



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

December 2019

Total permits issued for the month of December: 69

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Permit Activity Breakdown

Commercial Permits	December 2019	December 2018	YTD 2019	YTD 2018	YTD Diff
New	3	0	23	11	12
Interior Remodel	0	4	47	32	15
Addition	0	0	2	3	-1
Sign	5	1	72	41	31
Electric	3	0	13	20	-7
Other	6	4	56	54	2
Sewer	0	0	2	0	2
Commercial Totals	17	9	215	162	53
Residential Permits					
Single Family	15	9	226	202	24
Addition	9	7	132	129	3
Remodel	8	4	97	72	25
Electric	1	3	44	43	1
Pool/Spa	2	0	45	38	7
Demolition	1	4	25	17	8
Other	15	5	231	408	-177
Sewer/Repairs	1	2	26	19	7
Residential Totals	52	34	826	928	-102
Combined Totals	69	43	1041	1090	-49

Building/Site Inspections: 313 Number Of Inspections: 506

Certificates Of Occupancy Issued: 36

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

Number of violations that resulted in a violation and/or stop work order: 5

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 82



Town Of Zionsville

Planning and Economic Development Permit Detail

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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
U2019-974	December	5	\$3,500	\$72	\$0	\$0	\$0	Huston Electric	Ossip Real Estate	Comm Sign			1501 W OAK STREET	46077
U2019-975	December	5	\$3,500	\$72	\$0	\$0	\$0	Huston Electric	Ossip Real Estate	Comm Sign			1501 W OAK STREET	46077
U2019-976	December	5	\$1,500	\$100	\$0	\$0	\$0	Huston Electric	Ossip Real Estate	Comm Sign		Ossip	1501 W OAK STREET	46077
U2019-977	December	5	\$50	\$47	\$0	\$0	\$0	Huston Electric	Ossip Real Estate	Comm Sign			1501 W OAK STREET	46077
U2019-978	December	2	\$30,100	\$410	\$0	\$0	\$0	The Smart Pergola	Daniel & Nicole Fowler	Res Other	Cobblestone Lakes	63	4824 S COBBLESTONE	46077
U2019-979	December	2	\$100,000	\$555	\$0	\$0	\$0	Mike McGhee & Assoc	Bryan & Cheryl Miller	Res Add Pool	OLDFIELD	29	6807 WELLINGTON	46077
19U2019-980	December	3	\$200,000	\$1,264	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	75	5937 WELDRA	46077
U2019-981	December	3	\$0	\$100	\$0	\$0	\$0	Justin Miller	98 SOUTH MAIN LLC	Comm Demo	CROSSES	22	98 S MAIN STREET	46077
R2019-982	December	3	\$0	\$125	\$0	\$0	\$0	Dale Davis	Dale & Faye Peter	Res Finish Permit			7005 S 475 EAST	46052
U2019-983	December	3	\$1,247,565	\$1,595	\$0	\$1,221	\$1,009	G & G Custom Homes Inc	Nick and Leah Wilson	Res New	LONG BROOK	3	6345 Mayfield Lane	46077
R2019-984	December	3	\$675,000	\$1,211	\$0	\$1,221	\$1,009	Kent Shaffer	Brandon & Sarah Wilson	Res New			2478 S 875 EAST	46077
19U2019-985	December	3	\$225,000	\$1,133	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	52	1712 Cypress Drive	46077
U2019-986	December	3	\$35,000	\$542	\$0	\$0	\$0	Christopher Wright	Christopher & Celia Wright	Res Remodel	Cobblestone Lakes		5012 PEBBLEPOINTE	46077
R2019-987	December	3	\$5,800	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Nathan Watson	Res Reroof	Royal Run	555	6515 OXFORD	46077
U2019-988	December	4	\$273,000	\$1,108	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	254	8238 CARNEGIE	46077
U2019-989	December	4	\$0	\$90	\$0	\$0	\$0	BMAC Construction	Town of Zionsville	Comm Electric			7 S First Street	46077
U2019-990	December	4	\$0	\$90	\$0	\$0	\$0	BMAC Construction	Town of Zionsville	Comm Electric			220 S First Street	46077
U2019-991	December	4	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Andrew & Ingrid Cole	Res Reroof	Colony Woods	82	60 BLACKSTONE	46077



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U2019-992	December	4	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Nathaniel Russell	Res Reroof	CARTERS ADD.	42, 43	650 W Poplar Street	46077
U2019-993	December	4	\$0	\$75	\$0	\$0	\$0	IWire Electric, LLC	HENRY & LAURA	Res Electric	Zion Hills	5	12181 DAUGHERTY	46077
U2019-994	December	5	\$2,110	\$410	\$0	\$0	\$0	Huston Electric	Boone Village Shopping	Comm Sign	Boone Village		77 Boone Village	46077
R2019-995	December	5	\$30,000	\$115	\$0	\$0	\$0	Colliers International	Robert & DeLores Bender	Comm Cell Tower			7555 S FORD ROAD	46077
U2019-996	December	6	\$20,000	\$410	\$0	\$0	\$0	Taylor Home Improvement	John & Kara Sims	Res Add	Masoncup Minor		285 N ELM STREET	46077
19U2019-997	December	6	\$17,500	\$75	\$0	\$0	\$0	Universal Roofing	Kerri & Dave Lewis	Res Reroof	Brookhaven	6	11324 ABBITT	46077
U2019-998	December	9	\$0	\$125	\$0	\$0	\$0	Michael Stone	Michael & Cheryl Stone	Res Finish Permit	Smith Meadows	16	9683 WINTER	46077
U2019-999	December	9	\$0	\$125	\$0	\$0	\$0	Darroll French	DeAndra LLC	Comm Finish Permit	Andrade Industrial Park	7	10835 DEANDRA	46077
R2019-1000	December	9	\$310,000	\$1,040	\$0	\$1,221	\$0	Merrill Construction	William Myers	Res New			3250 S 200 EAST	46052
R2019-1001	December	10	\$6,906	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Huian Lu	Res Reroof	Royal Run	9	6539 ABBY LANE	46077
R2019-1002	December	10	\$0	\$125	\$0	\$0	\$0	Hamilton Homes	Marcus Tielker	Res Finish Permit	Lexington Hall	6	7759 BECK LANE	46077
19U2019-1003	December	10	\$35,000	\$296	\$0	\$0	\$0	Sycamore Construction	Gregory & Sharon Rexing	Res Add	BROOKHAVEN	19	11102 FONTAINE	46077
R2019-1004	December	10	\$42,000	\$546	\$0	\$0	\$0	Vijai Tyagi	Vijai Tyagi	Res Add Pool			125 N 1000 EAST	46077
U2019-1005	December	11	\$25,000	\$464	\$0	\$0	\$0	Pulte Homes	Thomas & Heidi Beyer	Res Remodel	Cobblestone Lakes	64	4814 S COBBLESTONE	46077
U2019-1006	December	12	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Zionsville Comm. School	Comm Cell Tower			900 MULBERRY	46077
19U2019-1007	December	12	\$0	\$0	\$0	\$0	\$0	Earth & Turf	Town of Zionsville	Res Demo			8665 E 400 SOUTH	46077
U2019-1008	December	12	\$7,500	\$75	\$0	\$0	\$0	Home Value Renovation	Weintraut Family Trust	Res Reroof	Seery Minor	2	965 BLOOR LANE	46077
U2019-1009	December	12	\$260,000	\$1,095	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	27	5723 LOWER	46077



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U2019-1010	December	12	\$35,000	\$410	\$0	\$0	\$0	Innovative Homes &	John & Leisel Urbanski	Res Remodel	crosses 4th Addition	46	190 W WALNUT	46077
R2019-1011	December	13	\$10,000	\$458	\$0	\$0	\$0	Ben Siegel	Benjamin & Lauren Siegel	Res Remodel	Stonegate	252	7629 BEEKMAN	46077
U2019-1012	December	13	\$243,000	\$1,056	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	284	8264 PEGGY	46077
R2019-1013	December	13	\$26,906,000	\$146,492	\$0	\$0	\$0	Pepper Construction	COI Hub 65 Land, LLC	Comm New	HUB I-65	"Building 846"	4320 Indianapolis	46075
R2019-1014	December	13	\$6,000	\$75	\$0	\$0	\$0	Daahl Roofing	Donna Tocco	Res Reroof	Royal Run	617	6545 YORKSHIRE	46077
U2019-1015	December	13	\$0	\$140	\$0	\$0	\$0	Larry Stone	Stan Evans	Comm Finish Permit	Boone Village	Suite 114	47 Boone Village	46077
U2019-1016	December	13	\$0	\$90	\$0	\$0	\$0	Huston Electric	QU Communications	Comm Electric			5207 S US 421	46077
U2019-1017	December	16	\$600,000	\$742	\$0	\$0	\$0	G R Donaldson LLC	JEANNE L MOOSEY	Res Remodel	RAVINA	10	4554 SUMMERSONG	46077
U2019-1018	December	16	\$58,000	\$410	\$0	\$0	\$0	Central Construction	Stephen & Kathryn	Res Add		Porch	660 MULBERRY	46077
U2019-1019	December	16	\$200,000	\$1,355	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	216	4315 KETTERING	46077
U2019-1020	December	16	\$3,500	\$100	\$0	\$0	\$0	John Grimme	Doug Tischbein	Res Add Deck	IRONGATE SEC 3	65	85 LEXINGTON	46077
U2019-1021	December	17	\$10,000	\$200	\$0	\$0	\$0	Deck Masters	Michael & Catherine	Res Add Deck	COLONY WOODS	104	1110 PARK PLACE	46077
U2019-1022	December	17	\$298,000	\$1,122	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	279	8338 PEGGY	46077
R2019-1023	December	17	\$6,068,000	\$33,500	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New		Building 1	5025 S SR 267	46052
R2019-1024	December	17	\$5,959,692	\$33,500	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New		Building 2	5157 S SR 267	46052
R2019-1025	December	19	\$60,000	\$1,850	\$0	\$0	\$0	Mark Teeter	Mark & Kelly Teeter	Res Remodel	Sycamore Bend		924 EAGLE COURT	46077
R2019-1026	December	19	\$300,000	\$471	\$0	\$0	\$0	BP Custom Homes	David & Laurie Roe	Res Add	Timberwolf	3	9198 TIMBERWOLF	46077
U2019-1027	December	20	\$21,000	\$75	\$0	\$0	\$0	Anchor Contractors	JOEL K READINGER	Res Reroof	Coventry Ridge	127	11105 Clarkston	46077



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R2019-1028	December	20	\$1,500,000	\$1,604	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	G & G Custom Homes Inc	Res New	THE CLUB AT HOLLIDAY	A31	10919 HOLLIDAY	46077
R2019-1029	December	20	\$100,000	\$100	\$0	\$0	\$0	St. James Development	Cheryl Baber	Res Add		FARM BUILDING	8182 HUNT CLUB ROAD	46077
13U2019-1030	December	20	\$7,000	\$490	\$0	\$0	\$0	William Singer	William & Melissa Singer	Res Remodel	HIDDEN PINES	24	3714 SUGAR PINE	46077
U2019-1031	December	23	\$50,000	\$445	\$0	\$0	\$0	Robin Jarrett	James & Jennifer Graves	Res Remodel	Oak Ridge Estates	10	9991 OAK RIDGE	46077
R2019-1032	December	23	\$1,300,000	\$1,601	\$4,025	\$1,221	\$1,009	Gradison Design Build	Sally M Neff	Res New	THE CLUB AT HOLLIDAY	A38	11047 HOLLIDAY	46077
R2019-1033	December	23	\$130,000	\$229	\$0	\$0	\$0	Robert Gummere	Robert & Ursala Gummere	Res Add			7100 S STATE	46052
U2019-1034	December	26	\$14,000	\$75	\$0	\$0	\$0	Home Value Renovation	George & Vicki Elmes	Res Reroof	Sugarbush	66	700 MORNINGSIDE	46077
R2019-1035	December	26	\$1,700,000	\$1,671	\$4,025	\$1,221	\$1,009	Carrington Homes	Carrington Homes	Res New	THE CLUB AT HOLLIDAY	E37	10875 BARRINGTON	46077
U2019-1036	December	26	\$13,665	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Jason & Barbara Thorp	Res Reroof	CROSSES	103	370 W CEDAR	46077
U2019-1037	December	26	\$0	\$140	\$0	\$0	\$0	Lennar	Lennar	Comm Other	Manchester Square	401 - Sales	938 PARKWAY	46077
R2019-1038	December	26	\$1,080,000	\$1,682	\$4,025	\$1,221	\$1,009	Homes by McKenzie, LLC	Homes by McKenzie, LLC	Res New	THE CLUB AT HOLLIDAY	A2	11046 HOLLIDAY	46077
R2019-1039	December	27	\$22,000	\$263	\$0	\$0	\$0	B Wulf Homebuilder	Leshia McCoy	Res Add			2005 E 750 SOUTH	46052
U2019-1040	December	30	\$0	\$25	\$0	\$0	\$0	Mr Bill's Plumbing and	Charles & Tamara Smith	Res Sewer	CROSSES	91 and 92	55 N 4th Street	46077
U2019-1041	December	31	\$0	\$125	\$0	\$0	\$0	Stephen Warstler	Stephen Warstler	Res Finish Permit	SCHICKS	24, 25	945 W PINE STREET	46077
U2019-1042	December	31	\$318,000	\$1,262	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	271	8307 CARNEGIE	46077



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Planning and Economic Development C of O Detail

December 2019

Total: C of O issued for the month of December: 36

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-1990	G & G Custom Homes Inc	Matthew & Audra Carrel	Res New	Shannon Springs	11	6301 MONTANA SPRINGS DRIVE	46077	2019/12/03
R2017-2030	Old World Development	Douglas Blacklidge	Res New	PLEASANTVIEW LANE	4	9567 PLEASANT VIEW LANE	46077	2019/12/03
U2018-374	Larry Stone	Stan Evans	Comm Remodel	Boone Village	GAUCHO	47 BOONE VILLAGE CENTER	46077	2019/12/09
U2018-389	Mike Hocutt	Mike Hocutt	Res Add Deck	SANCTUARY AT 121ST STREET	62	11839 AVEDON WAY	46077	2019/12/02
R2018-593	TPI Utility Construction LLC	K&M Holdings	Comm Add			478 N 1100 EAST	46077	2019/12/19
R2018-604	Richard Lamb	Key Bank	Res Electric			505 S TAYLOR ROAD	46077	2019/12/26
R2018-607	Greg Brown	Greg & Regina Brown	Res Add			3380 SOUTH 875 EAST	46077	2019/12/17
U2018-701	Nazareth	Zionsville Lions Club	Comm Remodel		Lion's Club	115 SOUTH ELM STREET	46077	2019/12/02
U2018-909	All Star Renovation LLC	Michael & Carol Jakubisin	Res Remodel	Colony Woods	159	230 ORCHARD POINT	46077	2019/12/11
U2018-1014	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	24	5705 LOWER GARDEN WAY	46077	2019/12/10
R2019-95	Keesling Custom Pools & Patios	Justin & Cristina Wiseman	Res Add Pool	Old Hunt Club	26	6879 OLD HUNT CLUB ROAD	46077	2019/12/11
R2019-158	Brett Havlin	Brett Havlin	Res Add			7666 S SR 267	46112	2019/12/02
U2019-251	David Reves	David & Lynne Reves	Res Remodel	Raintree Place	87	200 SPRING DRIVE	46077	2019/12/03
U2019-331	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	214	4335 KETTERING DRIVE	46077	2019/12/11
R2019-408	Hays & Sons	Barbara & Ronald Trinchieri	Res Remodel			625 SYCAMORE COURT	46077	2019/12/23
19U2019-509	Lennar	Lennar	Res New	Vonterra	94	5867 WELDRA DRIVE	46077	2019/12/18



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19U2019-529	Lennar	Lennar	Res New	Vonterra	100	5918 WELDRA DRIVE	46077	2019/12/05
U2019-535	Jeff Davidson	Steve Warstler	Res Add Deck	DYES	21	890 W PINE STREET	46077	2019/12/26
U2019-595	Bedrock Builders	BHI Senior Living	Comm New	Hoosier Village	GATEHOUSE	9935 Zionsville Road	46077	2019/12/18
R2019-601	The Lifestyle Group	DAVID D & ANNE MARIE BUIBISH	Res Remodel			1135 S 900 EAST	46077	2019/12/18
U2019-634	Lennar	Lennar	Res New	Manchester Estates	402	944 PARKWAY DRIVE	46077	2019/12/06
R2019-644	William Gritton	William & Cynthia Gritton	Res Remodel	Blackstone	64	6401 CONCORD DRIVE	46077	2019/12/09
R2019-733	Master Trades Indy LLC	Todd & Debra Brown	Res Add			4725 S 200 EAST	46052	2019/12/20
13U2019-753	Master's Mark Builders	Charles & Julie Barth	Res Add Deck	The Willows	127	11564 BENT TREE COURT	46077	2019/12/09
R2019-810	Case Design	Nathan & Julie Clary	Res Remodel	OLD HUNT CLUB ROAD	5	6962 OLD HUNT CLUB ROAD	46077	2019/12/13
U2019-825	Innovative Homes & Remodeling	Stephen & Samantha Spencer	Res Remodel	Thornhill	157	1538 CORNICHE DRIVE	46077	2019/12/11
13U2019-827	DR Contractors	Rex Szyper	Res Add Deck	HIDDEN PINES	113	3831 EVERGREEN WAY	46077	2019/12/20
U2019-862	Strongbox Commercial	SOUTH ZIONSVILLE	Comm Remodel	South Village of Zionsville	400, 500 Alchemy Spirits	640 S MAIN STREET	46077	2019/12/30
R2019-878	SDM Real Estate Inc Sarah Moore	Braden Nicholson	Res Add		garage for duplex	5643 & 5645 S 950 EAST	46077	2019/12/18
U2019-908	Doug Tischbein	Doug Tischbein	Res Remodel	Irongate	65	85 LEXINGTON DRIVE	46077	2019/12/20
R2019-915	Gregory Bedell	Gregory & Donna Bedell	Res Add			9470 E 400 SOUTH	46077	2019/12/27
R2019-922	Theodore Hollingsworth	COLIN & CHRISTINA	Res Add			7055 E SR 32	46077	2019/12/31



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U2019-953	Grande & Grande Inc	Jonathan & Laura Hoya	Res Remodel	Hampshire	118	4588 KETTERING PLACE	46077	2019/12/16
13U2019-955	Pulte Homes	Pulte Homes	Res Remodel	HIDDEN PINES	66	3927 SUGAR PINE LANE	46077	2019/12/18
U2019-999	Darroll French	DeAndra LLC	Comm Finish Permit	Andrade Industrial Park	7	10835 DEANDRA DRIVE	46077	2019/12/11
R2019-1033	Robert Gummere	Robert & Ursala Gummere	Res Add			7100 S STATE ROAD 267	46052	2019/12/30



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	319	488	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	398	568	16	52
October	1	0	4	7	1	8	20	16	8	7	3	2	21	0	0	98	1	13	479	695	24	91
November	3	0	0	12	2	4	15	12	10	3	0	4	13	1	0	79	1	14	370	569	23	57
December	3	0	0	5	3	6	15	9	8	1	2	1	15	1	0	69	0	12	313	506	18	36
Totals	23	2	47	72	13	56	226	132	97	44	45	25	231	26	2	1041	8	144	4480	6536	242	607



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2019

Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	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	\$19,799	\$278,406
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	\$10,741	\$136,806
Residential Inspection Fees (Fees Due)	\$3,575	\$4,050	\$5,150	\$4,875	\$6,550	\$6,025	\$5,400	\$6,825	\$5,550	\$6,000	\$4,425	\$3,975	\$62,400
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	\$14,126	\$213,699
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	\$18,315	\$253,732
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	\$48,300	\$615,159
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	\$111,281	\$1,497,802
New Commercial Start ILP Fees	\$0	\$100	\$0	\$0	\$0	\$37,029	\$711	\$0	\$19,237	\$1,415	\$43,859	\$213,492	\$315,843
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	\$1,706	\$40,093
Commercial Inspection Fees(Fees due)	\$450	\$300	\$0	\$750	\$1,125	\$450	\$750	\$300	\$450	\$375	\$600	\$825	\$6,375
Commercial Road Impact Fees	\$0	\$8,056	\$0	\$0	\$0	\$170,342	\$0	\$0	\$3,922	\$0	\$2,753	\$0	\$185,073
Commercial Sanitary Sewer Fees	\$0	\$6,900	\$0	\$4,740	\$2,320	\$0	\$0	\$7,860	\$4,025	\$9,065	\$4,025	\$0	\$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	\$215,198	\$784,046
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	\$48,300	\$654,094
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	\$32,441	\$856,606
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	\$326,479	\$2,281,848
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	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	\$570	\$7,929
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			\$922	\$27,917
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	\$750	\$10,486
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	\$2,542	\$88,223
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	19	10	12	33	22	22	35	13	20	15	15	226
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	\$9,829,565	\$90,575,690
All Other Residential ILP	31	31	53	82	66	48	61	51	40	57	43	37	600
New Commercial Start ILP		1				3	1		11	1	3	3	23
All Other Commercial ILP	11	14	34	22	13	5	10	10	21	20	18	14	192
Total Permit Per Month	52	65	97	116	112	78	94	96	85	98	79	69	1041
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	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	1 Zionsville MOB	
Re-Plat Approval	2 Courtyards Block B Courtyards Block A					2 Courtyards of Zion Courtyards of Zion	1 Stonegate Lot 72	2 Schafer Replat The Snider Group	2 Courtyards of Zion Courtyards of Zion		1 Rensink RePlat		
Minor Plat Approval				1 A. Safa	1 Lav Acres								
Zone Map Amendment		2 Town of Zionsville Sycamore Flats					1 Van Sickle Rezone		1 Harris FLP		1 Hub I65-Phase Two		
Subdivision Waiver													
Development Plan	2 Holiday Farms (Se Wheat Holdings, LL			2 267 Industrial Par Town of Zionsville		2 HUB I-65 Vieweash Properties			1 Holiday Farms Sec			1 Zionsville MOB	
Development Plan Amendment	2 Zionsville Medical Hoosier Village		1 Zionsville Indy Or		1 Hoosier Village Ha	1 Hoosier Village (G	1 Halcyon Futures Gr	1 Zionsville Coummun					
Ordinance Amendment					1 Open Docket Number			1 Town of Zionsville					
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use								2 Zionsville Communi Hopwood Cellars,WI	1 Alchemy Distillery	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 K. Whitlock	See Files	2 The Georgian Group E. Hand	See Files	1 M. North	2 D. Bubish G. Judd	
Special Exception		2 S. Boedicker 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	5	96
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	\$1,225	\$15,636
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	\$58,586	\$93,207	\$255,622	\$1,016,369
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	\$164,576	\$193,344	\$336,363	\$2,527,069

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – DECEMBER 2019

Planning

Intake

- The Department reviewed / issued 64 building permits, accepted five (5) sign permits, and conducted 513 inspections (as detailed in the attached pages)
- The Department accepted one (1) petition for review by the Board of Zoning Appeals at a future meeting
- The Department accepted one (1) petition for review by the Plan Commission at a future meeting
- The Department accepted two (2) Secondary Plat petitions, being: Replat of Lindbury's Valley View Addition (Lots 4 and 5) and Bennett Technology Park Lot 9C
- The Department released one (1) Secondary Plat for recordation, being: Replat of Lindbury's Valley View Addition (Lots 4 and 5)

Meetings

- Attended the December 2, 2019 Town Council meeting
- Attended a December 2, 2019 meeting with Zionsville Community School's leadership team regarding construction of a new elementary school
- Attended the December 4, 2019 Impact Fee Review Board meeting
- Attended the December 5, 2019 Department of Planning & Economic Development Transition Team meeting
- Attended a December 10, 2019 meeting with Mayor-Elect Styron
- Attended the December 10, 2019 Board of Zoning Appeals meeting
- Attended a December 13, 2019 meeting with Mayor Haak and Deputy Mayor Mitro regarding 2019 Performance
- Attended the December 16, 2019 Plan Commission meeting
- Participated in the December 20, 2019 Indiana Continuing Legal Education Forum regarding Advanced Issues in Real Estate
- Attended the December 20, 2019 Pre-TAC meeting
- Attended the December 30, 2019 TAC meeting
- Attended weekly Town Department Head meetings as well as weekly Planning & Economic Development Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential Board of Zoning Appeals filings and/ or Plan Commission filings

Reporting / Documentation

- Prepared four (4) staff reports for the Board of Zoning Appeals meeting; disposition of matters and Staff Recommendations are available at the following link: http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_12102019-1037
- Prepared three (3) staff reports / 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/_12162019-1036
- Prepared the Department's December 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 regarding the cancellation of the January Board of Zoning Appeals meeting (notice attached)
- Conducted various communications regarding the January 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

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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – DECEMBER 2019

Economic Development

Meetings

- Attended the December 23, 2019 meeting of the Redevelopment Commission
- Participated in various internal meetings regarding development within Creekside Corporate Park
- 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 interest in development in the 146th Street / US 421 TIF District
- Met with various individuals regarding interest in development in the Becknell Economic Revitalization Area
- Met with various individuals regarding interest in development in the Van Trust Economic Revitalization Area
- Met with various individuals regarding the establishment of new TIF Districts within the Town
- Met with various individuals regarding the establishment of new commercial entities in the Town of Zionsville

Reporting / Documentation

- Zionsville Redevelopment Commission – December TIF Reporting
- Zionsville Redevelopment Commission – Holliday Farms Economic Development Area Confirmatory Resolution
- Zionsville Redevelopment Commission – Holliday Farms Allocation Area (Boone County Auditor filing)
- Zionsville Architectural Review Committee – Financial Reporting

Communications

- Conducted various communications with media sources regarding ongoing economic development activities in the Town of Zionsville
- 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 Group1001 building in Creekside Corporate Park
- 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 communications with representatives of The Farm regarding future economic development activities
- Conducted communications with various individuals regarding potential future projects in the Oak Street TIF District
- Conducted internal communications regarding incentive programs utilized by the Redevelopment Commission
- Conducted communications with individuals regarding commercial interests in the Zionsville Economic Development Area
- 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
- 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: 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
- Memorandum of Understanding regarding use of Town Hall meeting room: Indiana Association of Building Officials
- Reviewed / updated the detailed analysis of Town incentives and associated impacts
- 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 – DECEMBER 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 (Public Hearing Scheduled for 7:30am, January 21, 2020)
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 DECEMBER 10, 2019

The meeting of the Zionsville Board of Zoning Appeals occurred 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. Approval of the November 26, 2019 Meeting Minutes – Not Available
- II. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-28-DSV	The Georgian Group	240 N Main Street	Withdrawn by the petitioner, acknowledged by the BZA at the December 10, 2019 meeting, 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).

- III. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-32-DSV	C. Longenberger	8250 E 100 South	Approved w/commitments as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed 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	Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed 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	<p>Continued by petitioner from December 10, 2019 to the March 4, 2019 Meeting – 5 in Favor, 0 Opposed</p> <p>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).</p>
2019-38-SE	T. Ball	325 S 1100 East	<p>Continued from December 10, 2019 to the February 5, 2019 Meeting – 5 in Favor, 0 Opposed</p> <p>Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).</p>

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday December 16, 2019

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

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	<p>Continuance Approved to the Tuesday January 21, 2019 Plan Commission Meeting</p> <p>3 in Favor 2 Recused 0 Opposed</p> <p>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</p>
2019-51-RP	E. Rensink	650 Valley View Drive	<p>Approved</p> <p>5 in Favor 0 Opposed</p> <p>Petition for RePlat to allow for the combining of Lots 3, 4, and 5 into one parcel; to allow for the vacation of an easement; to request a waiver from Section 193.053, in the Urban (R-V) Residential Zoning District</p>

2019-39-OA	Town of Zionsville	1100 W. Oak Street	<p>Received a Favorable Recommendation to the Town Council 5 in Favor 0 Opposed</p> <p>Petition for Ordinance Amendment related to Ordinance Sections:</p> <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).
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Respectfully Submitted:

Wayne DeLong, AICP, CPM

Director of Planning and Economic Development

December 18, 2019



**PUBLIC NOTICE
OF A CANCELLATION OF THE
JANUARY 2, 2020
BOARD OF ZONING APPEALS MEETING**

Public notice is hereby given that the meeting of the Zionsville Board of Zoning Appeals scheduled for Wednesday, January 02, 2020 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, **has been cancelled** due to a lack of petitions requesting to be heard at a January meeting.

The next regularly scheduled meeting of the Zionsville Board of Zoning Appeals is Wednesday, February 5, 2020 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

Dated this December 16, 2019

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



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Tuesday, January 21, 2020

The meeting of the Zionsville Plan Commission is scheduled for **Tuesday**, January 21, 2020, 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. Election of Officers
- IV. Approval of the December 16, 2019 Plan Commission Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2019-52-Z	HUB I-65 Phase Two	4255 S. 300 East	Continued from the December 16, 2019 meeting 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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-55-DP	Zionsville MOB	10601 Bennett Parkway	Petition for Development Plan to allow for the construction of an approximately 12,294 square foot building in the (I3) Urban Heavy Industrial Zoning District.

VII: Other Matters to be considered

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

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

December 18, 2019