



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2019

Total permits issued for the month of November: 79

Printed 2019/12/02 07:41 AM

Permit Activity Breakdown

Commercial Permits	November 2019	November 2018	YTD 2019	YTD 2018	YTD Diff
New	3	0	20	11	9
Interior Remodel	0	0	47	28	19
Addition	0	2	2	3	-1
Sign	12	1	67	40	27
Electric	2	0	10	20	-10
Other	4	1	50	50	0
Sewer	0	0	2	0	2
Commercial Totals	21	4	198	153	45
Residential Permits					
Single Family	15	15	211	193	18
Addition	12	10	123	122	1
Remodel	10	2	89	68	21
Electric	3	2	43	40	3
Pool/Spa	0	1	43	38	5
Demolition	4	1	24	13	11
Other	13	27	216	403	-187
Sewer/Repairs	1	0	25	17	8
Residential Totals	58	58	774	894	-120
Combined Totals	79	62	972	1047	-75

Building/Site Inspections: 351 Number Of Inspections: 543

Certificates Of Occupancy Issued: 56

Easement Encroachments Authorized: 0 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: 2

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 76



Town Of Zionsville

Planning and Economic Development Permit Detail

November 2019

Total Combined permits issued for the month of November: 79

Combined Permit Activity Detail

Page: 1

Printed 2019/12/02 07:41 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
13U2019-696	November	1	\$1,500	\$261	\$0	\$0	\$0	Greenfield Signs	Realty Income Corp	Comm Sign	Northwest Technology	Lot B of Lot 3	5909 TECHNOLOGY	46278-6013
13U2019-697	November	1	\$1,000	\$102	\$0	\$0	\$0	Greenfield Signs	Realty Income Corp	Comm Sign	Northwest Technology	Lot B of Lot 3	5909 TECHNOLOGY	46278-6013
U2019-895	November	6	\$1,000	\$98	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
U2019-896	November	6	\$1,000	\$103	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
U2019-897	November	6	\$500	\$53	\$0	\$0	\$0	Mocilan and Sons Signs and	Oak Center LLC	Comm Sign			1201 W Oak Street	46077
R2019-900	November	1	\$0	\$140	\$0	\$0	\$0	Pepper Construction	COI Hub 65 Land, LLC	Comm Trailer	HUB I-65		4215 Indianapolis	46075
U2019-901	November	1	\$55,138	\$542	\$0	\$0	\$0	CMH Builders	MATTHEW & ELIZABETH	Res Remodel	Hampshire	110	4551 KETTERING	46077
U2019-902	November	1	\$107,000	\$247	\$0	\$0	\$0	Smith Building Inc.	Portia Kourany	Res Other	OLDFIELD	26	6760 WELLINGTON	46077
U2019-903	November	1	\$107,000	\$424	\$0	\$0	\$0	Smith Building Inc.	Portia Kourany	Res Add	OLDFIELD	26 GARAGE	6760 WELLINGTON	46077
U2019-904	November	1	\$3,200,000	\$2,887	\$4,025	\$0	\$0	FCC Development	Zionsville OMS Partners	Comm New	Eagle Village	1,2,5,6 Indy Oral	12036 N MICHIGAN	46077
U2019-905	November	4	\$3,100	\$75	\$0	\$0	\$0	AD Roofing	Ronnie & Mary Buford	Res Reroof	North View	19, 20	485 DANNY ROAD	46077
U2019-906	November	4	\$0	\$75	\$0	\$0	\$0	G. R. Donaldson, LLC	JEANNE L MOOSEY	Res Demo	Ravinia	10	4554 SUMMERSONG	46077
13U2019-907	November	6	\$12,000	\$100	\$0	\$0	\$0	Chuck's Construction	Jason & Allison Terry	Res Add Deck	HIDDEN PINES	29	3616 SUGAR PINE LANE	46077
U2019-908	November	6	\$15,000	\$410	\$0	\$0	\$0	Doug Tischbein	Doug Tischbein	Res Remodel	Irongate	65	85 LEXINGTON	46077
U2019-909	November	7	\$0	\$150	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	14	10485 DUSTY	46077
R2019-910	November	7	\$100,000	\$413	\$0	\$0	\$0	Dale Woodall	Chad & Rebecca	Res Add	Stonegate	316	6495 WESTMINSTER	46077
19U2019-911	November	7	\$16,520	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	William Messersmith	Res Other	Courtyards of Zionsville	20	207 ASPEN DRIVE	46077
U2019-912	November	7	\$0	\$75	\$0	\$0	\$0	Dylco Electric, Inc	Trevor & Laura Gibson	Res Electric	Colony Woods	156	1185 MAXWELL	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

November 2019

Total Combined permits issued for the month of November: 79

CombinedPermit Activity Detail

Page: 2

Printed 2019/12/02 07:41 AM

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
R2019-913	November	7	\$50,000	\$325	\$0	\$0	\$0	Bart Maple	Bart Maple	Res Add			645 S 1100 EAST	46077
R2019-914	November	7	\$750,000	\$1,991	\$0	\$0	\$2,753	Viewegh and Associates	Viewegh Properties @	Comm New	Stonegate	75, 76	7623 & 7625 W	46077
R2019-915	November	8	\$8,400	\$225	\$0	\$0	\$0	Gregory Bedell	Gregory & Donna Bedell	Res Add			9470 E 400 SOUTH	46077
19U2019-916	November	12	\$200,000	\$1,217	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	67	10255 RIESLANER	46077
R2019-917	November	13	\$0	\$100	\$0	\$0	\$0	Glenn Hoge	Glenn & Cheryl Hoge	Res Demo			8280 E 250 SOUTH	46077
U2019-918	November	13	\$15,165	\$200	\$0	\$0	\$0	Chuck's Construction	Sergio Torres & Helean Ocampo	Res Add Deck	Hampshire	276	8368 PEGGY	46077
R2019-919	November	13	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Finish Permit		Barn	8182 HUNT CLUB ROAD	46077
R2019-920	November	13	\$0	\$125	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Finish Permit		HOUSE	8182 HUNT CLUB ROAD	46077
R2019-921	November	13	\$0	\$100	\$0	\$0	\$0	Theodore Hollingsworth	COLIN & CHRISTINA	Res Demo			7055 E SR 32	46077
R2019-922	November	13	\$26,000	\$315	\$0	\$0	\$0	Theodore Hollingsworth	COLIN & CHRISTINA	Res Add			7055 E SR 32	46077
19U2019-923	November	13	\$10,000	\$100	\$0	\$0	\$0	LGI Landscaping	Mary Ann Rader	Res Other	Courtyards of Zionsville	19	199 ASPEN DRIVE	46077
U2019-924	November	14	\$0	\$140	\$0	\$0	\$0	Gaylor Electric	BHI Senior Living	Comm Trailer	Hoosier Village		9915 Hoosier Village Drive	46268
R2019-925	November	14	\$0	\$125	\$0	\$0	\$0	Emerald Group, Inc	Ronald & Karla Piniecki	Res Finish Permit			9301 E 300 SOUTH	46077
U2019-926	November	14	\$257,000	\$1,293	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	174	4494 OAKLEY	46077
U2019-927	November	14	\$25,000	\$550	\$0	\$0	\$0	Andrew Park	Andrew & Brooke Park	Res Remodel	Hampshire	89	4813 ABERDEEN	46077
U2019-928	November	14	\$0	\$0	\$0	\$0	\$0	Wagner Signs	Pulte Homes	Comm Sign	ASHBURN		8630 Verbena	46077
U2019-929	November	14	\$0	\$0	\$0	\$0	\$0	Wagner Signs	Pulte Homes	Comm Sign	ASHBURN		8630 Verbena	46077
19U2019-930	November	14	\$225,000	\$1,005	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	39	1709 CYPRESS	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

November 2019

Total Combined permits issued for the month of November: 79

Combined Permit Activity Detail

Page: 3

Printed 2019/12/02 07:41 AM

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
U2019-931	November	18	\$4,500	\$112	\$0	\$0	\$0	ASD Signs & Graphics LLC	Proventus Holdings LLC	Comm Sign		Energy Harness	10815 DEANDRA	46077
19U2019-932	November	15	\$195,000	\$1,074	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	40	1717 Cypress Drive	46077
R2019-933	November	15	\$20,000	\$90	\$0	\$0	\$0	Mike Casillas	Fayette Storage LLC	Comm Reroof			3821 E 750 SOUTH	46052
19U2019-934	November	18	\$62,800	\$410	\$0	\$0	\$0	Accessibility Construction	Mohsin Iqbal	Res Add	Brookhaven	34	11339 ABERCAIRN	46077
U2019-935	November	18	\$5,500	\$75	\$0	\$0	\$0	Rohan Facey	Gilbert Ramos	Res Reroof			11625 E 500 SOUTH	46077
U2019-936	November	18	\$366,000	\$1,491	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	88	4825 ABERDEEN	46077
R2019-937	November	18	\$0	\$100	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Demo			2140 S US 421	46077
R2019-938	November	18	\$15,000	\$100	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Add	Farm Building		2140 S US 421	46077
U2019-939	November	26	\$5,000	\$87	\$0	\$0	\$0	The Sign Group	Stan Evans	Comm Sign			51 N FORD ROAD	46077
U2019-940	November	20	\$0	\$0	\$0	\$0	\$0	The Sign Group	Stan Evans	Comm Sign			51 N FORD ROAD	46077
U2019-941	November	26	\$1,000	\$79	\$0	\$0	\$0	The Sign Group	Stan Evans	Comm Sign			51 N FORD ROAD	46077
U2019-942	November	26	\$1,000	\$79	\$0	\$0	\$0	The Sign Group	Stan Evans	Comm Sign			51 N FORD ROAD	46077
19U2019-943	November	20	\$200,000	\$1,294	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	1	10312 LEMBERGER	46077
U2019-944	November	20	\$200,000	\$1,368	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	215	4325 KETTERING	46077
U2019-945	November	20	\$200,000	\$1,354	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	126	4840 ABERDEEN	46077
U2019-946	November	20	\$0	\$25	\$0	\$0	\$0	ARS Rescue Rooter	Suzanne Deason	Res Sewer	Colony Woods	49	1010 WILLIAMSBURG	46077
U2019-947	November	20	\$0	\$75	\$0	\$0	\$0	Electric Express	Deb Beam (Izerraden)	Res Electric	Irongate	80	140 IRONGATE	46077
U2019-948	November	20	\$0	\$75	\$0	\$0	\$0	Electric Express	Jeff Wensink	Res Electric	Colony Woods	297	130 LYNN COURT	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

November 2019

Total Combined permits issued for the month of November: 79

CombinedPermit Activity Detail

Page: 4

Printed 2019/12/02 07:41 AM

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
U2019-949	November	20	\$0	\$125	\$0	\$0	\$0	Jon Bankert	Nicholas Wiegand	Res Finish Permit	Sugarbush Hill	31	675 SUGARBUSH	46077
U2019-950	November	20	\$0	\$90	\$0	\$0	\$0	Cross Electric	Lennar	Comm Electric	Manchester Estates	Common Area J	302 Brunswick	46077
U2019-951	November	20	\$0	\$90	\$0	\$0	\$0	Cross Electric	Lennar	Comm Electric	Manchester Estates	Common Area	899 Yorkshire Lane	46077
19U2019-952	November	20	\$25,000	\$484	\$0	\$0	\$0	High Pointe Builders	Denise & Dante Fiore	Res Remodel	Vonterra	25	5813 ARBOIS	46077
U2019-953	November	20	\$15,000	\$508	\$0	\$0	\$0	Grande & Grande Inc	Jonathan & Laura Hoya	Res Remodel	Hampshire	118	4588 KETTERING	46077
U2019-954	November	21	\$260,000	\$993	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	25	5715 LOWER GARDEN	46077
13U2019-955	November	21	\$10,000	\$433	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Remodel	HIDDEN PINES	66	3927 SUGAR PINE LANE	46077
13U2019-956	November	21	\$608,000	\$1,502	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	104	3866 CONIFER	46077
R2019-957	November	21	\$12,689	\$75	\$0	\$0	\$0	Universal Roofing	John Sembertovich	Res Reroof	Royal Run	346	6274 CANTERBURY	46077
U2019-958	November	22	\$11,500	\$75	\$0	\$0	\$0	Construction Development	Gary & Marcia Angstadt	Res Reroof	CROSSES	12, 50	345 W HAWTHORNE	46077
19U2019-959	November	22	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	42	1729 Cypress Drive	46077
U2019-960	November	25	\$0	\$260	\$0	\$0	\$0	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Mass Grading	Hampshire		CR 500 & Aberdeen	46077
19U2019-961	November	25	\$380,128	\$920	\$0	\$0	\$0	JL Fox Inc	Eric & Lindsay Beckley	Res Remodel	BROOKHAVEN	224	2506 BROOKHAVEN	46077
13U2019-962	November	25	\$5,000	\$125	\$0	\$0	\$0	Michael & Sonia Schatzlein	Michael & Sonia Schatzlein	Res Add	Bridlewood	9	11160 BRIDLEWOOD	46077
U2019-963	November	25	\$42,000	\$410	\$0	\$0	\$0	Fairchild Services	Greg and Katie Stayte	Res Remodel			450 W HAWTHORNE	46077
U2019-964	November	26	\$44,000	\$450	\$0	\$0	\$0	The Reinhardt Group	Joshua & Elizabeth	Res Remodel	Colony Woods	76	1080 WILLIAMSBURG	46077
R2019-965	November	26	\$20,000	\$233	\$0	\$0	\$0	SDM Real Estate Inc Sarah	Braden Nicholson	Res Add			9618 E 600 SOUTH	46077
U2019-966	November	26	\$75,000	\$520	\$0	\$0	\$0	Jeff Davidson	Ryan & Molly Evans	Res Remodel	Schick's Add	21, 22, 23	965 W PINE STREET	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

November 2019

Total Combined permits issued for the month of November: 79

Combined Permit Activity Detail

Page: 5

Printed 2019/12/02 07:41 AM

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
19U2019-967	November	26	\$886,000	\$1,523	\$4,025	\$1,221	\$1,009	Executive Homes	David & Nancy Gruesser	Res New	Enclave	1	8676 HUNT CLUB ROAD	46077
13U2019-968	November	26	\$12,000	\$100	\$0	\$0	\$0	Bill Michalak	Daniel & Jennifer Leblanc	Res Other	HIDDEN PINES	127	3606 EVERGREEN	46077
U2019-969	November	26	\$70,000	\$432	\$0	\$0	\$0	Douglas H Rapp	Tiffany & Vern Mihill	Res Add	Malora Dyes Addition	3	845 W OAK STREET	46077
R2019-970	November	26	\$8,388,000	\$38,981	\$0	\$0	\$0	Pepper Construction	COI Hub 65 Land, LLC	Comm New	HUB I-65	"Building 219"	4215 Indianapolis	46075
19U2019-971	November	26	\$225,000	\$1,155	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	53	1718 Cypress Drive	46077
19U2019-972	November	27	\$200,000	\$1,205	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	1	10320 LEMBERGER	46077
U2019-973	November	27	\$402,000	\$1,291	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	33	8630 Verbena	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

November 2019

Total: C of O issued for the month of November: 56

C of O Detail

Page: 1

Printed 2019/12/02 07:41 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-633	Dwellings Unlimited	Dennis & Patricia Smith	Res Add			6515 S 800 EAST	46077	2019/11/26
R2018-929	Michael Zimmerman	Michael & Kathy Zimmerman	Res Add Deck	Sycamore Bend	27	9155 WHITESTOWN ROAD	46077	2019/11/08
R2018-970	Ivan Legoas	Ivan & Myra Legoas	Res Add Pool	Brookhaven	1	11344 ABBITT TRAIL	46077	2019/11/20
U2018-995	Primeline Outdoor Living	Chad & Teena McBride	Res Other	Austin Oaks	106	4645 RIDGEWOOD DRIVE	46077	2019/11/08
R2018-1052	Viewegh and Associates	PAIGE SLAUGHTER	Res New	Countrywood	39	1125 INDIAN PIPE LANE	46077	2019/11/04
U2019-48	Schafer Custom Homes, LLC	BRIAN & CHERRI BOBBITT	Res New	CROSSES	88	465 W POPLAR STREET	46077	2019/11/15
U2019-75	The Skillman Corporation	Zionsville Comm. School	Comm New		Health Center	800 Mulberry Street	46077	2019/11/06
U2019-225	Shaffer Enterprises	Carole Boleman	Res Add	Hillcrest	1, 11	190 S 6TH STREET	46077	2019/11/04
U2019-230	KAB Construction	RAY & LESLIE CORTOPASSI	Res Remodel			655 W HAWTHORNE STREET	46077	2019/11/15
R2019-257	Fox Pools	Whitney Meyer & Jared Gayken	Res Add Pool			8350 E 250 SOUTH	46077	2019/11/06
U2019-350	Carter Sugar	AMERICAN LEGION FRANCIS	Comm Other		American Legion	9950 E 600 SOUTH	46077	2019/11/18
19U2019-376	Drees Homes	Drees Homes	Res New	Brookhaven	191	11165 GLEN AVON WAY	46077	2019/11/20
19U2019-396	Lennar	Lennar	Res New	Vonterra	74	5931 WELDRA DRIVE	46077	2019/11/01
19U2019-398	Lennar	Lennar	Res New	Vonterra	103	5888 WELDRA DRIVE	46077	2019/11/20
19U2019-420	Lennar	Lennar	Res New	Vonterra	92	5849 WELDRA DRIVE	46077	2019/11/13
19U2019-422	Lennar	Lennar	Res New	Vonterra	95	5879 WELDRA DRIVE	46077	2019/11/13



Town Of Zionsville

Planning and Economic Development C of O Detail

November 2019

Total: C of O issued for the month of November: 56

C of O Detail

Page: 2

Printed 2019/12/02 07:41 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-423	Lennar	Lennar	Res New	Vonterra	101	5908 WELDRA DRIVE	46077	2019/11/04
U2019-424	The Smart Pergola	Benjamin & Adela Creasy	Res Add	Oak Ridge Estates	90	10356 Oak Ridge Drive	46077	2019/11/06
19U2019-454	Lennar	Lennar	Res New	Vonterra	98	5934 WELDRA DRIVE	46077	2019/11/06
U2019-463	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	73	5712 Eagle Oaks Lane	46077	2019/11/21
19U2019-471	Lennar	Lennar	Res New	Vonterra	99	5926 WELDRA DRIVE	46077	2019/11/08
19U2019-472	Lennar	Lennar	Res New	Vonterra	102	5898 WELDRA DRIVE	46077	2019/11/04
13U2019-481	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	33	3770 EVERGREEN WAY	46077	2019/11/07
13U2019-485	The Smart Pergola	Jason & Allison Terry	Res Other	HIDDEN PINES	29	3616 SUGAR PINE LANE	46077	2019/11/25
R2019-494	Abrams Group	Michael & Margaret Maroney	Res Other	ROYAL RUN	626	6563 YORKSHIRE CIRCLE	46077	2019/11/27
U2019-501	Armour Construction	JOHN & TINA LASTOVICA	Res Remodel	Cobblestone Lakes	48	4944 S COBBLESTONE	46077	2019/11/18
19U2019-510	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	17	1679 ARBOR WAY	46077	2019/11/27
19U2019-511	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	49	1690 CYPRESS DRIVE	46077	2019/11/15
19U2019-512	Drees Homes	Drees Homes	Res New	BROOKHAVEN	206	11154 GLEN AVON WAY	46077	2019/11/22
19U2019-524	Lennar	Lennar	Res New	Vonterra	97	5940 WELDRA DRIVE	46077	2019/11/08
U2019-527	Material Handling Systems Inc	Ripberger Park	Comm Remodel	Conveyor Expansion	1	10301 BENNETT PARKWAY	46077	2019/11/14
13U2019-563	Pools of Fun	JEREMIE P & KRYSTAL R	Res Add Pool	The Willows	19	3239 WILDLIFE TRAIL	46077	2019/11/07



Town Of Zionsville

Planning and Economic Development C of O Detail

November 2019

Total: C of O issued for the month of November: 56

C of O Detail

Page: 3

Printed 2019/12/02 07:41 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2019-581	Brian S Hill Contracting, LLC	SAMUEL & MELISSA	Res Add			8218 E 550 SOUTH	46077	2019/11/12
U2019-583	Tom Simmons	Scott & Jamison Rozzi	Res Add	Colony Woods	293	315 HOLIDAY COURT	46077	2019/11/21
13U2019-587	Stephen Genco	Maria & Stephen Genco	Res Add Deck	HIDDEN PINES	10	4006 SUGAR PINE LANE	46077	2019/11/07
R2019-593	Mitch Young Construction Inc	Darlene Parsons	Res Remodel			8225 E 500 SOUTH	46077	2019/11/01
U2019-670	Michele Isenhower	South Main Holdings LLC	Comm Sign	OP OF ZIONSVILLE BLK	LOT 6	285 S Main Street	46077	2019/11/14
13U2019-721	Sign Craft	TCD Associates	Comm Sign			6210 TECHNOLOGY CENTER DRIVE	46278	2019/11/14
19U2019-739	The Smart Pergola	Neer Development Company, Inc.	Res Other	Courtyards of Zionsville	17	1679 Arbor Way	46077	2019/11/19
U2019-743	The Deck Store	JOSHUA & JENNIFER	Res Add Deck	PRESERVE AT SPRING KNOLL	271	8928 SHELBURNE WAY	46077	2019/11/01
U2019-785	Huston Electric	ROBERT E BENDER FAMILY	Comm Sign	OP ZIONSVILLE	2	27 E Pine Street	46077	2019/11/07
U2019-787	Holt Construction	Hunters Point Apartments	Res Add	Hunters Point Apts		241 Hunters Trail	46077	2019/11/25
U2019-809	Case Design	Dale Geiselman	Res Remodel	Colony Square	17	47 Penn Place	46077	2019/11/26
13U2019-811	John Pataky Construction	John Landis	Res Add Deck	HIDDEN PINES	61	3807 SUGAR PINE LANE	46077	2019/11/07
U2019-818	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res Remodel	Hampshire	128	4820 ABERDEEN DRIVE	46077	2019/11/25
19U2019-824	Buehner Building and Remodeling	Ashish & Jennifer Batra	Res Add Deck	FIELDSTONE	60	2508 BOYLSTON COURT	46077	2019/11/14
R2019-844	Andrew Lahr	ANDREW B & RION L LAHR	Res Add	OLD HUNT CLUB ROAD	7	6894 OLD HUNT CLUB ROAD	46077	2019/11/13
U2019-865	Radiant Sierra Builders	Sokalingum Pillay	Res Add	Huntington Woods	43 Sunroom	1319 HUNTINGTON WOODS ROAD	46077	2019/11/22



Town Of Zionsville

Planning and Economic Development C of O Detail

November 2019

Total: C of O issued for the month of November: 56

C of O Detail

Page: 4

Printed 2019/12/02 07:41 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-866	Vincent Ranieri	Vincent Ranieri	Res Add	Village Walk	52	40 WATERFORD COURT	46077	2019/11/15
R2019-875	Matthew Marshall	Matthew & Carmen Marshall	Res Add	Sycamore Bend	40	510 PHEASANT RUN	46077	2019/11/15
R2019-879	SDM Real Estate Inc Sarah Moore	Paul & Laura Hutchison	Res Remodel	Royal Run	6	6549 ABBY LANE	46077	2019/11/20
R2019-892	Noble Handyman Services	Scott Robinson	Res Add Deck	Countrywood	42	1122 INDIAN PIPE LANE	46077	2019/11/20
13U2019-907	Chuck's Construction	Jason & Allison Terry	Res Add Deck	HIDDEN PINES	29	3616 SUGAR PINE LANE	46077	2019/11/26
U2019-909	Land Development & Building LLC	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	14	10485 DUSTY ROSE DRIVE	46077	2019/11/12
19U2019-911	Cutting Edge Hardscapes	William Messersmith	Res Other	Courtyards of Zionsville	20	207 ASPEN DRIVE	46077	2019/11/13
U2019-918	Chuck's Construction	Sergio Torres & Helean Ocampo	Res Add Deck	Hampshire	276	8368 PEGGY COURT	46077	2019/11/21



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2019

Printed 2019/12/02 07:41 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	317	486	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	499	669	23	68
August	0	0	4	4	0	2	35	10	4	3	6	3	21	4	0	96	2	28	430	647	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	7	1	8	20	16	8	7	3	2	21	0	0	98	1	13	480	699	24	91
November	3	0	0	12	2	4	15	12	10	3	0	4	13	1	0	79	1	14	351	543	23	56
December																						
Totals	20	2	47	67	10	50	211	123	89	43	43	24	216	25	2	972	8	132	4146	6005	224	569



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2019

Status Report

Printed 2019/12/02 07:45 AM

Residential Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home Residential ILP Fees	\$13,999	\$25,569	\$13,662	\$15,985	\$42,680	\$20,888	\$29,411	\$34,451	\$16,475	\$26,589	\$18,898		\$258,607
All Other Residential ILP Fees	\$10,187	\$7,869	\$13,253	\$17,384	\$14,436	\$9,965	\$13,507	\$10,692	\$7,580	\$10,541	\$10,651		\$126,065
Residential Inspection Fees (Fees Due)	\$3,575	\$4,050	\$5,150	\$4,875	\$6,550	\$6,025	\$5,400	\$6,825	\$5,550	\$6,075	\$4,200		\$58,275
New Home Residential Road Impact Fees	\$9,081	\$18,162	\$10,090	\$11,099	\$33,297	\$18,199	\$21,189	\$31,033	\$12,108	\$20,180	\$15,135		\$199,573
New Home Residential Park Impact Fees	\$10,989	\$21,978	\$12,210	\$13,431	\$26,862	\$25,888	\$25,641	\$41,031	\$14,652	\$24,420	\$18,315		\$235,417
Sanitary Sewer Fees	\$8,050	\$48,300	\$28,175	\$12,075	\$84,525	\$68,400	\$40,250	\$140,700	\$24,150	\$52,325	\$59,909		\$566,859
Total Residential ILP, Inspection, Impact, Sewer	\$52,306	\$121,878	\$77,390	\$69,974	\$201,800	\$143,340	\$129,998	\$257,907	\$74,965	\$134,055	\$122,908		\$1,386,521
New Commercial Start ILP Fees	\$0	\$100	\$0	\$0	\$0	\$37,029	\$711	\$0	\$19,237	\$1,415	\$43,859		\$102,351
All Other Commercial ILPs	\$1,679	\$4,083	\$10,432	\$4,636	\$3,231	\$899	\$1,756	\$2,872	\$2,457	\$4,558	\$1,784		\$38,387
Commercial Inspection Fees(Fees due)	\$450	\$300	\$0	\$750	\$1,125	\$450	\$750	\$300	\$450	\$600	\$600		\$5,775
Commercial Road Impact Fees	\$0	\$8,056	\$0	\$0	\$0	\$170,342	\$0	\$0	\$3,922	\$0	\$2,753		\$185,073
Commercial Sanitary Sewer Fees	\$0	\$6,900	\$0	\$4,740	\$2,320	\$0	\$0	\$7,860	\$4,025	\$9,065	\$4,025		\$38,935
Total Commercial ILP, Inspection Impact Sewer	\$1,679	\$20,199	\$10,432	\$33,120	\$12,759	\$368,064	\$2,467	\$21,332	\$31,337	\$15,038	\$52,421		\$568,848
Combined Residential and Commercial Sewer	\$8,050	\$55,200	\$28,175	\$16,815	\$86,845	\$68,400	\$40,250	\$148,560	\$28,175	\$61,390	\$63,934		\$605,794
Combined Residential and Commercial Impact	\$20,070	\$49,256	\$22,300	\$48,274	\$67,367	\$374,223	\$46,830	\$82,664	\$32,378	\$44,600	\$36,203		\$824,165
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$53,985	\$142,077	\$87,822	\$103,094	\$214,559	\$511,404	\$132,465	\$279,239	\$106,302	\$149,093	\$175,329		\$1,955,369
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November		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	\$829	\$1,410		\$7,359
Re-Plat Approval	\$1,140					\$1,140	\$500	\$550	\$1,140		\$550		\$5,020
Minor Plat Approval				\$1,015	\$345								\$1,360
Zone Map Amendment		\$1,350					\$400		\$1,150		\$3,460		\$6,360
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	\$1,200			\$4,200
Variance of Dev Standards	\$337	\$1,575	\$1,100		\$400	\$1,150	\$812	\$1,387	\$775	\$1,825	\$375		\$9,736
Special Exception		\$1,400	\$775	\$700			\$700	\$700	\$700	\$700	\$700		\$6,375
TOTAL FILING FEES Plan Commission and	\$15,661	\$5,815	\$2,940	\$13,306	\$1,232	\$12,417	\$2,987	\$5,185	\$15,089	\$4,554	\$6,495		\$85,681
Permit Overview	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home ILP	10	19	10	12	33	22	22	35	13	20	15		211
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	\$8,291,692	\$4,649,000		\$80,746,125
All Other Residential ILP	31	31	53	82	66	48	61	51	40	57	43		563
New Commercial Start ILP		1				3	1		11	1	3		20
All Other Commercial ILP	11	14	34	22	13	5	10	10	21	20	18		178
Total Permit Per Month	52	65	97	116	112	78	94	96	85	98	79		972
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval	¹ Holiday Farms (Se			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 Lavolette L Reitz Stonegate	² JIG Farms (HUB I-6 Holiday Farms Sec	¹ Hampshire Section		
Re-Plat Approval	² Courtyards Block B ² Courtyards Block A					² Courtyards of Zion ² Courtyards of Zion	¹ Stonegate Lot 72	² Schafer Replat ² The Snider Group	² Courtyards of Zion ² Courtyards of Zion	¹ Harris FLP	¹ Rensink RePlat		
Minor Plat Approval				¹ A. Safa	¹ Lav Acres								
Zone Map Amendment		² Town of Zionsville ² Sycamore Flats					¹ Van Sickle Rezone		¹ Harris FLP		¹ Hub I65-Phase Two		
Subdivision Waiver													
Development Plan	² Holiday Farms (Se ² Wheat Holdings, LL			² 267 Industrial Par ² Town of Zionsville		² HUB I-65 ² Vieweash Properties			¹ Holiday Farms Sec				
Development Plan Amendment	² Zionsville Medical ² Hoosier Village		¹ Zionsville Indy Or		¹ Hoosier Village Ha	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 ² Hopwood Cellars, WI	¹ Alchemy Distillery	¹ Zionsville MOB Inv			
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 ² K. Whitlock	See Files	² The Georgian Group ² E. Hand	See Files	¹ M. North		
Special Exception		² S. Boedicker ² D. Gudenkauf	¹ W. Myers	¹ E. Jackson			¹ G. Throgmartin	¹ Hopwood Cellars WI	¹ Alchemy Distillery	¹ Zionsville MOB Inv	¹ T. Ball		
TOTAL FILINGS Plan Commission and BZA	9	11	5	10	4	9	6	11	13	8	5		91
Collected Fees: Duplicate Permits, Amendments, Proceeding Fees	\$775	\$375	\$225	\$1,200	\$1,675	\$1,575	\$2,025	\$725	\$1,911	\$1,950	\$1,975		\$14,411
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$61,212	\$53,601	\$48,377	\$70,242	\$70,486	\$100,090	\$57,509	\$65,510	\$81,927	\$58,886	\$92,982		\$760,822
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$89,332	\$158,057	\$98,852	\$135,331	\$224,698	\$542,713	\$144,589	\$296,734	\$142,480	\$164,876	\$193,119		\$2,190,781

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – NOVEMBER 2019

Planning

Intake

- The Department reviewed / issued 67 building permits, accepted 12 sign permits, and conducted 547 inspections (as detailed in the attached pages)
- The Department accepted three (3) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted two (2) petitions for review by the Plan Commission at future meetings
- The Department accepted one (1) Secondary Plat petition, being: Hampshire Section 5
- The Department released four (4) Secondary Plats for recordation, being: JIG Farm, 267 Industrial Park, Ashburn Subdivision Section 1A, Ashburn Subdivision Section 1B

Meetings

- Attended the November 4, 2019 Town Council meeting
- Attended a November 8, 2019 meeting with representatives of Fischer Homes regarding architectural design requirements in Hampshire Subdivision
- Attended a November 8, 2019 meeting with interested parties residing in Hampshire regarding architectural design requirements within Hampshire Subdivision
- Attended the November 18, 2019 Safety Board meeting
- Attended and participated in a November 21, 2019 event hosted by FC Tucker regarding subdivision procedures in Zionsville
- Attended the November 25, 2019 Hampshire Section 4 Earthwork Pre-Construction meeting
- Attended the November 26, 2019 Board of Zoning Appeals special 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 three (3) 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/_11262019-1032
- Prepared the Department's November 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 special meeting
- Conducted various communications with applicants for the December Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the December Plan Commission meeting (agenda attached)
- Conducted various communications regarding the December Impact Fee Review Board meeting
- Conducted communications regarding 2020 administration transition
- 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)
- Attended two (2) web-based educational opportunity provided by the Smart Growth Network and the Congress for New Urbanism
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – NOVEMBER 2019

Economic Development

Meetings

- Attended & participated in a November 4, 2019 on site meeting at Northwest Technology Center hosted by the Boone EDC and attended by the IEDC
- Attended the November 26, 2019 meeting of the Zionsville Architectural Review Committee meeting
- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA
- Met with various individuals regarding interest in development within the Creekside TIF District
- Met with various individuals regarding interest in development within the 106th Street TIF District
- Met with various individuals regarding the establishment of new TIF Districts within the Town
- Met with various individuals regarding interest in development along US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville

Reporting / Documentation

- Zionsville Redevelopment Commission – November 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 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 regarding transfer and assignment of post-closing obligations associated with the former Lids Sports Group facility
- Conducted communications regarding the Tax Abatement associated with the 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 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: Zionsville Chamber of Commerce
- 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 – NOVEMBER 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



**PUBLIC NOTICE
OF A CANCELLATION OF THE
NOVEMBER 12, 2019
BOARD OF ZONING APPEALS MEETING**

Public notice is hereby given that the meeting of the Zionsville Board of Zoning Appeals scheduled for Tuesday, November 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, **has been cancelled** due to a lack of quorum.

Dated this November 12, 2019

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



**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



SPECIAL MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS NOVEMBER 26, 2019

The Special meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, November 26, 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
2019-31-DSV	A. Busse	3402 S US 421	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed 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).
2019-33-UV	Zionsville MOB Investors LLC	10601 Bennett Parkway	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed 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	Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed 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	Withdrawn by the petitioner – 4 in Favor, 0 Opposed 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).

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



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

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, December 10, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the November 26, 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, Continued from Cancelled November 12, 2019 Meeting to December 10, 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
2019-32-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).
2019-36-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).

2019-37-DSV	M. North	8657 E 125 South	Petition for Development Standards variance in order to allow the temporary use of a travel trailer for residential purposes while constructing a primary dwelling in the Rural Single and Two-Family Residential Zoning District (R2).
2019-38-SE	T. Ball	325 S 1100 East	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).

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



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday December 16, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Monday December 16, 2019, at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of 2020 Plan Commission meeting dates
- IV. Approval of the October 21, 2019 Plan Commission Meeting Minutes
- V. Continuance Requests
- VI. 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
2019-52-Z	HUB I-65 Phase Two	4255 S. 300 East	Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District
2019-51-RP	E. Rensink	650 Valley View Drive	Petition for RePlat to allow for the combining of Lots 3, 4, and 5 into one parcel and to allow for the vacation of an easement in the Urban (R-V) Residential Zoning District
Docket Number	Name	Address of Project	Item to be Considered

2019-38-OA	Town of Zionsville	1100 W. Oak Street	Petition for Ordinance Amendment related to Ordinance Sections: <ul style="list-style-type: none"> a) 192.011 discrepancy between mapped floodplain and actual ground elevations, b) 194.163 illuminated Ground Signs within 600’ of any R for lighting restrictions, c) 194.166 Subdivision Entrance “Feature”, d) 194.018 easement obstruction exceptions, e) 194.020 clarify buffer yards, f) 194.047 clarify side yards, g) 194.078, 194.079 remove artifacting, h) 194.128 clarify relevant commitments are actionable regardless of recordation, i) 194.020, 194.082, 194.165 clarify code redirects, j) 194.128 refine applicability of commitments, k) 194.095 clarify aggregate rules, l) 194.109 adding landscape stone as acceptable alternative to mulch under certain conditions m) 194.164, 194.165 added projecting signage as a sign option in business and industrial districts. n) 195.01 is proposed to include an amendment to Fee Schedule Requirements related to (platting / subdivision fees as they relate to major and minor plats, and clarify code redirects).
------------	--------------------	--------------------	--

VII: Other Matters to be considered

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

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to 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

November 27, 2019