



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2020

Total permits issued for the month of January: 68

Printed 2020/02/03 12:52 PM

Permit Activity Breakdown

Commercial Permits	January 2020	January 2019	YTD 2020	YTD 2019	YTD Diff
New	0	0	0	0	0
Interior Remodel	4	0	4	0	4
Addition	0	1	0	1	-1
Sign	2	4	2	4	-2
Electric	2	0	2	0	2
Other	2	6	2	6	-4
Sewer	0	0	0	0	0
Commercial Totals	10	11	10	11	-1
Residential Permits					
Single Family	27	10	27	10	17
Addition	6	7	6	7	-1
Remodel	6	14	6	14	-8
Electric	5	2	5	2	3
Pool/Spa	2	1	2	1	1
Demolition	2	3	2	3	-1
Other	9	3	9	3	6
Sewer/Repairs	1	1	1	1	0
Residential Totals	58	41	58	41	17
Combined Totals	68	52	68	52	16

Building/Site Inspections: 320 Number Of Inspections: 491

Certificates Of Occupancy Issued: 20

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 1

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 13

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2020

Total Combined permits issued for the month of January: 68

Combined Permit Activity Detail

Page: 1

Printed 2020/02/03 12:52 PM

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
U2020-1	January	2	\$200,000	\$1,139	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	125	4850 ABERDEEN	46077
U2020-2	January	2	\$200,000	\$1,129	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	184	4336 FORRES	46077
U2020-3	January	2	\$200,000	\$1,192	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	183	4362 FORRES	46077
U2020-4	January	2	\$200,000	\$1,151	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	182	4378 FORRES	46077
U2020-5	January	2	\$0	\$140	\$0	\$0	\$0	Lennar	Lennar	Comm Other	Hampshire	126	4840 ABERDEEN	46077
U2020-6	January	2	\$24,294	\$231	\$0	\$0	\$0	The Smart Pergola	Dale & Kimberly Mayrose	Res Other	SMITH MEADOWS	19	9659 WINTER	46077
13U2020-7	January	2	\$61,578	\$410	\$0	\$0	\$0	Booher Building	Walter & Jodi Virkus	Res Remodel	WILLOW RIDGE	34	11544 WILLOW	46077
R2020-8	January	2	\$750,000	\$1,761	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	A1	11062 HOLLIDAY	46077
U2020-9	January	3	\$200,000	\$1,070	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	250	8239 PEGGY	46077
U2020-10	January	6	\$65,000	\$480	\$0	\$0	\$0	Custom Living	Stephen & Kelly Spradley	Res Remodel			6825 S FORD ROAD	46077
R2020-11	January	7	\$880,000	\$1,613	\$4,025	\$1,221	\$1,009	Old Town Design Group	MCCLAIN, DOUGLAS &	Res New	THE CLUB AT HOLLIDAY	A37	11037 HOLLIDAY	46077
U2020-12	January	7	\$3,000	\$215	\$0	\$0	\$0	Andrea Melani SPIGA LLC	Halcyon Futures Group LLC	Comm Remodel		Convivio	40 S MAIN STREET	46077
U2020-13	January	7	\$0	\$25	\$0	\$0	\$0	Augusta Underground	Lynne & Robert Swingle	Res Sewer	RAVINA	39	4640 SUMMERSONG	46077
R2020-14	January	7	\$56,000	\$75	\$0	\$0	\$0	Elbert Construction	Scott & Andrea Castetter	Res Reroof			3216 S 975 EAST	46077
U2020-15	January	7	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Gary & Marcia Angstadt	Res Electric	MILLERS	6	496 N MAPLE	46077
U2020-16	January	7	\$338,000	\$1,302	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	278	8354 PEGGY	46077
R2020-17	January	7	\$0	\$75	\$0	\$0	\$0	Debbie Pittard	Michael & Debbie Pittard	Res Electric			9810 E SR 32	46077
R2020-18	January	8	\$4,200	\$410	\$0	\$0	\$0	Maple Jaing	Yanxiu Jiang	Res Remodel	ROYAL RUN	272	6723 LEXINGTON	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2020

Total Combined permits issued for the month of January: 68

Combined Permit Activity Detail

Page: 2

Printed 2020/02/03 12:52 PM

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
U2020-19	January	9	\$0	\$75	\$0	\$0	\$0	Hoosier Electric	Jeremy & Jennifer Minarik	Res Electric	SUGARBUSH HILL SEC 3	60	640 MORNINGSIDE	46077
R2020-20	January	9	\$0	\$90	\$0	\$0	\$0	Gaylor Electric	Hamilton County Airport Authority	Comm Electric		Executive Airport	11329 E SR 32	46077
U2020-21	January	9	\$40,000	\$499	\$0	\$0	\$0	Hendrick Pool	Christopher & Erica	Res Add Pool	Hampshire	117	4576 KETTERING	46077
U2020-22	January	9	\$40,000	\$467	\$0	\$0	\$0	Hendrick Pool	James & Kelly Uland	Res Add Pool	Hampshire	116	4550 KETTERING	46077
R2020-23	January	10	\$0	\$125	\$0	\$0	\$0	Luther Selby	Luther Selby	Res Finish Permit	MIL-DOT ACRES MINOR	2	8460 HUNT CLUB ROAD	46077
19U2020-24	January	10	\$21,000	\$100	\$0	\$0	\$0	Cutting Edge Hardscapes	Qin Ziao & Feu Yu	Res Other	Brookhaven	240	2497 STILL CREEK	46077
R2020-25	January	13	\$1,600,000	\$1,684	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Bridgewater Masters LLC	Res New	THE CLUB AT HOLLIDAY	A35	11003 HOLLIDAY	46077
R2020-26	January	13	\$1,125,000	\$1,563	\$4,025	\$1,221	\$1,009	Christopher Scott Homes	Christopher Scott Homes	Res New	THE CLUB AT HOLLIDAY	A30	10895 HOLLIDAY	46077
U2020-27	January	14	\$1,800,000	\$1,965	\$4,025	\$1,221	\$1,009	Homes by Design	Michael & Polly Reynolds	Res New	OLDFIELD	27	6798 WELLINGTON	46077
U2020-28	January	15	\$50	\$90	\$0	\$0	\$0	Donna Lennox Enterprises	J & T Properties LLC	Comm Sign	Cross's second addit	21	70 S Main Street	46077
U2020-29	January	15	\$200,000	\$1,169	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	191	8230 OXFORD	46077
R2020-30	January	15	\$1,500,000	\$1,697	\$4,025	\$1,221	\$1,009	Kent Shaffer Builders Inc	Kent Shaffer Builders Inc	Res New	THE CLUB AT HOLLIDAY	A33	10963 HOLLIDAY	46077
U2020-31	January	15	\$315,000	\$1,198	\$0	\$1,221	\$1,009	Jackson's Realty	Nathan Todd	Res New	DEROSSI ESTATES	3	8866 WHITESTOWN	46077
U2020-32	January	15	\$0	\$100	\$0	\$0	\$0	Nazareth Building	KERRY & PAMELA	Res Demo	Oak Ridge Estates		4501 S 975 EAST	46077
U2020-33	January	17	\$390,000	\$1,169	\$4,025	\$0	\$0	Robin Campbell Builders	Sheila & Michael Peine	Res New	HYPES ADD.	10	660 TERRACE	46077
U2020-34	January	17	\$0	\$100	\$0	\$0	\$0	Robin Campbell Builders	Sheila & Michael Peine	Res Demo	HYPES ADD.	10	660 TERRACE	46077
19U2020-35	January	17	\$87,822	\$537	\$0	\$0	\$0	Custom Home Medic	Jeff Corydon	Res Remodel	Brookhaven	98	2718 Benmore	46077
R2020-36	January	21	\$0	\$75	\$0	\$0	\$0	Dylan Ratzsch	Kieran Simonson	Res Electric	ALLEN ACRES	6	9035 HORSESHOE	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2020

Total Combined permits issued for the month of January: 68

Combined Permit Activity Detail

Page: 3

Printed 2020/02/03 12:52 PM

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
U2020-37	January	21	\$366,000	\$1,407	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	123	4692 KETTERING	46077
U2020-38	January	22	\$8,855	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Susan Sievers	Res Reroof	CARTERS ADD.	16 HOUSE	170 N 8TH STREET	46077
U2020-39	January	22	\$2,271	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Susan Sievers	Res Reroof	CARTERS ADD.	16 SHED	170 N 8TH STREET	46077
R2020-40	January	22	\$9,000	\$400	\$0	\$0	\$0	Larry Reitz	Dell-Rice Properties LLC	Comm Remodel	STONEGATE	73, 74	7629 W STONEGATE	46077
R2020-41	January	23	\$381,473	\$570	\$0	\$0	\$0	Case Design and Remodeling	Stephen & Connie Schlegel	Res Remodel	STONEGATE	160	6576 REGENTS	46077
R2020-42	January	23	\$0	\$125	\$0	\$0	\$0	Pools of Fun	Carl & Maria Ceresoli	Res Finish Permit	CHEVAL DE SELLE	1	7780 CHEVAL	46077
R2020-43	January	23	\$150,000	\$100	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Add		Minibarn #1	8182 HUNT CLUB ROAD	46077
R2020-44	January	23	\$150,000	\$100	\$0	\$0	\$0	St. James Development	RURAL PARTNERS	Res Add		Minibarn #2	8182 HUNT CLUB ROAD	46077
U2020-45	January	24	\$263,000	\$1,126	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	266	8255 Carnegie	46077
U2020-46	January	28	\$2,500	\$56	\$0	\$0	\$0	A Sign By Design	The Monument Circle Group	Comm Sign	ZMC	3A	1630 W Oak Street	46077
19U2020-47	January	24	\$12,000	\$410	\$0	\$0	\$0	John Wollenburg	William & Tanya Hahn	Res Remodel	BROOKHAVEN	23	2812 BROOKLINE	46077
U2020-48	January	24	\$110,000	\$719	\$640	\$0	\$1,908	Marksman Construction	SEAKE, LLC	Comm Remodel	Government Center Minor	3 Meridian Title	1120 W OAK STREET	46077
R2020-49	January	24	\$29,000	\$235	\$0	\$0	\$0	Grabber Post Buildings, Inc	Chad & Andrea Wagner	Res Add			8464 E 250 SOUTH	46077
U2020-50	January	27	\$200,000	\$1,080	\$0	\$0	\$0	Smith Builders	Iron Will Real Estate Holdings	Comm Remodel	BENNETT TECHNOLOGY	11A	10960 BENNETT	46077
U2020-51	January	27	\$30,000	\$100	\$0	\$0	\$0	Lawn Landscape	James Reuter	Res Other	Colony Woods	271	160 SCRANTON	46077
R2020-52	January	28	\$79,000	\$435	\$0	\$0	\$0	Gatchel Remodeling	Gordon & Katelyn Slack	Res Add			7090 E 550 South	46077
U2020-53	January	28	\$1,200,000	\$3,330	\$0	\$0	\$0	Lennar	Lennar	Townhome Res Shell	Manchester Estates	301 SHELL Bldg	322 FAIRFAX	46077
U2020-54	January	28	\$200,000	\$648	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	301	322 FAIRFAX WAY	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2020

Total Combined permits issued for the month of January: 68

Combined Permit Activity Detail

Page: 4

Printed 2020/02/03 12:52 PM

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
U2020-55	January	28	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	302	328 FAIRFAX	46077
U2020-56	January	28	\$200,000	\$640	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	303	332 FAIRFAX	46077
U2020-57	January	28	\$200,000	\$630	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	304	336 FAIRFAX	46077
U2020-58	January	28	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	305	342 FAIRFAX	46077
U2020-59	January	28	\$200,000	\$654	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	306	348 FAIRFAX	46077
U2020-60	January	29	\$30,000	\$410	\$0	\$0	\$0	Chuck's Construction	Kenneth & Lori Elsbury	Res Add	THORNHILL SEC 1	8	280 BENTLEY	46077
U2020-61	January	29	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	George Mountain Trust	Res Electric	OLIVERS	49	255 N MAIN STREET	46077
R2020-62	January	29	\$1,400,000	\$1,612	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	CT Real Estate Investments,	Res New	THE CLUB AT HOLLIDAY	A4	11082 HOLLIDAY	46077
R2020-63	January	30	\$900,000	\$1,517	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	THE CLUB AT HOLLIDAY	A36	11015 HOLLIDAY	46077
R2020-64	January	30	\$1,167,000	\$1,695	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	Chris Caniff	Res New	HOLLIDAY FARMS	E32	10777 Barrington	46077
U2020-65	January	31	\$165,000	\$1,278	\$0	\$0	\$0	Cochran Exteriors	Aria Zionsville, LLC	Comm Other	ARIA	Pool Area Apartments	11005 Octave Drive	46077
U2020-66	January	31	\$3,500	\$75	\$0	\$0	\$0		JOHN & KIMBERLY S	Res Reroof	Oak Ridge	96	10531 OAK RIDGE DR	46077
R2020-67	January	31	\$242,000	\$705	\$0	\$0	\$0	Morton Buildings	Caleb & Jill Longenberger	Res Add	DERR FARM	2	8300 E 100 S	46077
U2020-68	January	31	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Pulte Homes	Comm Electric	ASHBURN	32	8654 VERBENA	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2020

Total: C of O issued for the month of January: 20

C of O Detail

Page: 1

Printed 2020/02/03 12:52 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-652	Citation Homes Inc	SCOTT & STACEY SINGER	Res New		2	145 N 3RD STREET	46077	2020/01/06
R2019-28	Marland Villanueva	New Villa Properties	Comm Add			7300 HUNT CLUB ROAD	46077	2020/01/29
U2019-122	Bankert Boys Unlimited	William & Catherine Simmons	Res Remodel	Colony Woods	139	985 MAXWELL LANE	46077	2020/01/24
R2019-155	Jenelle Renschler	Jason & Janelle Renschler	Res Add			1375 N US 421	46075	2020/01/13
U2019-212	John Lane Jr.	John Lane Jr.	Res Remodel	Colony Woods	138	265 ROYAL OAK COURT	46077	2020/01/13
U2019-461	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	85	5761 Eagle Oaks Lane	46077	2020/01/13
U2019-462	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	74	5704 Eagle Oaks Lane	46077	2020/01/13
U2019-464	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	72	5720 Eagle Oaks Lane	46077	2020/01/13
U2019-465	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	71	5722 Eagle Oaks Lane	46077	2020/01/13
U2019-498	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	75	5702 EAGLE OAKS LANE	46077	2020/01/13
U2019-636	Lennar	Lennar	Res New	Manchester Estates	404	954 PARKWAY DRIVE	46077	2020/01/16
U2019-637	Lennar	Lennar	Res New	Manchester Estates	405	958 PARKWAY DRIVE	46077	2020/01/16
R2019-796	BRUCE SCHELKOPF	BRUCE SCHELKOPF	Res Remodel	HUNT COUNTRY PRESERVE	15	7640 HUNT COUNTRY LANE	46077	2020/01/27
U2019-804	Fredericks Inc Contractors	Town of Zionsville	Comm Remodel		Toilet Room	855 STARKEY ROAD	46077	2020/01/22
U2019-806	Fredericks Inc Contractors	Town of Zionsville	Comm Remodel		Office Remodel	855 STARKEY ROAD	46077	2020/01/22
U2019-874	Keith Palmer	Keith Palmer	Res Add			4910 WILLOW ROAD	46077	2020/01/27



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2020

Total: C of O issued for the month of January: 20

C of O Detail

Page: 2

Printed 2020/02/03 12:52 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-901	CMH Builders	MATTHEW & ELIZABETH	Res Remodel	Hampshire	110	4551 KETTERING PLACE	46077	2020/01/03
U2019-1020	John Grimme	Doug Tischbein	Res Add Deck	IRONGATE SEC 3	65	85 LEXINGTON DRIVE	46077	2020/01/09
U2019-1021	Deck Masters	Michael & Catherine Indiano	Res Add Deck	COLONY WOODS	104	1110 PARK PLACE	46077	2020/01/08
13U2019-1030	William Singer	William & Melissa Singer	Res Remodel	HIDDEN PINES	24	3714 SUGAR PINE LANE	46077	2020/01/31



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2020

Printed 2020/02/03 12:52 PM

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	0	4	2	2	2	27	6	6	5	2	2	9	1	0	68	1	25	320	491	17	20
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	0	4	2	2	2	27	6	6	5	2	2	9	1	0	68	1	25	320	491	17	20



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2020

Status Report

Printed 2020/02/03 12:53 PM

Residential Fees	January												YTD
New Home Residential ILP Fees	\$35,317												\$35,317
All Other Residential ILP Fees	\$7,349												\$7,349
Residential Inspection Fees (Fees Due)	\$4,725												\$4,725
New Home Residential Road Impact Fees	\$25,225												\$25,225
New Home Residential Park Impact Fees	\$29,061												\$29,061
Sanitary Sewer Fees	\$100,625												\$100,625
Total Residential ILP, Inspection, Impact, Sewer	\$197,577												\$197,577
New Commercial Start ILP Fees	\$0												\$0
All Other Commercial ILPs	\$4,158												\$4,158
Commercial Inspection Fees(Fees due)	\$750												\$750
Commercial Road Impact Fees	\$0												\$0
Commercial Sanitary Sewer Fees	\$640												\$640
Total Commercial ILP, Inspection Impact Sewer	\$6,706												\$6,706
Combined Residential and Commercial Sewer	\$101,265												\$101,265
Combined Residential and Commercial Impact	\$56,194												\$56,194
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$204,283												\$204,283
Petition Filing Fees	January												YTD
Plan Commission													
Primary Plat Approval	\$1,015												\$1,015
Secondary Plat Approval	\$400												\$400
Re-Plat Approval													
Minor Plat Approval													
Zone Map Amendment													
Subdivision Waiver													
Development Plan	\$1,075												\$1,075
Development Plan Amendment													
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use	\$1,200												\$1,200
Variance of Dev Standards	\$2,275												\$2,275
Special Exception													
TOTAL FILING FEES Plan Commission and	\$6,965												\$6,965
Permit Overview	January												YTD
New Home ILP	27												27
New Home Construction Cost	\$16,394,000												\$16,394,000
All Other Residential ILP	31												31
New Commercial Start ILP													
All Other Commercial ILP	10												10
Total Permit Per Month	68												68
Petition Filing Quantities	January												YTD
Plan Commission													
Primary Plat Approval	¹ Appaloosa Crossing												
Secondary Plat Approval	¹ Appaloosa Crossing												
Re-Plat Approval													
Minor Plat Approval													
Zone Map Amendment													
Subdivision Waiver													
Development Plan	¹ Appaloosa Crossing												
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ M. Adams - Montless												
Variance of Dev Standards	See Files												
Special Exception													
TOTAL FILINGS Plan Commission and BZA	10												10
Collected Fees-Duplicate Permits, Amendments/Proceeding fees	\$1,225												\$1,225
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$66,229												\$66,229
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$223,688												\$223,688

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – JANUARY 2020

Planning

Intake

- The Department reviewed / issued 66 building permits, accepted two (2) sign permits, and conducted 492 inspections (as detailed in the attached pages)
- The Department accepted seven (7) petitions for review by the Board of Zoning Appeals at a future meeting
- The Department accepted three (3) petitions for review by the Plan Commission at a future meeting

Meetings

- Attended the January 6, 2020 Town Council meeting
- Attended a January 21, 2020 meeting with Zionsville Community School's leadership team regarding construction of a new elementary school
- Attended the January 21, 2020 Plan Commission meeting
- Attended the January 21, 2020 open house hosted by the tenants of 1120 West Oak Street
- Attended the January 22, 2020 Pre-TAC meeting
- Attended the January 23, 2020 TAC meeting
- Attended weekly Town Department Head meetings as well as weekly Planning & Economic Development Department staff 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 two (2) 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/_01212020-1046
- Prepared the Department's January 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 January Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the January Plan Commission meeting (agenda attached)
- Conducted various communications regarding the refund of Impact Fee's as a result of the Impact Fee Review Board's action
- 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 staff members attended 24 hours of classes offered of the Indiana Association of Building Officials involving the new Indiana Residential Code

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY – JANUARY 2020

Economic Development

Meetings

- Attended the January 22, 2020 Boone County Economic Development Corporation Annual Meeting
- Attended the January 27, 2020 meeting of the Redevelopment Commission
- Attended the January 28, 2020 meeting of the Zionsville Architectural Review Committee
- Met with new Redevelopment Commission members to discuss various projects and processes associated with the Commission
- Met with the listing brokers for Creekside Corporate Park
- 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 the establishment of new commercial entities in the Town of Zionsville

Reporting / Documentation

- Zionsville Redevelopment Commission – January TIF Reporting
- 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 interested parties regarding potential Town incentives
- 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 – JANUARY 2020

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, February 18, 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



**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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Tuesday, January 21, 2020

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

I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2019-52-Z	HUB I-65 Phase Two	4255 S. 300 East	<p>Continued from the December 16, 2019 and January 21, 2020 Plan Commission Meetings to the February 18, 2020 meeting</p> <p>7 In Favor 0 Opposed</p> <p>Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I1) Light Industry Zoning District</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-55-DP	Zionsville MOB	10601 Bennett Parkway	<p>Approved as Presented</p> <p>7 in Favor 0 Opposed</p> <p>Petition for Development Plan to allow for the construction of an approximately 12,294 square foot building with waiver request from section 194.071(D)(1)(a) of the Zoning Ordinance in the (I-3) Urban Heavy Industrial Zoning District.</p>

VII: Other Matters to be considered

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

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

January 23, 2020



MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 5, 2020

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Wednesday, February 5, 2020 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. Election of Officers
- IV. Approval of the November 26, 2019 & December 10, 2019 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2019-38-SE	T. Ball	325 S 1100 East	Continued from December 10, 2019 to the February 5, 2020 Meeting Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-39-AP	R. Mallur	4651 Kettering Place	Petition for Administrative Appeal of staff's determination of the compliance of the Façade Variety Code as defined in the Hampshire subdivision Commitments in the Urban Single-Family Residential Zoning District (R-SF-2).
2019-40-DSV	G. Judd	602 S 900 East	Petition for Development Standards Variance in order to allow an addition to an existing accessory structure to: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).

2019-41-DSV	D. Buibish	1135 S 900 East	Petition for Development Standards Variance in order to allow a lot split of 10 acres, into two 5+/- acre lots, in which: 1) the lots will not meet the Lot Width to Depth Ratio of 3:1 2) one lot will have an accessory structure(s) which exceed the height of the primary structure in the Low-Density Single-Family Residential Zoning District (R1).
2020-01-DSV	R. Myers	11690 Sycamore Street	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Urban Single-Family Residential Zoning District (R-SF-2).
2020-02-DSV	J. Moosey	4554 Summersong Road	Petition for Development Standards variance in order to provide for the construction of a deck and patio with: 1) Reduced rear yard and building line setbacks in the Urban Single-Family Residential Zoning District (R-SF-2).
2020-03-DSV	Appaloosa Crossing	3201 S US 421	Petition for Development Standards variance in order to provide for the development of a commercial center which: 1) Deviates from the required width of foundation plantings; and 2) Deviates from the required additional six (6) foot wide strip for landscaping around a parking area in the Rural Professional Business Zoning District, Rural General Business Zoning District and the Rural Michigan Road Overlay (PB, GB & MRO).

VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2019-32-DSV	C. Longenberger	8250 E 100 South	Status of Commitments
2019-22-SE	Hopwood Cellars Winery	2055 S US 421	Status of Commitments
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

January 15, 2020



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Tuesday, February 18, 2020

The meeting of the Zionsville Plan Commission is scheduled for **Tuesday**, February 18, 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. Approval of the January 21, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. 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 and January 21, 2020 Plan Commission Meetings to the February 18, 2020 meeting Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I1) Light Industry Zoning District.

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	Petition for a Commitment Amendment of 57.53± acres to amend the location of a water feature along U.S. 421 from the midpoint of the overall development's frontage to the southern portion of the frontage along U.S. 421.
2020-01-PP	Appaloosa Crossing	10901 E. 300 South	Petition for a Primary Plat of 57.53± acres for 12 lots, 2 blocks, and 2 common areas within the Rural (GB) General Business Zoning District, the Rural (PB) Professional Business District, and the (R-2) Low Density Single-family and Two-family Residential District.
2020-03-DP	Appaloosa Crossing	10901 E. 300 South	Petition for Development Plan Approval of 23,000± square foot, multi-tenant retail building on 3.40± acres within the Rural (GB) General Business Zoning District and the Rural Michigan Road Overlay (MRO). Waivers of Building Materials and Architectural Design requirements requested.

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

January 28, 2020