 & 91	5637 & 5639 Eagle Oaks	46077
U2019-621	August	2	\$14,152	\$75	\$0	\$0	\$0	Bone-Dry Roofing	MICHAEL & MARY LUCIANI	Res Reroof	Rock Bridge	144	9053 HEARTHSTONE	46077
U2019-622	August	2	\$0	\$25	\$0	\$0	\$0	Flow Pro Plumbing and	Nicholas & Melissa	Res Sewer	Linaburry's Valley	5, 6	660 VALLEY VIEW DRIVE	46077
R2019-623	August	2	\$12,491	\$75	\$0	\$0	\$0	Knox Services	Alex & Sung Fgirova	Res Reroof	Royal Run	502	6500 GLENWOOD	46077
R2019-624	August	2	\$8,000	\$0	\$0	\$0	\$0	Zionsville Comm. School	Zionsville Comm. School	Comm Other			Shade Structure 5565 S 700 EAST	46077
U2019-625	August	5	\$750,000	\$3,756	\$0	\$0	\$0	Lennar	Lennar	Townhome Res Shell	Manchester Estates	106 SHELL	299 FAIRFAX WAY	46077
U2019-626	August	5	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	101	325 FAIRFAX WAY	46077
U2019-627	August	5	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	102	319 FAIRFAX WAY	46077
U2019-628	August	5	\$200,000	\$640	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	103	315 FAIRFAX WAY	46077
U2019-629	August	5	\$200,000	\$630	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	104	310 FAIRFAX WAY	46077
U2019-630	August	5	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	105	305 FAIRFAX WAY	46077
U2019-631	August	5	\$200,000	\$654	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	106	299 FAIRFAX WAY	46077
U2019-632	August	5	\$600,000	\$3,220	\$0	\$0	\$0	Lennar	Lennar	Townhome Res Shell	Manchester Estates	401 SHELL	938 PARKWAY	46077



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U2019-633	August	5	\$200,000	\$645	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	401	938 PARKWAY	46077
U2019-634	August	5	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	402	944 PARKWAY	46077
U2019-635	August	5	\$200,000	\$637	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	403	948 PARKWAY	46077
U2019-636	August	5	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	404	954 PARKWAY	46077
U2019-637	August	5	\$200,000	\$654	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	405	958 PARKWAY	46077
13U2019-638	August	5	\$22,000	\$100	\$0	\$0	\$0	Country Garden Landscaping	Rebecca & Andrew Kusmie	Res Other	HIDDEN PINES	144	11633 FOXTAIL	46077
U2019-639	August	6	\$30,750	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	Matthew Fleck & Rodger Pierce	Res Add Deck	Cobblestone Lakes	111	4688 PEBBLEPOINTE	46077
R2019-640	August	6	\$36,000	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	Rick & Tamara Nelson	Res Other	Stonegate	153	7626 WINDSOR	46077
U2019-641	August	6	\$230,000	\$781	\$500	\$0	\$2,862	RL Turner	SEAKE, LLC	Comm Remodel	Zionsville Government	3 DILLMAN	1120 W OAK STREET	46077
19U2019-642	August	6	\$2,700	\$410	\$0	\$0	\$0	Wall Masters	Donald & Barbara	Res Remodel	BROOKHAVEN	17	11116 FONTAINE	46077
R2019-643	August	6	\$450,000	\$1,532	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	357	7683 DEERFIELD	46077
R2019-644	August	6	\$25,000	\$548	\$0	\$0	\$0	William Gritton	William & Cynthia Gritton	Res Remodel	Blackstone	64	6401 CONCORD	46077
U2019-645	August	7	\$0	\$0	\$0	\$0	\$0	Mayer Najem Construction	BHI Senior Living	Mass Grading	Hoosier Village	Hawthorn Phase 2	9915 Hoosier Village Drive	46077
R2019-646	August	7	\$6,334	\$75	\$0	\$0	\$0	Universal Roofing	David & Joyce Ter Horst	Res Reroof	Royal Run	563	6531 OXFORD	46077
R2019-647	August	7	\$9,927	\$75	\$0	\$0	\$0	Universal Roofing	Daniel & Pamela Peters	Res Reroof	Royal Run	61	6548 ABBY LANE	46077
R2019-648	August	8	\$12,000	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Catherine Conflenti	Res Reroof	Royal Run	316	6278 BRIARGATE	46077
13U2019-649	August	8	\$14,000	\$200	\$0	\$0	\$0	Chuck's Construction	Brian & Vickie Bailey	Res Add Deck	HIDDEN PINES	115	3783 EVERGREEN	46077
U2019-650	August	9	\$16,000	\$125	\$0	\$0	\$0	Reed Construction	Nicholas & Joni Prihoda	Res Other	Brittany Chase	5	4400 BRITTANY	46077



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19U2019-651	August	12	\$0	\$75	\$0	\$0	\$0	The Electric Company	Jeffrey & Karen Rieth	Res Electric	THE ENCLAVE	70	6533 BRIARWOOD	46077
R2019-652	August	12	\$79,000	\$555	\$0	\$0	\$0	Pools of Fun	Matthew & Melissa Stump	Res Add Pool			5301 S 875 East	46077
19U2019-653	August	12	\$200,000	\$1,369	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	70	5897 WELDRA	46077
U2019-654	August	12	\$11,258	\$75	\$0	\$0	\$0	Moss Roofing	RICHARD & JANICE	Res Reroof			535 S 5th Street	46077
R2019-655	August	12	\$0	\$100	\$0	\$0	\$0	Noah Briel & Jen Foxen	Michael & Debbie Pittard	Res Demo			9802 E SR 32	46077
U2019-656	August	12	\$54,000	\$605	\$7,360	\$0	\$7,738	Amy Biggs	Robert Bender	Comm Remodel	OP OF ZIONSVILLE	2-4 Roasted in	27 E PINE STREET	46077
R2019-657	August	13	\$90,000	\$260	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Add			8182 HUNT CLUB ROAD	46077
19U2019-658	August	13	\$25,000	\$200	\$0	\$0	\$0	Backyard Living	Charles & Rachelle Priddy	Res Add Deck	BROOKHAVEN	164	2796 WEST HIGH	46077
R2019-659	August	14	\$19,000	\$577	\$0	\$0	\$0	Grande & Grande Inc	GRAHAM & JANET LUKENS	Res Remodel	Stonegate	96	6731 W STONEGATE	46077
R2019-660	August	14	\$42,000	\$493	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Add			125 N 1000 EAST	46077
R2019-661	August	15	\$7,700	\$75	\$0	\$0	\$0	William McKee	Rae Ann Reynolds et al	Res Reroof			6225 S 950 EAST	46077
13U2019-662	August	15	\$504,000	\$1,391	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	6	4088 SUGAR PINE	46077
U2019-663	August	28	\$3,000	\$86	\$0	\$0	\$0	Huston Electric	Boone Village Shopping	Comm Sign	Boone Village	KUMON	37 Boone Village	46077
U2019-664	August	16	\$30,000	\$200	\$0	\$0	\$0	The Turf Boss LLC	Susan & Stephen	Res Add Deck	Buttondown Farms	39	4668 ST JOHN	46077
U2019-665	August	19	\$2,500	\$100	\$0	\$0	\$0	Sign Craft	Kurt Walden	Comm Sign	ZIONSVILLE BUS. PARK		1285 Parkway	46077
U2019-666	August	16	\$0	\$25	\$0	\$0	\$0	English Excavating	Anthony & Lyle Browne	Res Sewer	Colony Woods	5	35 WILLIAMSBURG	46077
U2019-667	August	16	\$2,000	\$125	\$0	\$0	\$0	Five Star	Sean & Autumn Arnold	Res Other	COLONY SQUARE SEC 2	68	941 FRANKLIN	46077
R2019-668	August	16	\$60,000	\$455	\$0	\$0	\$0	Pradeep Murthaiah	Pradeep & Arundathi	Res Add	Blackstone	17	7533 PATRIOT	46077



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U2019-669	August	19	\$579,000	\$800	\$0	\$0	\$0	Christopher Scott Homes	BC-HC Properties LLC	Res Remodel			9300 HUNT CLUB ROAD	46077
U2019-670	August	26	\$600	\$75	\$0	\$0	\$0	Michele Isenhower	South Main Holdings LLC	Comm Sign	OP OF ZIONSVILLE	LOT 6	285 S Main Street	46077
U2019-671	August	19	\$0	\$100	\$0	\$0	\$0	Casey-Bertram Construction	Edwin & Mary Rensink	Res Demo	Linaburry's Valley	4	650 VALLEY VIEW	46077
U2019-672	August	19	\$14,835	\$75	\$0	\$0	\$0	Elite Roofing	THOMAS J & JULIE R DAILY	Res Reroof	THORNHILL	LOT 123	1540 CONTINENTAL	46077
13U2019-673	August	20	\$9,800	\$125	\$0	\$0	\$0	Tim Conrad	Timothy & Melinda Conrad	Res Other	Willow Glen	85	3220 CIMMARON	46077
U2019-674	August	20	\$9,929	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Andrea & Matthew Spahn	Res Reroof	Rock Bridge	74	9179 BROOKSTONE	46077
U2019-675	August	20	\$0	\$75	\$0	\$0	\$0	Lawn Landscape	Salman & Tamara Khan	Res Electric	Iron Gate	82	1605 SAYLOR	46077
19U2019-676	August	21	\$200,000	\$1,298	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	66	10257 RIESLANER	46077
19U2019-677	August	21	\$200,000	\$1,271	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	72	5915 WELDRA	46077
19U2019-678	August	21	\$0	\$75	\$0	\$0	\$0	Hoosier Electric	Eric & Lindsay Beckley	Res Electric	BROOKHAVEN	224	2506 BROOKHAVEN	46077
U2019-679	August	21	\$0	\$0	\$0	\$0	\$0	Kosene	Kosene & Kosene	Comm Sign	Ford Center		1500 W OAK STREET	46077
R2019-680	August	21	\$11,944	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Derek & Morgen Augenstein	Res Reroof	Saddle Brook Farms	30	232 SADDLE BROOK	46077
U2019-681	August	22	\$79,000	\$573	\$0	\$0	\$0	Pools of Fun	KEVIN & AMY WHITLOCK	Res Add Pool	Buttondown Farms	34	9973 BUTTONDOWN	46077
U2019-682	August	22	\$0	\$25	\$0	\$0	\$0	Seriously 24-7 LLC	Matthew & Caroline Rhodes	Res Sewer	Raintree	64	260 RAINTREE	46077
U2019-683	August	22	\$275,300	\$1,347	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	255	8224 CARNEGIE	46077
U2019-684	August	22	\$15,000	\$410	\$0	\$0	\$0	Steven P Way Building and	Roy & Amber Trowbridge	Res Add			11855 GREENFIELD	46077
R2019-685	August	22	\$850,000	\$1,692	\$0	\$1,221	\$1,009	Kent Shaffer	John & Jessica Stefani	Res New			519 S 650 EAST	46077
U2019-686	August	23	\$20,844	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Mark & Jody Richardson	Res Reroof	Buttondown Farms	12	4775 KHAKI COURT	46077



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R2019-687	August	23	\$13,322	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Kristina Lehman	Res Reroof	Lakeview	47	640 LAKEVIEW	46077
U2019-688	August	23	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Michael & Tamien Zeller	Res Sewer	CROSSES	105, 106	420 W CEDAR	46077
R2019-689	August	23	\$15,000	\$75	\$0	\$0	\$0	Home Value Renovation	Timothy Roebken	Res Reroof			240 S 1100 EAST	46077
U2019-690	August	23	\$60,000	\$537	\$0	\$0	\$0	Fox Pools	Jeffrey & Jamie Jordan	Res Add Pool	Cobblestone Lakes	226	8810 SUGAR CAY	46077
U2019-691	August	23	\$78,000	\$555	\$0	\$0	\$0	Pools of Fun	Tony & Lori Coulson	Res Add Pool	Rock Bridge	11	8801 WEATHER	46077
R2019-692	August	26	\$5,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Meridian Title Corp Qualified	Res Reroof	Royal Run	213	6731 WIMBLEDON	46077
R2019-693	August	26	\$225,000	\$1,016	\$0	\$1,221	\$1,009	Schaffer Custom Homes	Schaffer Custom Homes	Res New	Stonegate	251A	6698 BEEKMAN	46077
U2019-694	August	27	\$316,500	\$1,232	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	251	8255 PEGGY	46077
R2019-695	August	27	\$1,500	\$84	\$0	\$0	\$0	A Sign By Design	Viewegh and Assoc	Comm Sign	Stonegate	77	7621 W STONEGATE	46077
13U2019-696	August	28	\$1,500	\$261	\$0	\$0	\$0	Greenfield Signs	Realty Income Corp	Comm Sign	Northwest Technology	Lot B of Lot 3	5909 TECHNOLOGY	46278-6013
13U2019-697	August	28	\$1,000	\$102	\$0	\$0	\$0	Greenfield Signs	Realty Income Corp	Comm Sign	Northwest Technology	Lot B of Lot 3	5909 TECHNOLOGY	46278-6013
U2019-698	August	28	\$20,000	\$100	\$0	\$0	\$0	Loy Construction	Barbara Koenig	Res Add Deck	Cedar Bend	119	10515 WILDWOOD	46077
R2019-699	August	28	\$70,000	\$493	\$0	\$0	\$0	Perma Pools	Russ Graves	Res Add Pool	Pollard Minor	3	10731 E 300 SOUTH	46077
R2019-700	August	28	\$0	\$125	\$0	\$0	\$0	Holt Construction	Bill Holt	Res Finish Permit			9371 HUNT CLUB ROAD	46077
U2019-701	August	28	\$2,500	\$507	\$0	\$0	\$0	Moore Restoration	J & T Properties LLC	Comm Remodel			70 South Main Street	46077
U2019-702	August	28	\$4,500	\$563	\$0	\$0	\$0	Moore Restoration	J & T Properties LLC	Comm Remodel			76 South Main Street	46077
13U2019-703	August	29	\$5,000	\$100	\$0	\$0	\$0	Earth Creations, Inc.	Monica McDermott	Res Other	Willow Glen	53	3241 AUTUMN	46077
R2019-704	August	29	\$6,336	\$100	\$0	\$0	\$0	Rivers Edge Design, Inc.	Kelly & Michael Matthews	Res Add Deck	Royal Run	405	6541 STAFFORD	46077



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13U2019-705	August	29	\$483,000	\$1,346	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	146	11577 FOXTAIL	46077
U2019-706	August	29	\$0	\$300	\$0	\$0	\$0	FCC Development	Zionsville OMS Partners	Res Demo	Eagle Village	1,2,5,6	12036 N MICHIGAN	46077
U2019-707	August	30	\$328,000	\$506	\$4,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	80	10320 Buttonwood	46077
U2019-708	August	30	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	81 & 82	10323 & 10321	46077
U2019-709	August	30	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	83 & 84	10305 & 10303	46077
U2019-710	August	30	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	92 & 93	10232 & 10230	46077
U2019-711	August	30	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	94 & 95	10231 & 10235	46077
U2019-712	August	30	\$656,000	\$636	\$8,025	\$1,954	\$726	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	96 & 97	10255 & 10257	46077
U2019-713	August	30	\$31,000	\$451	\$0	\$0	\$0	Donna Gould	Donna Caskey Gould	Res Add Pool	Century Oaks	15	1109 STEVENS	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-549	Braden Nicholson	500 Sycamore, LLC	Res Add	OLIVERS	42	85 & 95 WEST ASH STREET	46077	2019/08/02
U2018-567	Johnny Wheelington	Richard & Deborah Maas	Res Remodel	Rock Bridge	132	9109 STONINGTON PLACE	46077	2019/08/19
U2018-699	Tropical Pool	William & Shelby Maurer	Res Add Pool	Oak Ridge Estates	1	4815 COTTONWOOD COURT	46077	2019/08/23
U2018-731	Chuck Bryson	Chuck Bryson	Res Add	L F & H	1, 2	710 WEST HAWTHORNE	46077	2019/08/16
R2018-775	Mark Hall	Mark & Jennifer Hall	Res Other	Brookhaven	177	11229 AVIEMORE COURT	46077	2019/08/20
U2018-800	Land Development & Building LLC	Land Development and Building LLC	Res New	Inglenook of Zionsville	19	10455 ROBINWOOD COURT	46077	2019/08/21
R2018-847	David Elefante	David & Courtney Elefante	Res Remodel	Brookhaven	90	2714 E HIGH GROVE CIRCLE	46077	2019/08/27
13U2018-892	Pools of Fun	WEAVER ANTHONY &	Res Add Pool	HIDDEN PINES	142	11630 FOXTAIL COURT	46077	2019/08/20
U2018-993	Beazer Homes	Beazer Homes	Res New	Hampshire	245	8165 PEGGY COURT	46077	2019/08/22
U2018-1033	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	42, 43	10143 & 10141 Whisper Trace Lane	46077	2019/08/07
U2018-1034	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	40, 41	10127 & 10125 Eagle Oaks Lane	46077	2019/08/08
R2018-1090	Jess Revercomb	Scott Robinson	Res Remodel	Countrywood	42	1122 INDIAN PIPE LANE	46077	2019/08/22
R2019-14	Drees Homes	Drees Homes	Res New	STONEGATE	335	7676 Deerfield Way	46077	2019/08/14
19U2019-35	Drees Homes	Drees Homes	Res New	Brookhaven	11	11304 ABBITT TRAIL	46077	2019/08/09
U2019-45	Gradison Design Build	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	12	5170 HANLEY LANE	46077	2019/08/02
U2019-57	Innovative Homes & Remodeling	Scott & Carol Blanchard	Res New			260 N MAIN STREET	46077	2019/08/23



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13U2019-58	Pools of Fun	ANDREW & KRISTIN	Res Add Pool	Willow Glen	30	3266 AUTUMN ASH COURT	46077	2019/08/21
U2019-69	Beazer Homes	Beazer Homes	Res New	Hampshire	249	8225 PEGGY COURT	46077	2019/08/29
U2019-70	Beazer Homes	Beazer Homes	Res New	Hampshire	287	8226 PEGGY COURT	46077	2019/08/30
U2019-84	Beazer Homes	Beazer Homes	Res New	Hampshire	268	8279 CARNEGIE LANE	46077	2019/08/12
13U2019-87	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	24	3714 SUGAR PINE LANE	46077	2019/08/02
19U2019-101	Drees Homes	Drees Homes	Res New	THE ENCLAVE	2	8616 HUNT CLUB ROAD	46077	2019/08/26
U2019-106	Beazer Homes	Beazer Homes	Res New	Hampshire	234	4182 KEIGHLEY COURT	46077	2019/08/05
U2019-156	Beazer Homes	Beazer Homes	Res New	Hampshire	246	8177 PEGGY COURT	46077	2019/08/23
U2019-162	BRIAN & KRISTI JONES	BRIAN & KRISTI JONES	Res Add	Rock Bridge	57	9196 STONINGTON PLACE	46077	2019/08/27
U2019-168	Beazer Homes	Beazer Homes	Res New	Hampshire	294	8126 PEGGY COURT	46077	2019/08/28
R2019-175	Barry Smith	Coyote Lake, LLC	Res Finish Permit	Old Hunt Club		6800 OLD HUNT CLUB RD	46077	2019/08/07
13U2019-177	Blue Haven Pools	Matthew & Laura Haskett	Res Add Pool	HIDDEN PINES	48	3465 SUGAR PINE LANE	46077	2019/08/20
R2019-178	Blue Haven Pools	John & Maura Kelly	Res Add Pool	Stonegate	125	6639 E DEERFIELD DRIVE	46077	2019/08/02
R2019-179	Blue Haven Pools	Andre & Daniela Kohl	Res Add Pool	Stonegate	128	6646 E DEERFIELD DRIVE	46077	2019/08/29
U2019-190	Fischer Homes	Beazer Homes	Res New	Hampshire	204	4255 KETTERING DRIVE	46077	2019/08/01
13U2019-197	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	126	3582 EVERGREEN WAY	46077	2019/08/02



Town Of Zionsville

Planning and Economic Development C of O Detail

August 2019

Total: C of O issued for the month of August: 65

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2019-215	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	129	3668 EVERGREEN WAY	46077	2019/08/12
13U2019-216	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	145	11621 FOXTAIL COURT	46077	2019/08/23
U2019-238	Beazer Homes	Beazer Homes	Res New	Hampshire	289	8198 PEGGY COURT	46077	2019/08/23
U2019-255	Fox Pools	Shari Jenkins	Res Add Pool	Colony Woods	201	215 SHERWOOD COURT	46077	2019/08/20
R2019-264	Kenneth Woods	Kenneth Woods	Res Add			7162 E 100 NORTH	46075	2019/08/23
13U2019-276	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	34	3484 SUGAR PINE LANE	46077	2019/08/30
U2019-288	The Artisan Group	Timothy & Tiffany Stoner	Res Add Deck	Austin Oaks	123	11909 CREEKSTONE WAY	46077	2019/08/02
U2019-329	Capital Construction	SOUTH ZIONSVILLE	Comm Remodel		Dry Cleaners #200	620 S MAIN STREET	46077	2019/08/22
U2019-330	Case Design	Stephen & Jean Herit	Res Add Deck	Clifden Pond	20	45 CLIFDEN POND ROAD	46077	2019/08/08
U2019-352	Tom Simmons	John & Mary Williams	Res Remodel	Raintree	104	225 SPRING DRIVE	46077	2019/08/22
R2019-355	Christopher Scott Homes	John & Christie Scott	Res Reroof	Old Hunt Club	11	6764 OLD HUNT CLUB ROAD	46077	2019/08/06
19U2019-356	Pools of Fun	DELBERT & SHERRI	Res Add Pool	Brookhaven	208	11162 GLEN AVON WAY	46077	2019/08/16
13U2019-357	Pools of Fun	Chad Sweeney	Res Add Pool	The Willows	163	11501 WILLOW BEND DRIVE	46077	2019/08/16
U2019-389	Master's Mark Builders	Erik and Rachel Christianson	Res Add	Preserve Spring Knoll	23	8966 SHELBURNE WAY	46077	2019/08/29
13U2019-391	CMH Builders	Megan & Justin Fox	Res Remodel	HIDDEN PINES	119	3661 EVERGREEN WAY	46077	2019/08/12
R2019-407	Nazareth Building Services	Kimberly Gregonis	Res Add			1938 S 925 EAST	46077	2019/08/29



Town Of Zionsville

Planning and Economic Development C of O Detail

August 2019

Total: C of O issued for the month of August: 65

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-414	Custom Living	Stanley & Janet Thompson	Res Remodel	Brookhaven	260	2496 STILL CREEK DRIVE	46077	2019/08/20
R2019-448	Brian S Hill Contracting LLC	SAMUEL & MELISSA	Res Remodel			8218 E 550 SOUTH	46077	2019/08/08
13U2019-451	Smith Building LLC	Kimberly & Thomas Hardin	Res Add Deck	The Woodlands at Irishman's Run	10	9681 IRISHMANS RUN LANE	46077	2019/08/08
R2019-457	Pools of Fun	Jason & Jayna Caccioppo	Res Add Pool	ST CLAIR ESTATES	1	2995 BELLE MAISON DRIVE	46077	2019/08/12
R2019-458	Pools of Fun	Ali & Chistina Mansoori	Res Add Pool			8302 HUNT CLUB ROAD	46077	2019/08/08
19U2019-486	Hittle Const	Jeffrey & Ann Daniel	Res Add	THE ENCLAVE	4	8550 HUNT CLUB ROAD	46077	2019/08/19
19U2019-490	Chuck's Construction	Adam & Emily Bauer	Res Add	Fieldstone	58	2512 BOYLSTON COURT	46077	2019/08/09
U2019-502	Mehrlich Construction	Richard Penola	Res Add Deck	Thornhill	134	1809 CORNICHE DRIVE	46077	2019/08/20
19U2019-503	Mehrlich Construction	William & Christa Luke	Res Add Deck	THE ENCLAVE	74	6541 BRIARWOOD PLACE	46077	2019/08/20
13U2019-514	Lemcke Landscape	Adam & Jodie Burns	Res Other	THE WILLOWS	164	3253 SUNRISE COURT	46077	2019/08/22
19U2019-536	Bone-Dry Roofing	John Gruenig	Res Reroof	THE ENCLAVE	114	6812 WINDEMERE DRIVE	46077	2019/08/06
13U2019-546	MJ Brown Renovations LLC	Carl & Franky Foley	Res Add Deck	The Willows	226	11526 GOLDEN WILLOW DRIVE	46077	2019/08/19
19U2019-592	Cutting Edge Hardscapes	CHEN ANN WHEI & HSIANG LING	Res Other	BROOKHAVEN	189	11173 GLEN AVON WAY	46077	2019/08/05
19U2019-642	Wall Masters	Donald & Barbara Spagnoli	Res Remodel	BROOKHAVEN	17	11116 FONTAINE WAY	46077	2019/08/20
13U2019-649	Chuck's Construction	Brian & Vickie Bailey	Res Add Deck	HIDDEN PINES	115	3783 EVERGREEN WAY	46077	2019/08/20
U2019-650	Reed Construction	Nicholas & Joni Prihoda	Res Other	Brittany Chase	5	4400 BRITTANY DRIVE	46077	2019/08/30



Town Of Zionsville

Planning and Economic Development C of O Detail

August 2019

Total: C of O issued for the month of August: 65

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-667	Five Star	Sean & Autumn Arnold	Res Other	COLONY SQUARE SEC 2	68	941 FRANKLIN TRACE	46077	2019/08/19



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	223	336	11	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	323	451	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	75
June	3	0	0	3	0	2	22	10	8	4	3	0	22	1	0	78	0	16	416	565	17	36
July	1	0	2	1	1	6	22	12	8	4	4	3	27	3	0	94	0	10	501	671	23	68
August	0	0	4	7	0	2	35	10	4	3	6	3	21	4	0	99	2	28	429	646	11	65
September																						
October																						
November																						
December																						
Totals	5	2	42	38	6	32	163	86	68	29	37	17	165	21	2	713	5	99	2917	4195	165	370



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2019

Status Report

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Residential Fees	January	February	March	April	May	June	July	August						YTD
New Home Residential ILP Fees	\$13,999	\$25,569	\$13,662	\$15,985	\$42,680	\$20,888	\$29,411	\$34,451						\$196,645
All Other Residential ILP Fees	\$10,187	\$7,869	\$13,253	\$17,384	\$14,436	\$9,965	\$13,507	\$10,692						\$97,293
Residential Inspection Fees (Fees Due)	\$3,575	\$4,050	\$5,150	\$4,875	\$6,550	\$6,025	\$5,400	\$6,825						\$42,450
New Home Residential Road Impact Fees	\$9,081	\$18,162	\$10,090	\$11,099	\$33,297	\$18,199	\$21,189	\$31,033						\$152,150
New Home Residential Park Impact Fees	\$10,989	\$21,978	\$12,210	\$13,431	\$26,862	\$25,888	\$25,641	\$41,031						\$178,030
Sanitary Sewer Fees	\$8,050	\$48,300	\$28,175	\$12,075	\$84,525	\$68,400	\$40,250	\$140,700						\$430,475
Total Residential ILP, Inspection, Impact, Sewer	\$52,306	\$121,878	\$77,390	\$69,974	\$201,800	\$143,340	\$129,998	\$257,907						\$1,054,593
New Commercial Start ILP Fees	\$0	\$100	\$0	\$0	\$0	\$37,029	\$711	\$0						\$37,840
All Other Commercial ILPs	\$1,542	\$3,900	\$9,725	\$4,499	\$3,231	\$389	\$1,239	\$3,164						\$27,689
Commercial Inspection Fees(Fees due)	\$450	\$300	\$0	\$900	\$1,125	\$450	\$750	\$300						\$4,275
Commercial Road Impact Fees	\$0	\$8,056	\$0	\$0	\$0	\$170,342	\$0	\$0						\$178,398
Commercial Sanitary Sewer Fees	\$0	\$6,900	\$0	\$4,740	\$2,320	\$0	\$0	\$7,860						\$21,820
Total Commercial ILP, Inspection Impact Sewer	\$1,542	\$20,016	\$9,725	\$32,983	\$12,759	\$367,554	\$1,950	\$21,624						\$468,153
Combined Residential and Commercial Sewer	\$8,050	\$55,200	\$28,175	\$16,815	\$86,845	\$68,400	\$40,250	\$148,560						\$452,295
Combined Residential and Commercial Impact	\$20,070	\$49,256	\$22,300	\$48,274	\$67,367	\$374,223	\$46,830	\$82,664						\$710,984
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$53,848	\$141,894	\$87,115	\$102,957	\$214,559	\$510,894	\$131,948	\$279,531						\$1,522,746
Petition Filing Fees	January	February	March	April	May	June	July	August						YTD
Plan Commission														
Primary Plat Approval	\$1,825			\$8,716		\$1,010								\$11,551
Secondary Plat Approval	\$400	\$1,490		\$1,860				\$400						\$4,150
Re-Plat Approval	\$1,140					\$1,140	\$500	\$550						\$3,330
Minor Plat Approval				\$1,015	\$345									\$1,360
Zone Map Amendment		\$1,350					\$400							\$1,750
Subdivision Waiver														
Development Plan	\$10,386			\$1,015		\$8,830								\$20,231
Development Plan Amendment	\$1,573		\$1,065		\$487	\$287	\$575	\$348						\$4,335
Ordinance Amendment														
Board of Zoning Appeals														
Variance of Use								\$1,800						\$1,800
Variance of Dev Standards	\$337	\$1,575	\$1,100		\$400	\$1,150	\$812	\$1,387						\$6,761
Special Exception		\$1,400	\$775	\$700			\$700	\$700						\$4,275
TOTAL FILING FEES Plan Commission and	\$15,661	\$5,815	\$2,940	\$13,306	\$1,232	\$12,417	\$2,987	\$5,185						\$59,543
Permit Overview	January	February	March	April	May	June	July	August						YTD
New Home ILP	10	19	10	12	33	22	22	35						163
New Home Construction Cost	\$5,246,000	\$8,628,700	\$4,004,245	\$5,115,400	\$10,305,500	\$6,807,400	\$8,626,773	\$13,485,800						\$62,219,818
All Other Residential ILP	31	31	53	82	66	48	61	51						423
New Commercial Start ILP		1				3	1							5
All Other Commercial ILP	11	14	34	22	13	5	10	13						122
Total Permit Per Month	52	65	97	116	112	78	94	99						713
Petition Filing Quantities	January	February	March	April	May	June	July	August						YTD
Plan Commission														
Primary Plat Approval	1 Holiday Farms			1 267 Industrial Par		1 HUB I-65								
Secondary Plat Approval	1 Marshall	See Files		See Files				1 267 Industrial Par						
Re-Plat Approval	2 Courtyards Block B Courtyards Block A					2 Courtyards of Zion Courtyards of Zion	1 Stonegate Lot 72	2 Schafer Replat The Snider Group						
Minor Plat Approval				1 A. Safa	1 Lav Acres									
Zone Map Amendment		2 Town of Zionsville Sycamore Flats					1 Van Sickle Rezone							
Subdivision Waiver														
Development Plan	2 Holiday Farms Wheat Holdings, LL			2 267 Industrial Par Town of Zionsville		2 HUB I-65 Vieweath Properties								
Development Plan Amendment	2 Zionsville Medical Hoosier Village		1 Zionsville Indy Or		1 Baptist Homes of I	1 Hoosier Village (G)	1 Halcyon Futures Gr	1 Zionsville Coummon						
Ordinance Amendment					1 Open Docket Number			1 Town of Zionsville						
Comprehensive Plan Amendment														
Board of Zoning Appeals														
Variance of Use								2 Zionsville Communi Hopwood Cellars.WI						
Variance of Dev Standards	1 Hoosier Village Gu	See Files	See Files	1 Town of Zionsville	1 T. VISKANTA	See Files	2 Lions Park Signage K. Whitlock	1 See Files						
Special Exception		2 S. Boedicker D. Gudenkauf	1 W. Myers	1 E. Jackson			1 G. Throgmartin	1 Hopwood Cellars WI						
TOTAL FILINGS Plan Commission and BZA	9	11	5	10	4	9	6	11						65
Collected Fees: Duplicate Permits, Amendments, Proceeding fees	\$775	\$375	\$225	\$1,200	\$1,675	\$1,925	\$2,025	\$725						\$8,925
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$61,075	\$53,418	\$47,670	\$70,255	\$70,486	\$99,580	\$56,992	\$65,802						\$525,278
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$89,195	\$157,874	\$98,145	\$135,344	\$224,698	\$542,203	\$144,072	\$297,026						\$1,688,557

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - AUGUST 2019

Planning

Intake

- The Department reviewed / issued 92 building permits, accepted seven (7) sign permits, and conducted 639 inspections (as detailed in the attached pages)
- The Department accepted six (6) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted four (4) petitions for review by the Plan Commission

Meetings

- Attended the August 5, 2019 Boone County Local Road Safety Plan Stakeholder Workshop
- Attended the August 7, 2019 Pre-construction meeting regarding Hoosier Village Hawthorne Cove facility
- Attended the August 13, 2019 Board of Zoning Appeals meeting
- Attended the August 19, 2019 Town Council meeting
- Attended the August 19, 2019 Safety Board meeting
- Attended the August 19, 2019 Plan Commission meeting
- Attended weekly Town Department Head meetings as well as weekly Planning & Economic Development 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 four (4) staff reports for the Board of Zoning Appeals meeting available at the following link: <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/08132019-984>
- Prepared two (2) 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/08192019-988>)
- Prepared the Department's August month-end report

Communications

- Conducted various communications with applicants for the September Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the September Plan Commission meeting (agenda attached)
- Conducted internal and external communications regarding maintenance 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, Community Development Corporation, Plan Commission, and Zionsville Architectural Review Committee
- Assigned addresses to new properties
- Attended training session regarding response to active / workplace violence scenario
- 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 onboard new hires filling both the open Planner I Economic Development & Planner I Zoning positions
- Accepted delivery of two Enterprise Fleet Management vehicles for use by Department / prepared two vehicles for trade-in
- Attended a web-based educational opportunity provided by the Smart Growth Network
- Attended the August 8, 2019 "Swift Comply Demo" related to the Town's implementation of a FOG program
- Attended the August 2019 educational offering provided by the Indiana Association of Building Officials
- Finalized the 2019 list of potential Zoning Ordinance updates (matter will be advertised later this year for a public hearing)
- Continued to prepare for 2019 Budget workshop (new date: September 13, 2019)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - AUGUST 2019

Economic Development

Meetings

- Attended the August 19, 2019 meeting with Brookhaven Subdivision and Fieldstone Subdivision residents regarding Indianapolis Executive Airport (runway lengthening plan)
- Attended the August 23, 2019 ZWorks "Walk to Lunch" event
- Attended the August 27, 2019 Zionsville Architectural Review Committee meeting
- Participated in an interview with the Indianapolis Business Journal regarding Creekside Corporate Park
- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding future filings associated with the Zionsville Architectural Review Committee
- 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 US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville

Reporting / Documentation

- Zionsville Redevelopment Commission – cancellation notice regarding August meeting
- Zionsville Architectural Review Committee – Financial Reporting

Communications

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications with RDC president regarding a September 11, 2019 special meeting of the Redevelopment Commission
- Conducted communications with Town legal counsel regarding contemplate General Ordinance amendments related to Redevelopment Commission, Redevelopment Authority, and Economic Development Commission
- Conducted communications with Community Development Corporation membership regarding programming and year 2020 budget
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential 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 potential offer to purchase Creekside Corporate Park, Lots 10 and 11
- Conducted communications regarding potential offer to purchase Creekside Corporate Park, portion of Lot 14
- 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

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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - AUGUST 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 (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)
Holliday Farms TIF creation (BT, Crowe, Internal)
Town Hall / Government Center – site development



MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 13, 2019

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, August 13, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 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
2019-14-DSV	T. Viskanta	250 N Maple Street	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed 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).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-18-SE	G. Throgmartin	9825 Windy Hills Drive	Approved with Right to Farm Commitment as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2019-19-DSV	K. Whitlock	9973 Buttowndown Lane	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed Petition for Development Standards variance in order to provide for the construction of a swimming pool which: 1) Exceeds the required lot coverage of 20%, to 25% in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-20-DSV	Lions Park Signage	115 S Elm Street	Approved subject to Commitments, as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed Petition for Development Standards Variance to allow for signage of an existing not-for-profit business which: 1) Exceeds the allowed total number of identification signs 2) Exceeds the allowed sign square footage maximums 3) Deviate from the allowed location of signage 4) Exceeds the allowed maximum height 5) Deviates from the required landscaping requirements in the Special Use Zoning District (SU-7).

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday August 19, 2019

The meeting of the Zionsville Plan Commission was scheduled for Monday August 19, 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:

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
2019-32-RP	LRC II, LLC Stonegate Lot 72	6652 Westminster Drive	Motion to continue the public hearing with Notice to the September 16, 2019 Plan Commission Meeting 6 in Favor 0 Opposed Petition for Replat of one (1) parcel, to be reconfigured into two (2) parcels in the (UB) Rural/Urban Business Zoning District
2019-33-Z	Van Sickle Rezone	325 S 1100 East	Motion to continue the public hearing to the September 16, 2019 Plan Commission Meeting 6 in Favor 0 Opposed Petition for Zone Map change to rezone approximately 5.22 acres from the Rural (AZ) Airport Zoning to the Rural (AG) Agricultural Zoning District

VII: Other Matters to be considered

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

Respectfully Submitted:

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

August 21, 2019



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS SEPTEMBER 10, 2019

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, September 10, 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 August 13, 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
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	Petition for a Use Variance in order to provide for the construction and operation of a new Winery, Distillery & Event Center to: 1) Deviate from the allowed intended uses in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-22-SE	Hopwood Cellars Winery	2055 & 2201 S US 421	Petition for Special Exception to allow existing residential building(s) to remain in an Agricultural Zoning District and the Rural Michigan Road Overlay District (AG & MRO).
2019-23-DSV	Hopwood Cellars Winery	2055 & 2201 S US 421	Petition for Development Standards Variance to allow for the construction and operation of a new Winery, Distillery and Event Center, located in both the Agricultural (AG) and Rural Michigan Road Overlay (MRO) Zoning Districts to: 1) Deviate from the MRO requirements specific to accessory use standards 2) Exceed the AG maximum height requirement

2019-24-UV	Zionsville Community Schools Teller Kiosk	800 Mulberry Street	Petition for a Use Variance in order to provide for the operation of an Interactive Teller Machine (ITM) kiosk in the parking lot of an existing school campus to: 1) deviate from the allowed intended uses in the Urban Special Use Zoning District (SU-1).
2019-25-DSV	Zionsville Community Schools Teller Kiosk	800 Mulberry Street	Petition for Development Standards Variance to allow for the operation of an Interactive Teller Machine (ITM) kiosk in the parking lot of an existing school campus to: 1) deviate from the required drive-through off-street stacking spaces in the Urban Special Use Zoning District (SU-1).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			2019 BZA Update provided by Attorney Darren Chadd
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
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 September 16, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Monday September 16, 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 August 19, 2019 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2019-32-RP	LRC II, LLC Stonegate Lot 72	6652 Westminster Drive	Continued with Notice from the August 19, 2019 Meeting to the September 16, 2019 Plan Commission Meeting Petition for Replat of one (1) parcel, to be reconfigured into two (2) parcels in the (UB) Rural/Urban Business Zoning District
2019-33-Z	Van Sickle Rezone	325 S. 1100 East	Continued from the August 19, 2019 Meeting to the September 16, 2019 Plan Commission Meeting Petition for Zone Map change to rezone approximately 5.22 acres from the Rural (AZ) Airport Zoning to the Rural (AG) Agricultural Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-34-DPA	Halcyon Futures Group (Convivio)	40 S. Main Street	Petition for Development Plan Amendment Approval in order to allow for installation of a ventilation unit to the facade of the west side of the building located at 40 S. Main Street in the (VBD) Urban Village Business Zoning District
2019-36-RP	The Snider Group	10890 Andrade Drive	Petition for Replat to allow for the removal of the Right-of-Way line from a recorded plat in the (I-2) Urban General Industrial Zoning District

2019-37-DPA	Zionsville Community Schools	800 Mulberry Street	Petition for Development Plan Amendment to allow for the construction of an Interactive Teller Machine in the (SU-1) Special Use Zoning District
2019-38-RP	J. Schafer	6698, 6696, 6694, 6692, 6690, 6688, 6686, 6684 Beekman Place	Petition for Replat to allow for the vacation of a platted Drainage and Utility Easement from a recorded plat in the (UB) Rural Urban Business Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

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

September 3, 2019