



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

October 2019

Total permits issued for the month of October: 101

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Permit Activity Breakdown

Commercial Permits	October 2019	October 2018	YTD 2019	YTD 2018	YTD Diff
New	1	1	17	11	6
Interior Remodel	4	3	47	28	19
Addition	0	0	2	1	1
Sign	10	5	60	39	21
Electric	1	1	8	20	-12
Other	8	4	46	49	-3
Sewer	0	0	2	0	2
Commercial Totals	24	14	182	149	33
Residential Permits					
Single Family	20	12	196	178	18
Addition	16	20	111	112	-1
Remodel	8	5	79	66	13
Electric	7	3	40	38	2
Pool/Spa	3	4	43	37	6
Demolition	2	0	20	12	8
Other	21	26	203	376	-173
Sewer/Repairs	0	1	24	17	7
Residential Totals	77	71	716	836	-120
Combined Totals	101	85	898	985	-87

Building/Site Inspections: 459 Number Of Inspections: 669

Certificates Of Occupancy Issued: 91

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 4

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

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 72



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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
U2019-799	October	1	\$0	\$135	\$0	\$0	\$0	FCC Development	Zionsville OMS Partners	Mass Grading	Eagle Village		12036 N MICHIGAN	46077
U2019-800	October	1	\$5,200	\$75	\$0	\$0	\$0	BMG Restoration	Mervyn & Janet Cohen	Res Reroof	OLIVERS	48	265 N MAIN STREET	46077
U2019-801	October	1	\$423,000	\$1,536	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	109	4573 KETTERING	46077
U2019-802	October	1	\$450,000	\$1,431	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	105	4651 KETTERING	46077
13U2019-803	October	1	\$540,000	\$1,487	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	105	11400 DURANGO	46077
U2019-804	October	1	\$20,000	\$437	\$0	\$0	\$0	Fredericks Inc Contractors	Town of Zionsville	Comm Remodel			Toilet Room 855 STARKEY	46077
U2019-805	October	1	\$362,000	\$1,415	\$0	\$0	\$0	Fredericks Inc Contractors	Town of Zionsville	Comm New			Maintenance Building 855 STARKEY	46077
U2019-806	October	1	\$85,000	\$485	\$0	\$0	\$0	Fredericks Inc Contractors	Town of Zionsville	Comm Remodel			Office Remodel 855 STARKEY	46077
U2019-807	October	2	\$14,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jeffrey & Jane Cordill	Res Reroof	Cobblestone Lakes	261	4605 S COBBLESTONE	46077
U2019-808	October	2	\$14,889	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Edward Cambra	Res Reroof	Colony Woods	3	1005 COLONY	46077
U2019-809	October	2	\$83,100	\$410	\$0	\$0	\$0	Case Design	Dale Geiselman	Res Remodel	Colony Square	17	47 Penn Place	46077
R2019-810	October	2	\$14,100	\$125	\$0	\$0	\$0	Case Design	Nathan & Julie Clary	Res Remodel	OLD HUNT CLUB ROAD	5	6962 OLD HUNT CLUB	46077
13U2019-811	October	2	\$20,000	\$410	\$0	\$0	\$0	John Pataky	John Landis	Res Add Deck	HIDDEN PINES	61	3807 SUGAR PINE LANE	46077
R2019-812	October	2	\$25,000	\$125	\$0	\$0	\$0	Ken Woods	Ken Woods	Res Finish Permit	Saddle Brook Farms	9 and 10	942 SADDLE BROOK	46077
U2019-813	October	2	\$2,000	\$100	\$0	\$0	\$0	Mehrlich Construction	Richard Penola	Res Add Deck	Thornhill	134	1809 CORNICHE	46077
R2019-814	October	2	\$3,300	\$75	\$0	\$0	\$0	Cochran Exteriors	Amanda Hines	Res Reroof	Stonegate	3	6140 STONEGATE	46077
U2019-815	October	2	\$0	\$90	\$0	\$0	\$0	Strongbox Commercial	SOUTH ZIONSVILLE	Comm Demo	South Village of Zionsville		620 S MAIN STREET	46077
R2019-816	October	2	\$10,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Mark Ayshford	Res Reroof	Royal Run	629	558 YORKSHIRE	46077



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U2019-817	October	3	\$8,212	\$75	\$0	\$0	\$0	Home Value Renovation	Mearl Gibson	Res Reroof	Laughlin, Fours, Har	2	260 S 6TH STREET	46077
U2019-818	October	3	\$5,000	\$421	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Res Remodel	Hampshire	128	4820 ABERDEEN	46077
R2019-819	October	3	\$181,685	\$465	\$0	\$0	\$0	Victory Surfaces LLC	Michael & Tiffany Zittel	Res Add Pool			8895 E 200 SOUTH	46077
U2019-820	October	29	\$4,500	\$110	\$0	\$0	\$0	PSD Concepts	Boone Village Shopping	Comm Sign	Boone Village		45 BOONE VILLAGE	46077
R2019-821	October	3	\$8,000	\$75	\$0	\$0	\$0	Big Boy's Construction	Lynn Stucker	Res Reroof	Royal Run	10	6536 AMHERST	46077
U2019-822	October	4	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Ryan Stacy	Res Electric	Northern Meadows	18	1107 STEVENS	46077
R2019-823	October	4	\$0	\$75	\$0	\$0	\$0	Joel Kempson	Joel Kempson	Res Electric			7881 E 100 SOUTH	46075
19U2019-824	October	4	\$7,000	\$100	\$0	\$0	\$0	Buehner Building and	Ashish & Jennifer Batra	Res Add Deck	FIELDSTONE	60	2508 BOYLSTON	46077
U2019-825	October	4	\$12,000	\$125	\$0	\$0	\$0	Innovative Homes &	Stephen & Samantha	Res Remodel	Thornhill	157	1538 CORNICHE	46077
U2019-826	October	8	\$1,500	\$83	\$0	\$0	\$0	A Sign By Design	Samuel & Catherine	Comm Sign	Zionsville Bus.Park	B-1	1230 Parkway	46077
13U2019-827	October	7	\$4,500	\$200	\$0	\$0	\$0	DR Contractors	Rex Szyper	Res Add Deck	HIDDEN PINES	113	3831 EVERGREEN	46077
R2019-828	October	7	\$0	\$494	\$0	\$0	\$0	Pepper Construction	COI Hub 65 Land, LLC	Mass Grading	HUB I-65		4215 & 4320 Indianapolis	46075
U2019-829	October	7	\$477,000	\$1,672	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	122	4680 KETTERING	46077
R2019-830	October	7	\$9,200	\$75	\$0	\$0	\$0	Universal Roofing	Scott & Mary Olson	Res Reroof	ROYAL RUN	300	6287 BRIARGATE	46077
R2019-831	October	8	\$0	\$75	\$0	\$0	\$0	INDY Voltage	Jerre & Estelle Albright	Res Electric	Lakeview	19	641 LAKEVIEW	46077
R2019-832	October	8	\$400,000	\$1,291	\$0	\$1,221	\$1,009	Timothy Gateway	Timothy & Lois Jean Gateway	Res New	Stonegate	356	6631 E DEERFIELD	46077
R2019-833	October	8	\$350,000	\$1,147	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	64	7639 E STONEGATE	46077
R2019-834	October	8	\$32,560	\$100	\$0	\$0	\$0	Hittle Construction	Catherine Turner	Res Add Deck			1500 S 900 EAST	46077



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R2019-835	October	8	\$60,000	\$467	\$0	\$0	\$0	Family Leisure of Indianapolis	David & Sougandhi	Res Add Pool	Stonegate	164	6585 WESTMINSTER	46077
R2019-836	October	8	\$13,347	\$75	\$0	\$0	\$0	Bone-Dry Roofing	BRENT & SHERRIE L	Res Reroof	Mallard Pond	13	9079 MALLARD	46077
13U2019-837	October	9	\$5,600	\$125	\$0	\$0	\$0	Imperial Design	William & Lindsay True	Res Other	The Willows	29	3274 WILDLIFE	46077
U2019-838	October	16	\$500	\$0	\$0	\$0	\$0	Huston Electric	Zionsville Medical	Comm Sign	Zville Bus Pk	Block E	55 BRENDON	46077
U2019-839	October	9	\$268,900	\$1,124	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	265	8241 CARNEGIE	46077
U2019-840	October	9	\$281,500	\$1,125	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	263	8213 CARNEGIE	46077
U2019-841	October	9	\$277,400	\$1,125	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	248	8213 PEGGY	46077
U2019-842	October	9	\$247,900	\$1,098	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	247	8197 PEGGY	46077
R2019-843	October	9	\$375,000	\$1,104	\$0	\$1,221	\$1,009	Robin Campbell Builders	Jason & Kelly Smith	Res New	J Marshall Minor	3	6249 S CR 275 EAST	46052
R2019-844	October	9	\$1,000	\$125	\$0	\$0	\$0	Andrew Lahr	ANDREW B & RION L LAHR	Res Add	OLD HUNT CLUB ROAD	7	6894 OLD HUNT CLUB	46077
U2019-845	October	9	\$250,000	\$1,055	\$0	\$0	\$0	GPD Group, Inc	National City Bank	Comm Remodel		PNC	1395 W OAK STREET	46077
U2019-846	October	10	\$0	\$140	\$0	\$0	\$0	Meyer Najem Construction	BHI Senior Living	Comm Trailer	Hoosier Village		9895 HOOSIER	46268
U2019-847	October	10	\$352,000	\$1,357	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	175	4476 OAKLEY	46077
R2019-848	October	10	\$20,000	\$100	\$0	\$0	\$0	BPI Outdoor Living	Michael & Tiffany Zittel	Res Other			8895 E 200 SOUTH	46077
U2019-849	October	10	\$20,292	\$75	\$0	\$0	\$0	Damage Doctors of	Dale & Laura Hockel	Res Reroof	Cobblestone Lakes	68	9134 WHISPER	46077
13U2019-850	October	10	\$475,000	\$1,485	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	8	4040 SUGAR PINE	46077
13U2019-851	October	11	\$0	\$0	\$0	\$0	\$0	Sign Craft Industries	TCD-L ASSOCIATES	Comm Sign	Northwest Technology		6100 TECHNOLOGY	46077
19U2019-852	October	11	\$0	\$125	\$0	\$0	\$0	Pletch Enterprises	Gina Kreisher	Res Finish Permit	THE ENCLAVE	56	6840 Windemere	46077



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U2019-853	October	11	\$138,900	\$479	\$0	\$0	\$0	R&G Home Improvement Inc	Jeffrey & Kelly Davis	Res Add	Colony Woods	257	140 GOVERNORS	46077
U2019-854	October	14	\$260,000	\$1,066	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	18	10465 ROBINWOOD	46077
U2019-855	October	14	\$60,000	\$470	\$0	\$0	\$0	Fox Pools	MARK & CANDY	Res Add Pool	Pleasant View	1	9764 EQUESTRIAN	46077
U2019-856	October	14	\$6,530	\$90	\$0	\$0	\$0	Bone-Dry Roofing	ANGLER PROPERTY	Comm Reroof			5095 W 106TH	46077
13U2019-857	October	15	\$4,000	\$0	\$0	\$0	\$0	Sign Craft Industries	TCD-L ASSOCIATES	Comm Sign	Northwest Technology	4	6100 Technology	46077
13U2019-858	October	14	\$0	\$75	\$0	\$0	\$0	PEI SUN	PEI SUN	Res Electric	The Willows	206	11636 WILLOW	46077
U2019-859	October	14	\$12,000	\$75	\$0	\$0	\$0	Elk Roofing	Catherine Coscia	Res Reroof	IRONGATE SEC 2	47	130 LEXINGTON	46077
13U2019-860	October	15	\$3,100	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Paul Kiley	Res Reroof	Willow Glen	28	3265 AUTUMN	46077
U2019-861	October	15	\$0	\$140	\$0	\$0	\$0	Custom Concrete	BHI Senior Living	Comm Trailer	Hoosier Village		9895 Hoosier Village Drive	46268
U2019-862	October	15	\$70,000	\$970	\$9,065	\$0	\$0	Strongbox Commercial	SOUTH ZIONSVILLE	Comm Remodel	South Village of Zionsville	400, 500 Alchemy	640 S MAIN STREET	46077
R2019-863	October	15	\$0	\$100	\$0	\$0	\$0	Randolph & Lynn Stokely	Randolph & Lynn Stokely	Res Demo			9345 Hunt Club Road	46077
13U2019-864	October	15	\$22,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Thomas & Kimberly Hardin	Res Reroof	IRISHMAN'S RUN	10	9681 IRISHMANS	46077
U2019-865	October	16	\$15,000	\$410	\$0	\$0	\$0	Radiant Sierra Builders	Sokalingum Pillay	Res Add	Huntington Woods	43 Sunroom	1319 HUNTINGTON	46077
U2019-866	October	17	\$1,250	\$410	\$0	\$0	\$0	Vincent Ranieri	Vincent Ranieri	Res Add	Village Walk	52	40 WATERFORD	46077
U2019-867	October	18	\$3,000	\$100	\$0	\$0	\$0	BJH Contracting	Deborah Clark	Res Add Deck	CARTERS ADD.	58	170 N NINTH STREET	46077
R2019-868	October	18	\$8,622	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Tammy Ralstin	Res Reroof	Royal Run	293	6744 BERKSHIRE	46077
R2019-869	October	18	\$36,000	\$90	\$0	\$0	\$0	Cochran Exteriors	Zionsville Fellowship	Comm Reroof			9090 E Oak Street	46077
19U2019-870	October	21	\$200,000	\$1,370	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	71	5909 WELDRA	46077



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19U2019-871	October	21	\$200,000	\$1,237	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	65	10259 RIESLANER	46077
U2019-872	October	21	\$0	\$0	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Other	Hoosier Village	ENTRY GATE	5415 Bearberry	46077
U2019-873	October	21	\$17,882	\$75	\$0	\$0	\$0	ABC Roofing	Selwyn & Jan Laughter	Res Reroof	Austin Oaks	167	11597 TRAIL RIDGE	46077
U2019-874	October	21	\$3,000	\$125	\$0	\$0	\$0	Keith Palmer	Keith Palmer	Res Add			4910 WILLOW	46077
R2019-875	October	21	\$2,985	\$125	\$0	\$0	\$0	Matthew Marshall	Matthew & Carmen	Res Add	Sycamore Bend	40	510 PHEASANT	46077
R2019-876	October	22	\$0	\$75	\$0	\$0	\$0	ICON Solar Power LLC	Christopher Delaney	Res Electric			1605 S 825 EAST	46077
U2019-877	October	22	\$327,500	\$1,301	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	264	8227 CARNEGIE	46077
R2019-878	October	23	\$20,000	\$233	\$0	\$0	\$0	SDM Real Estate Inc Sarah	Braden Nicholson	Res Add		garage for duplex	5643 & 5645 S 950 EAST	46077
R2019-879	October	23	\$12,000	\$410	\$0	\$0	\$0	SDM Real Estate Inc Sarah	Paul & Laura Hutchison	Res Remodel	Royal Run	6	6549 ABBY LANE	46077
R2019-880	October	24	\$0	\$75	\$0	\$0	\$0	ML Anderson	David Herr	Res Electric			2525 E 550 SOUTH	46052
R2019-881	October	24	\$0	\$90	\$0	\$0	\$0	Bowen Electric	Citizens Energy Group	Comm Electric			7660 South 550 East	46077
U2019-882	October	25	\$10,000	\$541	\$0	\$0	\$0	Alt Construction	Daniel & Alison Barnes	Res Remodel	Cobblestone Lakes	319	4804 S COBBLESTONE	46077
U2019-883	October	25	\$3,500	\$410	\$0	\$0	\$0	Dean Esteves	Dean & Kelli Esteves	Res Remodel	CROSSES	61, 62	345 W WALNUT	46077
R2019-884	October	25	\$400,000	\$1,543	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	339	7702 DEERFIELD	46077
U2019-885	October	29	\$1,000	\$149	\$0	\$0	\$0	Indy's Pro Graphix	Zionsville Lions Club	Comm Sign			115 S ELM STREET	46077
U2019-886	October	28	\$12,500	\$410	\$0	\$0	\$0	Chuck Bryson	Chuck Bryson	Res Add	Laughlin, Fours, Har	1 and 2	710 W HAWTHORNE	46077
U2019-887	October	28	\$6,500	\$75	\$0	\$0	\$0	Daahl Roofing	Jamie & Kristen Lee	Res Reroof	Village Walk	49	10 WATERFORD	46077
13U2019-888	October	28	\$75,000	\$410	\$0	\$0	\$0	Master's Mark Builders	Michael & Kathleen Morris	Res Remodel	Fox Hollow	50	9920 FORD VALLEY	46077



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U2019-889	October	29	\$139,000	\$410	\$0	\$0	\$0	Case Design	Keith & Peggy Iler	Res Add	Cobblestone Lakes	295	8925 SANDSTONE	46077
U2019-890	October	29	\$14,146	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Victor & Trae Landfair	Res Reroof	Spring Knoll	87	9383 GREENTHREAD	46077
U2019-891	October	29	\$0	\$75	\$0	\$0	\$0	Marshall Electric Contracting	Christina Erickson	Res Electric			610 MULBERRY	46077
R2019-892	October	29	\$4,500	\$100	\$0	\$0	\$0	Noble Handyman	Scott Robinson	Res Add Deck	Countrywood	42	1122 INDIAN PIPE LANE	46077
R2019-893	October	29	\$0	\$75	\$0	\$0	\$0	Wildwood Designs, Inc	Greg & Belinda Puetz	Res Demo			2720 S 875 EAST	46077
19U2019-894	October	30	\$1,176,492	\$1,591	\$4,025	\$1,221	\$1,009	Old Town Design Group	Jeff & Jeri Buckley	Res New	Shannon Springs	6	6600 MONTANA	46077
U2019-895	October	30	\$0	\$0	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
U2019-896	October	30	\$0	\$0	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
U2019-897	October	30	\$0	\$0	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
U2019-898	October	30	\$0	\$0	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
R2019-899	October	31	\$810,000	\$1,499	\$0	\$1,221	\$1,009	Nicholas Laviolette	Evan & Megan Hazlett	Res New			8102 E 300 SOUTH	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-676	Community Exteriors, Inc.	Patrick Heffeman	Res Reroof	Sugarbush	8	670 Sugarbush Drive	46077	2019/10/15
U2017-1745	Haywood Electric	Ryan Stacy	Res Electric	Northern Meadows	18	1107 STEVENS DRIVE	46077	2019/10/04
U2018-105	Viewegh and Associates	J & R EQUITY LLC	Res New	Pemberton	10	8145 HANLEY LANE	46077	2019/10/24
R2018-200	Denny White	Bruce and Donna McDavitt	Res Other			10002 E SR 32	46077	2019/10/04
U2018-275	Schafer Custom Homes, LLC	Nolan Schafer	Res New	CRENSHAW	1	4570 SOUTH 975 EAST	46077	2019/10/03
U2018-276	Schafer Custom Homes, LLC	Nolan Schafer	Res Add	CRENSHAW		4570 SOUTH 975 EAST	46077	2019/10/03
U2018-391	Estridge Homes	Estridge Homes	Res New	Oxford Woods	9	11720 WALTON CRES	46077	2019/10/11
R2018-473	Viewegh and Associates	Viewegh and Associates	Comm New	Stonegate	77	7621 W STONEGATE DRIVE	46077	2019/10/23
R2018-586	Homes by Design	Sprong-Ottinger LLC	Res New			8551 Hunt Club Road	46077	2019/10/09
U2018-605	Cedar Street Builders	JARMCO LLC	Res New	GRIMES	2	190 NORTH 6TH STREET	46077	2019/10/31
R2018-674	New Generation Homes	Timothy & Ellyn Nettleton	Res Remodel	Brookhaven	135	11237 E HIGH GROVE CIRCLE	46077	2019/10/25
13U2018-717	Blue Haven Pools	Bernard & Windy Szalkowski	Res Add Pool	IRISHMAN'S RUN	20	9710 IRISHMANS RUN LANE	46077	2019/10/21
13U2018-793	Vive Exterior Design	Craig & Ashley Budd	Res Add	The Willows	149	11549 WILLOW BEND DRIVE	46077	2019/10/01
13U2018-819	Hendrich Pool	Andrew & Heidi Thayer	Res Add Pool	Fox Hollow	69	7359 FOX HOLLOW RIDGE	46077	2019/10/15
U2018-831	Bill the Builder	Russell & Nancy Frankel	Res Add Deck	Colony Woods	177	195 MAXWELL COURT	46077	2019/10/10
U2018-834	Creative Outdoor Living	Andrew & Amy Michie	Res Other	Oak Ridge	146	10141 HICKORY RIDGE DRIVE	46077	2019/10/10



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U2018-838	Carpenter's Crew, Inc	Tim & Robin Browning	Res Add Deck	CROSSES	58	415 W WALNUT STREET	46077	2019/10/16
U2018-841	Paul Shoopman Home Building	PAUL SHOOPMAN HOME BUILDING	Res New	The Sanctuary	9	12068 SANCTUARY BLVD	46077	2019/10/25
U2018-875	Alt Construction	106TH & BENNETT LLC	Comm Remodel	Bennett Tech	200 CROSSFIT DASH	10650 BENNETT PARKWAY	46077	2019/10/04
R2018-933	WarrenCo Construction &	Cynthia Peaster	Res Other	Royal Run	561	6527 OXFORD DRIVE	46077	2019/10/15
R2018-939	Old World Development	JOSEPH & SHANNON	Res New	Rue De Chateaux	1	2997 RUE DE CHATEAUX LANE	46077	2019/10/28
R2018-943	Bill Duncan	Gerald Throgmartin	Res Add			9825 Windy Hills Drive	46077	2019/10/31
13U2018-948	Mike McGhee & Assoc	Matt Zimpfer	Res Add Pool	Willow Ridge	59	11553 WILLOW SPRINGS DRIVE	46077	2019/10/25
U2018-954	Alt Construction	106TH & BENNETT LLC	Comm Remodel	Bennett Tech	400 SIS	10650 BENNETT PARKWAY	46077	2019/10/04
U2018-964	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	69, 70	5762 and 5760 Eagle Oaks Lane	46077	2019/10/23
13U2018-982	Aspen Outdoor Designs, Inc	Derron Wilson	Res Other	The Willows	213	11578 Willow Bend Court	46077	2019/10/10
U2018-988	Hoosier Remodeling	Curtis & Gina Middaugh	Res Other	Village Walk	32	1530 VILLAGE WALK DRIVE	46077	2019/10/08
U2018-989	Hoosier Remodeling	Curtis & Gina Middaugh	Res Add	Village Walk	32	1530 VILLAGE WALK DRIVE	46077	2019/10/08
R2018-1031	Integrity Property Services	Jaquie Bols	Comm Finish Permit		Finley Creek Vineyard	795 S US 421	46077	2019/10/10
R2018-1050	Wildwood Designs, Inc	Jimmy & Jill King	Res Remodel			850 SOUTH 800 EAST	46077	2019/10/15
R2018-1055	ECM Construction	George & Julie Kellum	Res Add			7501 EAST 100 NORTH	46075	2019/10/18
U2019-20	Viewegh and Associates	Viewegh and Associates	Res New	Pemberton	16	5120 MELBORNE PLACE	46077	2019/10/24



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2019

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2019-50	Wedgewood Building Company	Wedgewood Building Co	Res New	The Willows	240	11508 GOLDEN WILLOW COURT	46077	2019/10/09
U2019-90	Beazer Homes	Beazer Homes	Res New	Hampshire	256	8210 CARNEGIE LANE	46077	2019/10/24
U2019-107	Perma Pools	Maximilian & Kyla Pyko	Res Add Pool	OLDFIELD	1	6949 FOXLAND RUN COURT	46077	2019/10/15
U2019-126	Lawn Landscape Company	Salman & Tamara Khan	Res Other	Iron Gate	82	1605 SAYLOR STREET	46077	2019/10/30
13U2019-192	Indy Decorative Concrete	Michael & Tiffa Reinert	Res Add	HIDDEN PINES	41	11346 Canopy Way	46077	2019/10/10
U2019-205	Spivey Remodel	Zachary & Emily Miller	Res Add	Cobblestone Lakes	238	8865 WINDPOINTE PASS	46077	2019/10/08
13U2019-209	Chris Hinesley	Pulte Homes	Res Remodel	HIDDEN PINES	115	3783 EVERGREEN WAY	46077	2019/10/18
U2019-226	Shaffer Enterprises	Carole Boleman	Res Add	Hillcrest	1, 11	190 S 6TH STREET	46077	2019/10/17
R2019-245	Drees Homes	Drees Homes	Res New	Stonegate	340	7695 DEERFIELD WAY	46077	2019/10/08
U2019-295	Beazer Homes	Beazer Homes	Res New	Hampshire	276	8368 PEGGY COURT	46077	2019/10/24
U2019-304	Dickman Construction	Cynthia Holt	Res Remodel	Cobblestone Lakes	360	8842 W COBBLESTONE	46077	2019/10/24
U2019-306	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	127	4830 ABERDEEN DRIVE	46077	2019/10/25
U2019-307	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	224	4034 CARNEGIE LANE	46077	2019/10/28
U2019-321	Randy Schaffer	RANDY & FLORANNE	Res Add	Schick's Add	37, 38	825 W PINE STREET	46077	2019/10/11
R2019-347	Drees Homes	Drees Homes	Res New	Stonegate	346	6551 W DEERFIELD DRIVE	46077	2019/10/22
13U2019-349	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	58	3713 SUGAR PINE LANE	46077	2019/10/25



Town Of Zionsville

Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-359	Drees Homes	Drees Homes	Res New	Brookhaven	196	11141 GLEN AVON WAY	46077	2019/10/22
19U2019-362	Drees Homes	Drees Homes	Res New	Brookhaven	207	11158 GLEN AVON WAY	46077	2019/10/03
19U2019-377	Drees Homes	Drees Homes	Res New	Brookhaven	194	11149 GLEN AVON WAY	46077	2019/10/25
R2019-382	Perma Pools	Todd & Megan Ferris	Res Add Pool			9180 E 350 SOUTH	46077	2019/10/28
13U2019-383	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	131	3722 EVERGREEN WAY	46077	2019/10/07
19U2019-397	Lennar	Lennar	Res New	Vonterra	96	5948 WELDRA DRIVE	46077	2019/10/14
19U2019-399	Lennar	Lennar	Res New	Vonterra	104	5878 WELDRA DRIVE	46077	2019/10/29
19U2019-400	Lennar	Lennar	Res New	Vonterra	105	5868 WELDRA DRIVE	46077	2019/10/16
19U2019-401	Lennar	Lennar	Res New	Vonterra	106	5858 WELDRA DRIVE	46077	2019/10/11
U2019-412	Fischer Homes	Fischer Homes	Res New	Hampshire	192	8250 OXFORD TRACE	46077	2019/10/10
19U2019-433	Neer Development	Neer Development Company, Inc.	Res New	THE COURTYARDS	37	1693 CYPRESS DRIVE	46077	2019/10/01
19U2019-434	Neer Development	Neer Development Company, Inc.	Res New	THE COURTYARDS	50	1698 CYPRESS DRIVE	46077	2019/10/28
U2019-443	Emily & Nicholas Campbell	Emily & Nicholas Campbell	Res Remodel	Coventry Ridge	99	11050 BRENTWOOD AVE	46077	2019/10/29
R2019-455	Backyard Beginnings LLC	CHRISTIAN & CHRISTINE	Res Add			8680 E 550 South	46077	2019/10/24
19U2019-473	Lennar	Lennar	Res New	Vonterra	107	5848 WELDRA DRIVE	46077	2019/10/31
U2019-474	Beazer Homes	Beazer Homes	Res New	Hampshire	283	8276 PEGGY COURT	46077	2019/10/24



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2019-483	New Generation Homes	Sandra & Robert French	Res Finish Permit			9030 HUNT CLUB ROAD	46077	2019/10/30
U2019-487	JB Partners	Angela & Michael Miracle	Res Remodel	COLONY WOODS SEC 2	67	50 BENNINGTON DRIVE	46077	2019/10/29
R2019-504	Phillips Lawscapes	Neal & Joyce Roahrig	Res Add Pool	SARATOGA	15	3271 PADDOCK ROAD	46077	2019/10/21
U2019-533	Mark Hart	Mark & Marian Hart	Res Other	ROCK BRIDGE SEC 2	143	3766 HEARTHSTONE DRIVE	46077	2019/10/10
U2019-564	Steven P Way Building and	Samantha Way	Res Add	HYPES ADD.	7	700 TERRACE DRIVE	46077	2019/10/03
R2019-599	Dalton Construction	Eric & Ann Marie Nelson	Res Add Pool			9755 E 100 SOUTH	46077	2019/10/07
13U2019-606	VHR Construction	Wallace & Loree Wallace	Res Remodel	HIDDEN PINES	23	3734 SUGAR PINE LANE	46077	2019/10/08
19U2019-610	Abrams Group	Lori & Brandon Watson	Res Other	Vonterra	64	5851 MUSCADINE WAY	46077	2019/10/28
R2019-624	Zionsville Comm. School	Zionsville Comm. School	Comm Other		Shade Structure	5565 S 700 EAST	46077	2019/10/29
U2019-632	Lennar	Lennar	Townhome Res Shell	Manchester Estates	401 SHELL Building 4	938 PARKWAY DRIVE	46077	2019/10/25
U2019-656	Amy Biggs	Robert Bender	Comm Remodel	OP OF ZIONSVILLE BLK	2-4 Roasted in the Village	27 E PINE STREET	46077	2019/10/11
R2019-659	Grande & Grande Inc	GRAHAM & JANET LUKENS	Res Remodel	Stonegate	96	6731 W STONEGATE DRIVE	46077	2019/10/09
R2019-668	Pradeep Murthaiah	Pradeep & Arundathi Prasad	Res Add	Blackstone	17	7533 PATRIOT COURT	46077	2019/10/15
13U2019-673	Tim Conrad	Timothy & Melinda Conrad	Res Other	Willow Glen	85	3220 CIMMARON ASH DRIVE	46077	2019/10/09
U2019-684	Steven P Way Building and	Roy & Amber Trowbridge	Res Add			11855 GREENFIELD ROAD	46077	2019/10/25
U2019-690	Fox Pools	Jeffrey & Jamie Jordan	Res Add Pool	Cobblestone Lakes	226	8810 SUGAR CAY COURT	46077	2019/10/24



Town Of Zionsville

Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-691	Pools of Fun	Tony & Lori Coulson	Res Add Pool	Rock Bridge	11	8801 WEATHER STONE CROSSING	46077	2019/10/04
U2019-698	Loy Construction	Barbara Koenig	Res Add Deck	Cedar Bend	119	10515 WILDWOOD DRIVE	46077	2019/10/14
13U2019-703	Earth Creations, Inc.	Monica McDermott	Res Other	Willow Glen	53	3241 AUTUMN ASH DRIVE	46077	2019/10/29
U2019-741	Aiko Van Hulsen	PERCIVAL CHUCK CREDIT TRUST c/o	Comm Other	OP ZIONSVILLE	1, 4	112 S MAIN STREET	46077	2019/10/28
U2019-761	Chuck's Construction	David & Lisa Schulte	Res Add Deck	Thornhill	186	1411 SHADOW COURT	46077	2019/10/29
U2019-764	Cutting Edge Hardscapes	Scott & Lizann Atkin	Res Other	Sugarbush	15	740 SUGARBUSH DRIVE	46077	2019/10/31
R2019-797	Viewegh and Associates	Viewegh Property at Stonegate	Comm Remodel	Stonegate	77	7621 W. Stonegate Drive	46077	2019/10/25
U2019-846	Meyer Najem Construction	BHI Senior Living	Comm Trailer	Hoosier Village		9895 HOOSIER VILLAGE DRIVE	46268	2019/10/14
19U2019-852	Pletch Enterprises	Gina Kreisher	Res Finish Permit	THE ENCLAVE	56	6840 Windemere Drive	46077	2019/10/22
U2019-867	BJH Contracting	Deborah Clark	Res Add Deck	CARTERS ADD.	58	170 N NINTH STREET	46077	2019/10/21
U2019-872	Bedrock Builders	BHI Senior Living	Comm Other	Hoosier Village	ENTRY GATE	5415 Bearberry Drive	46077	2019/10/24



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	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	66	76
June	3	0	0	3	0	2	22	10	8	4	3	0	22	1	0	78	0	16	416	565	15	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	397	567	16	51
October	1	0	4	10	1	8	20	16	8	7	3	2	21	0	0	101	1	13	459	669	25	91
November																						
December																						
Totals	17	2	47	60	8	46	196	111	79	40	43	20	203	24	2	898	7	118	3775	5433	202	513

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – OCTOBER 2019

Planning

Intake

- The Department reviewed / issued 91 building permits, accepted 10 sign permits, and conducted 773 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) Secondary Plat petitions, being: JIG Farm, Ashburn Section 1A, Ashburn Section 1B, Holliday Farms Section 2
- The Department released two (2) Secondary Plats for recordation, being: Lav Acres Minor Subdivision, Eagle Township Business Park Replat

Meetings

- Attended the October 7, 2019 Earth Work Pre-Construction meeting regarding HUB I-65
- Attended the October 7, 2019 Town Council meeting
- Attended the October 8, 2019 Board of Zoning Appeals meeting
- Attended the October 10, 2019 County Road 300 South Public Information Meeting
- Attended the October 21, 2019 Town Council meeting
- Attended the October 21, 2019 Safety Board meeting
- Attended the October 21, 2019 Plan Commission meeting
- Attended the October 30, 2019 site design meeting regarding Appaloosa Crossing
- 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 eight (8) staff reports for the Board of Zoning Appeals meeting; disposition of matters and Staff Recommendations are available at the following link: http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_10082019-1017
- Prepared five (5) staff reports/project memorandums for the Plan Commission meeting; disposition of matters and Staff Recommendations are available at the following link: http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_10212019-1019
- Prepared the Department's October 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 November Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the November Plan Commission meeting (cancellation notice 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
- 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
- Attended the Indiana Planning Association Fall Conference (October 10, October 11), completing 22 hours of training.

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – OCTOBER 2019

Economic Development

Meetings

- Attended & participated in the October 1, 2019 Boone County Division of the Metropolitan Board of Realtors meeting
- Attended the October 3, 2019 zWorks Pitch Night
- Attended the October 22, 2019 meeting of the Zionsville Architectural Review Committee meeting
- Attended the October 22, 2019 meeting with parties representing Hotel Tango
- Attended the October 24, 2019 Zionsville Women In Network lunch event
- Attended the October 25, 2019 zWorks Walk to Lunch Event
- 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 – October TIF Reporting
- Zionsville Architectural Review Committee – Financial Reporting

Communications

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications with Community Development Corporation membership regarding programming
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with parties associated with future tenancy of the vacant former Lids Sports Group facility
- 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 consultants regarding end of year reporting
- 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 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
- Contract Development: 2019-2020 Snow Removal – Creekside Corporate Park Common Areas
- Lease Development: zWorks (Suite 216E – Zionsville Town Hall)
- 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 – OCTOBER 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 – 4075 S CR 875 (BT, 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 OCTOBER 8, 2019

The meeting of the Zionsville Board of Zoning Appeals occurred 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. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-21-UV	Hopwood Cellars Winery	2055 & 2201 S US 421	Approved as presented & filed w/exhibits (including Plan(s) of Operation & Site Plan) & per staff report – 3 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	Approved with Conditions & Right to Farm Commitment as presented & filed w/exhibits & per staff report – 3 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	Approved with Conditions as presented & filed w/exhibits & per staff report – 3 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

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-26-DSV	M. Riggins Fox Pools	9764 Equestrian Way	<p>Approved as presented & filed w/exhibits & per staff report – 3 in Favor, 0 Opposed</p> <p>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).</p>
2019-27-DSV	E. Hand	11755 E 500 South	<p>Approved as presented & filed w/exhibits & per staff report – 3 in Favor, 0 Opposed</p> <p>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).</p>
2019-28-DSV	The Georgian Group	240 N Main Street	<p>Continued by petitioner from October 8, 2019 to the November 12, 2019 Meeting – 2 in Favor, 1 Opposed</p> <p>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).</p>
2019-29-UV	Alchemy Distillery	640 S Main Street	<p>Approved as presented & filed w/exhibits & per staff report – 3 in Favor, 0 Opposed</p> <p>Petition for a variance of use to permit the bottling and distilling of spirits within the Village Business Zoning District (VBD).</p>
2019-30-SE	Alchemy Distillery	640 S Main Street	<p>Approved as presented & filed w/exhibits & per staff report – 3 in Favor, 0 Opposed</p> <p>Petition for Special Exception to support the operation of a tavern in the Village Business Zoning District (VBD).</p>

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday October 21, 2019

The meeting of the Zionsville Plan Commission was 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 were scheduled for consideration:

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)	Approved 6 in Favor 1 Opposed 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)	Approved 6 in Favor 1 Opposed 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	Approved 7 in Favor 0 Opposed Petition for Primary Plat Approval with waivers 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	Approved 7 in Favor 0 Opposed 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	Approved 7 in Favor 0 Opposed Adoption of Declaratory Resolution regarding establishment of Economic Development Area / approval of Economic Development Plan (EDP) for Holliday Farms
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Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development



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

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

The following items are scheduled for consideration:

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

Docket Number	Name	Address of Project	Item to be considered
2019-28-DSV	The Georgian Group	240 N Main Street	Continued by petitioner from October 8, 2019 to the November 12, 2019 Meeting 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).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-31-DSV	A. Busse	3402 S US 421	Petition for Development Standards variance in order to provide for two (2) Primary Structures to exist within the same parcel, in both the Rural Low Density Single Family and Two-Family Residential (R2) and Rural Michigan Road Overlay Zoning Districts (MRO).
2019-32-DSV	C. Longenberger	8250 E 100 South	Petition for Development Standards variance in order to provide for the construction of an accessory structure which: 1) Exceeds the allowable accessory square footage in the Low-Density Single-Family Residential Zoning District (R1).

2019-33-UV	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for a Use Variance to provide for the construction and operation of a Clinic as a Primary Use (not a permitted Primary Use) in the Urban Heavy Industrial Zoning District (I-3).
2019-34-SE	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for Special Exception to provide for the construction and operation of offices as a Primary Use (only permitted as a Primary Use by Special Exception) in the Urban Heavy Industrial Zoning District (I-3).
2019-35-DSV	Zionsville MOB Investors LLC	10601 Bennett Parkway	Petition for Development Standards Variance to provide for the construction of a new commercial building which: 1) Deviates from the required (southern) front yard setback in the Urban Heavy Industrial Zoning District (I-3).
2019-36-DSV	T. Dugan	40 N 4th Street	Petition for Development Standards variance in order to provide for the addition of a portico to a single-family dwelling which: 1) Deviates from the required front yard setback (portico) 2) Deviates from the required side yard setback (home) in the Urban Residential Village Zoning District (R-V).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
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



**PUBLIC NOTICE
OF THE CANCELLATION OF A MEETING OF THE
ZIONSVILLE PLAN COMMISSION**

Public notice is hereby given that the meeting of the Zionsville Plan Commission scheduled for Monday November 18, 2019 at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, has been cancelled. The next regularly scheduled meeting of the Zionsville Plan Commission is December 16, 2019 at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

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

2019-46-MPR	Town of Zionsville	1100 W. Oak Street	Approved 7 in Favor 0 Opposed Adoption of Declaratory Resolution regarding establishment of Economic Development Area / approval of Economic Development Plan (EDP) for Holliday Farms
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Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development