



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

September 2019

Total permits issued for the month of September: 85

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Permit Activity Breakdown

Commercial Permits	September 2019	September 2018	YTD 2019	YTD 2018	YTD Diff
New	11	0	16	10	6
Interior Remodel	1	7	43	25	18
Addition	0	0	2	1	1
Sign	13	4	50	34	16
Electric	1	1	7	19	-12
Other	6	5	38	45	-7
Sewer	0	0	2	0	2
Commercial Totals	32	17	158	135	23
Residential Permits					
Single Family	13	9	176	166	10
Addition	9	10	95	92	3
Remodel	3	6	71	61	10
Electric	4	2	33	35	-2
Pool/Spa	3	4	40	33	7
Demolition	1	0	18	12	6
Other	17	30	182	350	-168
Sewer/Repairs	3	1	24	16	8
Residential Totals	53	62	639	765	-126
Combined Totals	85	79	797	900	-103

Building/Site Inspections: 396 Number Of Inspections: 569

Certificates Of Occupancy Issued: 51

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 10

Number of violations that resulted in a violation and/or stop work order: 6

Number of Investigations closed this month: 19

Total number of zoning code violations to date: 71



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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
U2019-663	September	5	\$3,000	\$86	\$0	\$0	\$0	Huston Electric	Boone Village Shopping	Comm Sign	Boone Village	KUMON	37 Boone Village	46077
R2019-714	September	3	\$70,000	\$502	\$0	\$0	\$0	Perma Pools	Edward & Pamela	Res Add Pool	SHAFFER MINOR PLAT	4	2608 S 875 EAST	46077
R2019-715	September	4	\$9,134	\$75	\$0	\$0	\$0	Bone-Dry Roofing	DANIEL & PAMELA	Res Reroof	Royal Run	472	6489 GLENWOOD	46077
U2019-716	September	4	\$20,000,000	\$11,407	\$0	\$0	\$3,922	Meyer Najem Construction	John Dattlio	Comm New	Hoosier Village		9895 Hoosier Village Drive	46268
U2019-717	September	4	\$109,349	\$739	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 4	11067 Octave Drive	46077
U2019-718	September	4	\$127,574	\$782	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 6	10961 Opus Drive	46077
U2019-719	September	4	\$127,574	\$782	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 5	11027 Octave Drive	46077
R2019-720	September	9	\$7,830	\$75	\$0	\$0	\$0	J & B West Roofing and	Ravi & Shilpa Mallur	Res Reroof	ROYAL RUN	44	6514 ABBY LANE	46077
13U2019-721	September	5	\$2,500	\$0	\$0	\$0	\$0	Sign Craft	TCD Associates	Comm Sign			6210 TECHNOLOGY	46278
R2019-722	September	5	\$30,000	\$75	\$0	\$0	\$0	Nazareth Building	RIEKEN, JOEL R. & LISA M.	Res Reroof	Roundstone	11	7350 HULL ROAD	46077
U2019-723	September	6	\$3,000	\$100	\$0	\$0	\$0	Mehrlich Construction	JEFFREY W & JAMIE W	Res Add Deck	COBBLESTONE LAKES OF	226	8810 SUGAR CAY COURT	46077
R2019-724	September	9	\$7,162	\$75	\$0	\$0	\$0	J & B West Roofing and	Ravi & Shilpa Mallur	Res Reroof	ROYAL RUN	65	6683 AMHERST	46077
R2019-725	September	9	\$7,042	\$75	\$0	\$0	\$0	J & B West Roofing and	Ravi & Shilpa Mallur	Res Reroof	ROYAL RUN	70	6559 AMHERST	46077
R2019-726	September	9	\$7,549	\$75	\$0	\$0	\$0	J & B West Roofing and	Ravi & Shilpa Mallur	Res Reroof	ROYAL RUN	46	6518 ABBY LANE	46077
19U2019-727	September	9	\$20,000	\$410	\$0	\$0	\$0	Jeffrey Todd	Jeffrey & Kristi Todd	Res Finish Permit			10480 ZIONSVILLE	46077
R2019-728	September	9	\$0	\$100	\$0	\$0	\$0	North Homes Inc.	Paul & Sandra Borth	Res Demo			8125 E 300 SOUTH	46077
R2019-729	September	9	\$590,000	\$1,257	\$0	\$1,221	\$1,009	North Homes Inc.	Paul & Sandra Borth	Res New			8125 E 300 SOUTH	46077
U2019-730	September	10	\$260,000	\$1,115	\$4,025	\$1,221	\$1,009	Land Development &	Land Development	Res New	Inglenook of Zionsville	30	5731 LOWER GARDEN	46077



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U2019-731	September	10	\$0	\$37	\$0	\$0	\$0	BAGI	ZIONSVILLE DEVELOPMENT	Res Electric	Pemberton	20	8140 MELBORNE	46077
R2019-732	September	10	\$1,500	\$410	\$0	\$0	\$0	Jeffrey Harrison	Jeffrey & Kristi Harrison	Res Add			3275 PADDOCK	46052
R2019-733	September	11	\$25,000	\$265	\$0	\$0	\$0	Master Trades Indy LLC	Todd & Debra Brown	Res Add			4725 S 200 EAST	46052
13U2019-734	September	11	\$480,000	\$1,379	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	42	11404 FOXTAIL	46077
U2019-735	September	11	\$2,000	\$100	\$0	\$0	\$0	Stanley Ketner	Stanley & Toni Ketner	Res Add	CARTERS ADD.		860 W OAK STREET	46077
U2019-736	September	11	\$554,000	\$1,158	\$0	\$1,221	\$1,009	Estridge Homes	Kickapoo Investments	Res New	Oxford Woods	15	11645 WALTON	46077
U2019-737	September	11	\$0	\$75	\$0	\$0	\$0	Kinder Electric	Beazer Homes	Res Electric	Hampshire	Common Area	4401 South 800 East	46077
R2019-738	September	11	\$14,000	\$410	\$0	\$0	\$0	Zinc Contractors LLC	Edwin Ortega	Res Remodel			8880 OAK STREET	46077
19U2019-739	September	11	\$30,600	\$231	\$0	\$0	\$0	The Smart Pergola	Neer Development	Res Other	THE COURTYARDS	17	1679 Arbor Way	46077
U2019-740	September	12	\$250,000	\$1,104	\$4,025	\$1,221	\$1,009	Land Development &	Land Development	Res New	Inglenook of Zionsville	3	5706 INGLENOOK	46077
U2019-741	September	12	\$1,000	\$90	\$0	\$0	\$0	Aiko Van Hulsen	PERCIVAL CHUCK	Comm Other	OP ZIONSVILLE	1, 4	112 S MAIN STREET	46077
U2019-742	September	20	\$2,500	\$89	\$0	\$0	\$0	Sign Services	Boone Village	Comm Sign	Boone Village		61 Boone Village	46077
U2019-743	September	12	\$3,626	\$100	\$0	\$0	\$0	The Deck Store	JOSHUA & JENNIFER	Res Add Deck	PRESERVE AT SPRING KNOLL	271	8928 SHELBURNE	46077
13U2019-744	September	12	\$452,000	\$1,341	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	57	3693 SUGAR PINE LANE	46077
R2019-745	September	13	\$13,485	\$75	\$0	\$0	\$0	Universal Roofing	Mark & Cheryl Pendleton	Res Reroof	Royal Run	641	6555 HUNTERS	46077
U2019-746	September	13	\$2,000	\$0	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	Zionsville Government	3	1120 W Oak Street	46077
U2019-747	September	25	\$2,000	\$67	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	Zionsville Government	3	1120 W Oak Street	46077
U2019-748	September	25	\$2,000	\$77	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	Zionsville Government	3	1120 W Oak Street	46077



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U2019-749	September	13	\$2,000	\$54	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	Zionsville Government	3	1120 W Oak Street	46077
U2019-750	September	13	\$0	\$75	\$0	\$0	\$0	Don Tidd	Maureen Smith	Res Electric	Cross's second addit		350 W OAK STREET	46077
19U2019-752	September	16	\$200,000	\$1,233	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	55	10294 PIGATO	46077
13U2019-753	September	16	\$47,000	\$125	\$0	\$0	\$0	Master's Mark Builders	Charles & Julie Barth	Res Add Deck	The Willows	127	11564 BENT TREE	46077
U2019-754	September	24	\$450	\$75	\$0	\$0	\$0	Huston Electric	ROBERT E BENDER	Comm Sign	OP OF ZIONSVILLE	7	205 S MAIN STREET	46077
U2019-755	September	24	\$350	\$50	\$0	\$0	\$0	Huston Electric	ROBERT E BENDER	Comm Sign	OP OF ZIONSVILLE	7	205 S MAIN STREET	46077
U2019-756	September	16	\$10,000	\$75	\$0	\$0	\$0	Moss Roofing	Christopher & Reba Toloday	Res Reroof	Colony Woods	188	1165 PRINCETON	46077
19U2019-757	September	18	\$200,000	\$1,369	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	68	10258 RIESLANER	46077
19U2019-758	September	18	\$200,000	\$1,376	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	76	5943 WELDRA	46077
U2019-759	September	18	\$630,000	\$1,227	\$0	\$1,221	\$1,009	Estridge Homes	Kickapoo Investments	Res New	Oxford Woods	8	11700 WALTON	46077
U2019-760	September	18	\$837,000	\$1,371	\$0	\$0	\$0	Wedgewood Building	Edwin & Mary Rensink	Res New	Linaburry's Valley	4	650 VALLEY VIEW DRIVE	46077
U2019-761	September	18	\$25,000	\$100	\$0	\$0	\$0	Chuck's Construction	David & Lisa Schulte	Res Add Deck	Thornhill	186	1411 SHADOW	46077
U2019-762	September	18	\$0	\$75	\$0	\$0	\$0	Power Homes Solar, LLC	Bert & Laura O'Neil	Res Electric	AUSTIN OAKS	252	4184 CREEKSIDE	46077
U2019-763	September	19	\$0	\$25	\$0	\$0	\$0	Wilson Water and Sewer	David & Catherine Sears	Res Sewer	OLIVERS	30	160 N MAIN STREET	46077
U2019-764	September	19	\$63,800	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	Scott & Lizann Atkin	Res Other	Sugarbush	15	740 SUGARBUSH	46077
R2019-765	September	19	\$0	\$90	\$0	\$0	\$0	Solar Electric Turbine	Kirtkey Kern & Herr Co	Comm Electric			5780 S 200 EAST	46052
U2019-766	September	19	\$164,024	\$868	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 1	5052 Opus Drive	46077
U2019-767	September	19	\$164,024	\$884	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 2	5026 Opus Drive	46077



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U2019-768	September	19	\$109,349	\$739	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 3	4930 Opus Drive	46077
U2019-769	September	19	\$145,799	\$825	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 7	4921 Dolce Drive	46077
U2019-770	September	19	\$182,249	\$926	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 8	5027 Dolce Drive	46077
U2019-771	September	19	\$182,249	\$910	\$0	\$0	\$0	Cityscape Construction -	Aria Zionsville, LLC	Comm New	ARIA	Garage 9	5053 Dolce Drive	46077
R2019-772	September	20	\$9,251	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Todd Vannatta	Res Reroof			7730 S 775 EAST	46077
U2019-773	September	25	\$5,000	\$100	\$0	\$0	\$0	Huston Electric	Zionsville Medical	Comm Sign	Zionsville Bus.Park	E - VCA Eagle Park	55 Brendon Way	46077
U2019-774	September	25	\$45	\$47	\$0	\$0	\$0	Huston Electric	Zionsville Medical	Comm Sign	Zionsville Bus.Park	E - VCA Eagle Park	55 Brendon Way	46077
U2019-775	September	20	\$300,000	\$628	\$0	\$0	\$0	BP Custom Homes	STACEY HAMILTON	Res Remodel	Laughlin, Fours, Har	3	760 W SYCAMORE	46077
R2019-776	September	20	\$0	\$90	\$0	\$0	\$0	Cracker Barrel	Cracker Barrel	Comm Other	Cracker Barrel	2	6398 CRANE DRIVE	46077
13U2019-777	September	23	\$666,000	\$1,469	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	68	11251 DURANGO	46077
U2019-778	September	23	\$0	\$210	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Mass Grading	Hoosier Village	Phase 4	10300 Eagle Oaks Lane	46077
U2019-779	September	23	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Cell Tower			1240 W Oak Street	46077
R2019-780	September	23	\$0	\$530	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Mass Grading	267 Industrial Park		5190 S SR 267	46052
U2019-781	September	24	\$29,000	\$100	\$0	\$0	\$0	Precision Cut Lawn Service	Laura & Jonathan Hoya	Res Other	Hampshire	118	4588 KETTERING	46077
U2019-782	September	24	\$0	\$25	\$0	\$0	\$0	Mr Bill's Plumbing and	Christina Erickson	Res Sewer			610 MULBERRY	46077
U2019-783	September	24	\$30,000	\$243	\$0	\$0	\$0	Hittle Construction	David & Lisa Hillhouse	Res Add	Oak Ridge	129	10351 COTTONWOOD	46077
U2019-784	September	24	\$266,615	\$1,076	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	274	8359 PEGGY	46077
U2019-785	September	26	\$145	\$45	\$0	\$0	\$0	Huston Electric	ROBERT E BENDER	Comm Sign	OP ZIONSVILLE	2	27 E Pine Street	46077



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U2019-786	September	26	\$195	\$48	\$0	\$0	\$0	Huston Electric	ROBERT E BENDER	Comm Sign	OP ZIONSVILLE	2	27 E Pine Street	46077
U2019-787	September	25	\$90,000	\$559	\$0	\$0	\$0	Holt Construction	Hunters Point Apartments	Res Add			241 Hunters Trail	46077
R2019-788	September	26	\$11,953	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Joe Hilbrich	Res Reroof	Saddle Brook Farms	31	236 SADDLE BROOK	46077
U2019-789	September	26	\$13,729	\$75	\$0	\$0	\$0	Bone-Dry Roofing	ROBIN ANDRES &	Res Reroof			690 TERRACE	46077
U2019-790	September	26	\$75,000	\$535	\$0	\$0	\$0	Burton Pools	Johnny & Sunny Lane	Res Add Pool	Colony Woods	138	265 Royal Oak Court	46077
R2019-791	September	26	\$20,841	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Sue Rohler	Res Reroof	Spring Hills	4	651 SPRING HILLS DRIVE	46077
R2019-792	September	26	\$45,000	\$375	\$0	\$0	\$0	Mariea Best	Mariea Best	Res Other			1232 N 1200 EAST	46069
U2019-793	September	26	\$0	\$25	\$0	\$0	\$0	Roto Rooter	MICHAEL B & NANCY L	Res Sewer	PRESERVE AT SPRING KNOLL	285	8841 PIN OAK DRIVE	46077
U2019-794	September	27	\$75,000	\$0	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Other	Hoosier Village	Entry Gate	5300 W 96th Street	46077
U2019-795	September	27	\$350,000	\$375	\$4,025	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm New	Hoosier Village	Maintenance Building	6740 EAGLE OAKS LANE	46077
R2019-796	September	27	\$25,000	\$410	\$0	\$0	\$0	BRUCE SCHELKOPF	BRUCE SCHELKOPF	Res Remodel	HUNT COUNTRY	15	7640 HUNT COUNTRY	46077
R2019-797	September	27	\$36,000	\$594	\$0	\$0	\$1,696	Viewegh and Assoc	Viewegh Property at	Comm Remodel	Stonegate	77	7621 W. Stonegate	46077
19U2019-798	September	27	\$70,000	\$540	\$0	\$0	\$0	Perma Pools	BAIN, MATT & CARRIE	Res Add Pool	THE ENCLAVE	28	6841 WOODHAVEN	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-26	Mariea Best	Mariea Best	Res Add			1232 N 1200 East	46069	2019/09/30
U2018-111	Land Development & Building LLC	Land Development and Building LLC	Res New	Inglenook of Zionsville	15	10475 DUSTY ROSE DRIVE	46077	2019/09/11
U2018-186	Tyler Smith	ADRIANNE SMITH	Res Add			245 N MAPLE STREET	46077	2019/09/25
R2018-481	Gradison Bldg	Travis May	Res Other			10640 EAST 100 NORTH	46077	2019/09/27
13U2018-689	TCD Assoc	TCD-L ASSOCIATES LLC	Comm Remodel	Northwest Technology	4 MOBI	6100 TECHNOLOGY CENTER DRIVE	46077	2019/09/09
U2018-754	Indiana Healthcare Renovations LLC	G & E Healthcare	Comm Remodel		Zionsville Medical Center	1650 WEST OAK STREET	46077	2019/09/25
U2018-804	Beazer Homes	Beazer Homes	Comm New	Hampshire	Common Area Pool House	8200 BRADFIELD ROAD	46077	2019/09/27
U2018-846	Pools of Fun	Thomas Bumgardner	Res Add Pool	PRESERVE AT SPRING KNOLL	343	8927 SHELBURNE WAY	46077	2019/09/11
R2018-852	Christopher Scott Homes	James Leffel	Res New			9365 HUNT CLUB ROAD	46077	2019/09/12
U2018-874	David Hazen Group	Holly Ramer	Res Add	Coventry Ridge	49	4571 BRENTWOOD COURT	46077	2019/09/10
13U2018-925	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	136	3842 EVERGREEN WAY	46077	2019/09/11
R2018-952	Aspen Outdoor Designs, Inc	CWS Realty Holdings LLC	Res Add Deck	Blackstone	27	6502 CONCORD DRIVE	46077	2019/09/30
R2018-960	Integrity Homes Inc.	Brandon & Robin Leese	Res New	Smith-Somers Minor	2	6476 SOUTH 850 EAST	46077	2019/09/26
U2018-981	Accent Landscape	STACI L KROON REVOCABLE	Res Add	Lost Run Farms	2	2 WOODARD BLUFF	46077	2019/09/13
U2018-991	Land Development & Building LLC	Henry & Mary Frommeyer	Res New	Inglenook of Zionsville	23	5703 LOWER GARDEN WAY	46077	2019/09/11
R2019-41	Drees Homes	Drees Homes	Res New	Stonegate	354	6623 E DEERFIELD COURT	46077	2019/09/05



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U2019-51	Estridge Homes	Randall & Julia Moss	Res New	Oxford Woods	3	11600 WALTON CRES	46077	2019/09/23
R2019-74	Kenneth Collins	Kenneth & Betty Collins	Res Add			9370 E 200 SOUTH	46077	2019/09/23
U2019-86	Executive Homes Construction Inc	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	15	5130 MELBORNE PLACE	46077	2019/09/12
13U2019-88	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	37	11150 CANOPY WAY	46077	2019/09/11
U2019-91	Beazer Homes	Beazer Homes	Res New	Hampshire	260	8142 CARNEGIE LANE	46077	2019/09/27
U2019-172	Wedgewood Building Company	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	18	5080 MELBORNE PLACE	46077	2019/09/10
U2019-207	Carrington Homes	Ray & Susan Lewis	Res Add	Clifden Pond	10	60 MONAHAN ROAD	46077	2019/09/06
U2019-213	Fischer Homes	Fischer Homes	Res New	Hampshire	107	4613 KETTERING PLACE	46077	2019/09/04
19U2019-228	Neer Development	Neer Development Company, Inc.	Res New	THE COURTYARDS	41	1723 Cypress Drive	46077	2019/09/10
R2019-243	Keesling Custom Pools & Patios	JOSEPH & SHANNON	Res Add Pool	Rue De Chateaux	1	2997 RUE DE CHATEAUX LANE	46077	2019/09/23
19U2019-270	Drees Homes	Drees Homes	Res New	Brookhaven	247	11334 STILL CREEK DRIVE	46077	2019/09/18
19U2019-271	Drees Homes	Drees Homes	Res New	Brookhaven	190	11169 GLEN AVON WAY	46077	2019/09/24
13U2019-282	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	132	3746 EVERGREEN WAY	46077	2019/09/27
13U2019-283	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	97	3696 CONIFER DRIVE	46077	2019/09/11
U2019-293	Jim Mckee	Jim Mckee	Res Add	Schick's Add	32	865 W PINE STREET	46077	2019/09/12
R2019-294	Mill-R Contracting, Inc.	American Tower	Comm Demo		Cell Tower	1240 E 550 SOUTH	46077	2019/09/04



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U2019-334	Guy Co	Matthew & Julie Dollins	Res Remodel	Raintree	35	755 EAGLE CREEK COURT	46077	2019/09/20
U2019-335	Andy Mikesell	Dennis & Cheri Mikesell	Res Other	Cedar Bend	109	10145 WILDWOOD DRIVE	46077	2019/09/09
13U2019-348	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	44	11458 FOXTAIL COURT	46077	2019/09/20
U2019-358	Beazer Homes	Beazer Homes	Res New	Hampshire	252	8269 PEGGY COURT	46077	2019/09/26
19U2019-371	Neer Development	Neer Development Company, Inc.	Res New	THE COURTYARDS	14	1693 Arbor Way	46077	2019/09/24
19U2019-405	XP Landscapes LLC	Patricia & Tyler Gonso	Res Other	THE COURTYARDS	54	1724 CYPRESS DRIVE	46077	2019/09/17
U2019-410	Beazer Homes	Beazer Homes	Res New	Hampshire	277	8364 PEGGY COURT	46077	2019/09/26
U2019-411	Fischer Homes	Fischer Homes	Res New	Hampshire	177	4442 OAKLEY TERRACE	46077	2019/09/23
R2019-418	House Seven Design and Build	Joshua & Cassidy Landry	Res Remodel	Stonegate	11	6125 STONEGATE RUN	46077	2019/09/05
13U2019-438	Perma Pools	Jillian & Michael Dobin	Res Add Pool	HIDDEN PINES	123	3573 EVERGREEN WAY	46077	2019/09/09
R2019-500	Michael Zimmerman	Michael & Kathy Zimmerman	Res Add	Sycamore Bend	27	9155 WHITESTOWN ROAD	46077	2019/09/20
19U2019-530	Pools of Fun	Dennis & Keri Glitch	Res Add Pool	FIELDSTONE	63	2502 BOYLSTON COURT	46077	2019/09/04
U2019-557	Nazareth Building Services	Kerry Wagoner	Res Remodel			11465 SYCAMORE STREET	46077	2019/09/24
R2019-586	Pools of Fun	Sarah & Christopher Moore	Res Add	Stonegate	25	6724 JONS STATION	46077	2019/09/19
19U2019-590	Drees Homes	Drees Homes	Res Remodel	BROOKHAVEN	12	11300 ABBITT TRAIL	46077	2019/09/23
U2019-639	Aspen Outdoor Designs, Inc	Matthew Fleck & Rodger Pierce	Res Add Deck	Cobblestone Lakes	111	4688 PEBBLEPOINTE PASS	46077	2019/09/18



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2019

Total: C of O issued for the month of September: 51

C of O Detail

Page: 4

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-658	Backyard Living	Charles & Rachelle Priddy	Res Add Deck	BROOKHAVEN	164	2796 WEST HIGH GROVE CIRCLE	46077	2019/09/20
U2019-664	The Turf Boss LLC	Susan & Stephen Bradford	Res Add Deck	Buttontown Farms	39	4668 ST JOHN CIRCLE	46077	2019/09/12
R2019-704	Rivers Edge Design, Inc.	Kelly & Michael Matthews	Res Add Deck	Royal Run	405	6541 STAFFORD TRACE	46077	2019/09/12



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2019

Printed 2019/10/01 07:56 AM

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	225	338	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	446	627	67	76
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	500	670	23	68
August	0	0	4	6	0	2	35	10	4	3	6	3	21	4	0	98	2	28	429	646	11	65
September	11	0	1	13	1	6	13	9	3	4	3	1	17	3	0	85	1	6	396	569	16	51
October																						
November																						
December																						
Totals	16	2	43	50	7	38	176	95	71	33	40	18	182	24	2	797	6	105	3315	4766	180	422



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	September				YTD
New Home Residential ILP Fees	\$13,999	\$25,569	\$13,662	\$15,985	\$42,680	\$20,888	\$29,411	\$34,451	\$16,475				\$213,120
All Other Residential ILP Fees	\$10,187	\$7,869	\$13,253	\$17,384	\$14,436	\$9,965	\$13,507	\$10,692	\$7,580				\$104,873
Residential Inspection Fees (Fees Due)	\$3,575	\$4,050	\$5,150	\$4,875	\$6,550	\$6,025	\$5,400	\$6,825	\$5,550				\$48,000
New Home Residential Road Impact Fees	\$9,081	\$18,162	\$10,090	\$11,099	\$33,297	\$18,199	\$21,189	\$31,033	\$12,108				\$164,258
New Home Residential Park Impact Fees	\$10,989	\$21,978	\$12,210	\$13,431	\$26,862	\$25,888	\$25,641	\$41,031	\$14,652				\$192,682
Sanitary Sewer Fees	\$8,050	\$48,300	\$28,175	\$12,075	\$84,525	\$68,400	\$40,250	\$140,700	\$24,150				\$454,625
Total Residential ILP, Inspection, Impact, Sewer	\$52,306	\$121,878	\$77,390	\$69,974	\$201,800	\$143,340	\$129,998	\$257,907	\$74,965				\$1,129,558
New Commercial Start ILP Fees	\$0	\$100	\$0	\$0	\$0	\$37,029	\$711	\$0	\$19,237				\$57,077
All Other Commercial ILPs	\$1,679	\$4,083	\$10,432	\$4,636	\$3,231	\$899	\$1,756	\$3,235	\$2,457				\$32,408
Commercial Inspection Fees(Fees due)	\$450	\$300	\$0	\$900	\$1,125	\$450	\$750	\$300	\$450				\$4,725
Commercial Road Impact Fees	\$0	\$8,056	\$0	\$0	\$0	\$170,342	\$0	\$0	\$3,922				\$182,320
Commercial Sanitary Sewer Fees	\$0	\$6,900	\$0	\$4,740	\$2,320	\$0	\$0	\$7,860	\$4,025				\$25,845
Total Commercial ILP, Inspection Impact Sewer	\$1,679	\$20,199	\$10,432	\$33,120	\$12,759	\$368,064	\$2,467	\$21,695	\$31,337				\$501,752
Combined Residential and Commercial Sewer	\$8,050	\$55,200	\$28,175	\$16,815	\$86,845	\$68,400	\$40,250	\$148,560	\$28,175				\$480,470
Combined Residential and Commercial Impact	\$20,070	\$49,256	\$22,300	\$48,274	\$67,367	\$374,223	\$46,830	\$82,664	\$32,378				\$743,362
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$53,985	\$142,077	\$87,822	\$103,094	\$214,559	\$511,404	\$132,465	\$279,602	\$106,302				\$1,631,310
Petition Filing Fees	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval	\$1,825			\$8,716		\$1,010			\$1,390				\$12,941
Secondary Plat Approval	\$400	\$1,490		\$1,860				\$400	\$970				\$5,120
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		\$1,150				\$2,900
Subdivision Waiver													
Development Plan	\$10,386			\$1,015		\$8,830			\$6,764				\$26,995
Development Plan Amendment	\$1,573		\$1,065		\$487	\$287	\$575	\$348					\$4,335
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use								\$1,800	\$1,200				\$3,000
Variance of Dev Standards	\$337	\$1,575	\$1,100		\$400	\$1,150	\$812	\$1,387	\$775				\$7,536
Special Exception		\$1,400	\$775	\$700			\$700	\$700	\$700				\$4,975
TOTAL FILING FEES Plan Commission and	\$15,661	\$5,815	\$2,940	\$13,306	\$1,232	\$12,417	\$2,987	\$5,185	\$13,949				\$73,492
Permit Overview	January	February	March	April	May	June	July	August	September				YTD
New Home ILP	10	19	10	12	33	22	22	35	13				176
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	\$5,585,615				\$67,805,433
All Other Residential ILP	31	31	53	82	66	48	61	51	40				463
New Commercial Start ILP		1				3	1		11				16
All Other Commercial ILP	11	14	34	22	13	5	10	12	21				142
Total Permit Per Month	52	65	97	116	112	78	94	98	85				797
Petition Filing Quantities	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval	1 Holiday Farms			1 267 Industrial Par		1 HUB I-65			1 Holiday Farms Sec				
Secondary Plat Approval	1 Marshall	See Files		See Files				1 267 Industrial Par	2 N Laviolette L Reitz Stonegate				
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		1 Harris FLP				
Subdivision Waiver													
Development Plan	2 Holiday Farms Wheat Holdings, LL			2 267 Industrial Par Town of Zionsville		2 HUB I-65 Vieweath Properties			1 Holiday Farms Sec				
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	1 Alchemy Distillery				
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	See Files	2 The Georgian Group E. Hand				
Special Exception		2 S. Boedicker D. Gudenkauf	1 W. Myers	1 E. Jackson			1 G. Throgmartin	1 Hopwood Cellars WI	1 Alchemy Distillery				
TOTAL FILINGS Plan Commission and BZA	9	11	5	10	4	9	6	11	11				76
Collected Fees: Duplicate Permits, Amendments, Proceeding fees	\$775	\$375	\$225	\$1,200	\$1,675	\$1,575	\$2,025	\$725	\$1,911				\$10,486
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$61,212	\$53,601	\$48,377	\$70,392	\$70,486	\$100,090	\$57,509	\$65,873	\$79,647				\$607,187
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$89,332	\$158,057	\$98,852	\$135,481	\$224,698	\$542,713	\$144,589	\$297,097	\$140,200				\$1,831,019

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – SEPTEMBER 2019

Planning

Intake

- The Department reviewed / issued 72 building permits, accepted 13 sign permits, and conducted 579 inspections (as detailed in the attached pages)
- The Department accepted five (5) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted five (5) petitions for review by the Plan Commission
- The Department released three (3) Secondary Plats for recordation, being: Courtyards Block A Section 8, Courtyards Block B Section 8, and Stonegate Subdivision, Lot 27

Meetings

- Attended the September 3, 2019 Town Council meeting
- Attended a September 9, 2019 meeting with representatives of the Indianapolis Chamber of Commerce
- Attended the September 10, 2019 Board of Zoning Appeals meeting
- Attended the September 13, 2019 year 2020 Budget workshop
- Attended the September 16, 2019 Town Council meeting
- Attended the September 16, 2019 Safety Board meeting
- Attended the September 16, 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 five (5) staff reports for the Board of Zoning Appeals meeting available at the following link: <http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/09102019-1007>
- Prepared six (6) 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/09162019-1011>)
- Prepared the Department's September month-end report
- Prepared the Department's required 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 October Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the October Plan Commission meeting (agenda attached)
- 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
- Conducted communications with Plan Commission legal counsel regarding proposed 2019 Zoning Ordinance Amendments

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
- Participated in the Builders Association of Greater Indianapolis Home-A-Rama Pre-Event on September 18, 2019
- Attended two (2) web-based educational opportunity provided by the Smart Growth Network and the Congress for New Urbanism
- Updated the 2019 list of potential Zoning Ordinance updates (matter will be advertised later this year for a public hearing)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – SEPTEMBER 2019

Economic Development

Meetings

- Attended the September 23, 2019 meeting of the Redevelopment Commission
- Attended the September 24, 2019 meeting of the 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 – September TIF Reporting, On-Site Inspection Report
- 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 On-Site Inspection of the Holliday Farms Project
- Conducted communications with Town legal counsel regarding contemplated 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 communication with Town financial and legal consultants in preparation of the annual taxing unit presentation
- Conducted various communications with Town leadership regarding various projects
- 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 – SEPTEMBER 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 SEPTEMBER 10, 2019

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

I. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	Continued from September 10, 2019 to the October 8, 2019 Meeting – 5 in Favor, 0 Opposed 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	Continued from September 10, 2019 to the October 8, 2019 Meeting – 5 in Favor, 0 Opposed 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	Continued from September 10, 2019 to the October 8, 2019 Meeting – 5 in Favor, 0 Opposed 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	Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed 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	Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed 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).
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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 September 16, 2019

The meeting of the Zionsville Plan Commission was 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:

Docket Number	Name	Address of Project	Item to be Considered
2019-32-RP	LRC II, LLC Stonegate Lot 72	6652 Westminster Drive	Approved 7 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	Approved with Commitments 5 in Favor 2 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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-34-DPA	Halcyon Futures Group (Convivio)	40 S. Main Street	Approved 6 in Favor 1 Opposed 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	Approved 7 in Favor 0 Opposed 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	Approved 7 in Favor 0 Opposed 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	Approved with Conditions 7 in Favor 0 Opposed 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

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

September 18, 2019



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS OCTOBER 8, 2019

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, October 8, 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 September 10, 2019 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	Continued from September 10, 2019 to the October 8, 2019 Meeting 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	Continued from September 10, 2019 to the October 8, 2019 Meeting 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	Continued from September 10, 2019 to the October 8, 2019 Meeting 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

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-26-DSV	M. Riggins Fox Pools	9764 Equestrian Way	Petition for Development Standards variance in order to provide for the construction of a swimming pool which: 1) Exceeds the maximum lot coverage of 20%, to 25% in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-27-DSV	E. Hand	11755 E 500 South	Petition for Development Standards variance in order to provide for the construction of a single family home which: 1) Is not connected to public water in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-28-DSV	The Georgian Group	240 N Main Street	Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 48% in the Urban Residential Village Zoning District (R-V).
2019-29-UV	Alchemy Distillery	640 S Main Street	Petition for a variance of use to permit the bottling and distilling of spirits within the Village Business Zoning District (VBD).
2019-30-SE	Alchemy Distillery	640 S Main Street	Petition for Special Exception to support the operation of a tavern in the Village Business Zoning District (VBD).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
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 the Technology Department, assistance@zionsville-in.gov or 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 October 21, 2019

The meeting of the Zionsville Plan Commission is scheduled for Monday October 21, 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 September 16, 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
2019-45-Z	Harris FLP	10901 & 10985 E 300 South (146 th Street), and 3201 S. U.S. 421 (Michigan Road)	Petition for Zone Map change to rezone approximately 1.5 acres from the Rural (PB) Professional Business Zoning District to the Rural (GB) General Business Zoning District
2019-44-CA	Harris FLP	10901 & 10985 E 300 South (146 th Street), and 3201 S. U.S. 421 (Michigan Road)	Petition for Commitment Amendment to provide for modification of Boone County Ordinance No. 2008-13 recorded as Instrument No. 2008-00010861 in the (PB) and (GB) General Business Zoning District
2019-42-PP	Holliday Farms Section 2	Approximately 3650 S. US 421	Petition for Primary Plat Approval to provide for 78 Lots in the (PUD) Planned Unit Development Zoning District
2019-43-DP	Holliday Farms Section 2	Approximately 3650 S. US 421	Petition for Development Plan approval to provide for the development of a 60.892 acre site into 78 lots in the (PUD) Planned Unit Development Zoning District

2019-46-MPR	Town of Zionsville	1100 W. Oak Street	Adoption of Declaratory Resolution regarding establishment of Economic Development Area / approval of Economic Development Plan (EDP) for Holliday Farms
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VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Modification of site layout of Hoosier Village: The Oaks, Phase (4) Four, as related to Docket # 2016-39-Z

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to the Technology Department, assistance@zionsville-in.gov or 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

October 2, 2019