



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

April 2020

Total permits issued for the month of April: 60

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Permit Activity Breakdown

Commercial Permits	April 2020	April 2019	YTD 2020	YTD 2019	YTD Diff
New	0	0	5	1	4
Interior Remodel	5	2	13	33	-20
Addition	2	0	2	2	0
Sign	3	11	9	23	-14
Electric	5	3	11	4	7
Other	0	5	8	18	-10
Sewer	0	1	0	1	-1
Commercial Totals	15	22	48	82	-34
Residential Permits					
Single Family	6	12	82	51	31
Addition	9	15	34	40	-6
Remodel	6	8	34	38	-4
Electric	3	4	12	12	0
Pool/Spa	4	9	12	20	-8
Demolition	1	3	4	11	-7
Other	16	38	44	65	-21
Sewer/Repairs	0	5	1	11	-10
Residential Totals	45	94	223	248	-25
Combined Totals	60	116	271	330	-59

Building/Site Inspections: 342 Number Of Inspections: 507

Certificates Of Occupancy Issued: 44

Easement Encroachments Authorized: 0 Denied: 5

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 2

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 0

Total number of zoning code violations to date: 5



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Permit #	Permit Month	Permit Day	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2020-199	April	8	\$0	\$0	\$0	A Sign By Design	John Adams	Comm Sign			10650 BENNETT PKWY	46077
U2020-213	April	1	\$0	\$0	\$0	Capehart Landscape and Design	Troy & Jennifer Griffith	Res Other	Pleasant View	14	9765 EQUESTRIAN WAY	46077
U2020-214	April	1	\$0	\$0	\$0	Douglas Eriks	Douglas & Lynn Eriks	Res Remodel	Cobblestone Lakes	32	5042 PEBBLEPOINTE PASS	46077
U2020-215	April	1	\$0	\$0	\$0	Finney & Sons	Jason and Laura Moore	Res Reroof			370 W HAWTHORNE STREET	46077
U2020-216	April	1	\$0	\$0	\$0	Casey-Bertram Construction	TIMOTHY & KATHRINE DONNAR	Res Demo			145 N MAIN STREET	46077
R2020-217	April	2	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Remodel			5555 S MAIN STREET	46075
U2020-218	April	6	\$0	\$0	\$4,134	Alderson Commercial Group	Clay Township Regional Waste	Comm Add			7236 S MAYFLOWER PARK DRIVE	46077
R2020-219	April	6	\$0	\$0	\$0	Mike McGhee & Assoc	Brad & Cheryl Baber	Res Add Pool			8182 HUNT CLUB ROAD	46077
U2020-220	April	6	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	87	4837 ABERDEEN DRIVE	46077
U2020-221	April	6	\$0	\$0	\$0	Lennar	Lennar	Res New	Hampshire	180	4412 OAKLEY TERRACE	46077
R2020-222	April	6	\$4,025	\$1,221	\$1,009	Old Town Design Group	John & Ruth Twenty	Res New	THE CLUB AT HOLLIDAY	E29	10721 BARRINGTON WAY	46077
R2020-223	April	6	\$0	\$0	\$0	WarrenCo Construction & Paving	Ashley Palmer	Res Other	Royal Run	281	6733 DORCHESTER DRIVE	46077
U2020-224	April	7	\$0	\$0	\$0	John Pataky	Steven and Karen Ivy	Res Other	Inglenook of Zionsville	14	10485 DUSTY ROSE DRIVE	46077
U2020-225	April	7	\$0	\$0	\$0	Deck Store	JEANNE L MOOSEY	Res Add Deck	RAVINA	10	4554 SUMMERSONG ROAD	46077
U2020-226	April	7	\$0	\$0	\$0	WarrenCo Construction & Paving	BRITTEN & CHELSEA MAUGHAN	Res Add Deck	Cobblestone Lakes	219	8732 WINDPOINTE PASS	46077
U2020-227	April	8	\$0	\$0	\$0	Gene Deardoff	Andrew & Amy Michie	Res Remodel	Oak Ridge	146	10141 HICKORY RIDGE DRIVE	46077
R2020-228	April	8	\$0	\$0	\$0	Dennis White	Dennis & Patricia White	Res Electric			1690 S 1100 EAST	46077
U2020-229	April	9	\$0	\$0	\$0	Blue Haven Pools	Kelley Gay	Res Add Pool	Rock Bridge	203	3605 OLD QUARRY DRIVE	46077



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U2020-230	April	9	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Remodel			350 N SIXTH STREET	46077
U2020-231	April	9	\$0	\$0	\$0	Ken Woods	J & T Properties LLC	Comm Sign	Cross's second addit	16	70 S Main Street	46077
R2020-232	April	10	\$0	\$0	\$0	Outdoor Enviroments Group	Shaun & Carolyn McDonald	Res Add Pool	THE CLUB AT HOLLIDAY	A31	10919 HOLLIDAY FARMS BLVD	46077
R2020-233	April	10	\$0	\$0	\$0	Moss Roofing	CORY DALE & JESSICA SHOWALTER	Res Reroof	Cooper Heights	1 and 2	8405 COOPER LANE	46077
U2020-234	April	13	\$0	\$0	\$0	Bill Michalak	William & Shelby Maurer	Res Add	Russell Minor	1	4815 COTTONWOOD COURT	46077
U2020-235	April	13	\$0	\$0	\$0	Cochran Exteriors	DANIEL D GORDON & ELISA M SAVI	Res Reroof	Brittany Chase	113	4301 CHASE CIRCLE	46077
U2020-236	April	15	\$0	\$0	\$0	Cross Electric	Lennar	Comm Electric	Manchester Estates	COMMON AREA - L	926 Yorkshire Lane	46077
U2020-237	April	15	\$0	\$0	\$0	Cross Electric	Lennar	Comm Electric	Manchester Estates	COMMON AREA - D	995 Yorkshire Drive	46077
U2020-238	April	15	\$0	\$0	\$0	Cross Electric	Lennar	Comm Electric	Manchester Estates	COMMON AREA - J	297 Brunswick Way	46077
U2020-239	April	16	\$0	\$0	\$0	Wildwood Designs, Inc	Kevin & Danielle Trulock	Res Remodel	Thornhill	89	1963 CAMARGUE DRIVE	46077
U2020-240	April	16	\$0	\$0	\$0	Best Barns of Indiana	JAROD & FLETCHER GRACE LANTZ	Res Add	Zion Hills	6	12205 DAUGHERTY DRIVE	46077
U2020-241	April	16	\$0	\$0	\$0	Bone-Dry Roofing	Timothy Duncan & Nieves Juarbe	Res Reroof	Colony Woods	167	20 CEDAR MILL COURT	46077
U2020-242	April	17	\$14,200	\$0	\$17,384	FCC Development Corp	Zionsville OMS Partners	Comm Remodel	Eagle Village	1,2,5,6	12036 N MICHIGAN ROAD	46077
U2020-243	April	17	\$0	\$0	\$0	B & D Lighting	Lennar	Comm Electric	Manchester Estates	106	299 FAIRFAX WAY	46077
U2020-244	April	20	\$0	\$0	\$0	Sign Solutions, Inc.	SOUTH ZIONSVILLE VILLAGE WEST, LLC	Comm Sign			640 S Main Street	46077
U2020-245	April	20	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	10	5236 ROSE DRIVE	46077
U2020-246	April	21	\$0	\$0	\$0	Chuck's Construction	Alexander & Katie Orlowski	Res Add	Cobblestone Lakes	251	8995 SNOWBERRY COURT	46077
R2020-247	April	22	\$0	\$0	\$0	Electric Today	David & Dorothy Strahl	Res Electric			1115 S US 421	46077



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U2020-248	April	22	\$0	\$0	\$0	Timothy Sparks	Timothy & Carole Sparks	Res Finish Permit	Eagle View Court	2	520 EAGLE VIEW COURT	46077
U2020-249	April	23	\$0	\$0	\$0	Case Design and Remodeling	Mark & Shelley Lakshmanan	Res Remodel	Thornhill	31	1955 MULSANNE DRIVE	46077
R2020-250	April	23	\$0	\$0	\$0	Robert Cari	Robert Cari	Res Finish Permit			7749 E 300 SOUTH	46077
19U2020-251	April	23	\$0	\$0	\$0	Blue Haven Pools	Brandon & Ashley Holman	Res Add Pool	Brookhaven	196	11141 GLEN AVON WAY	46077
U2020-252	April	24	\$0	\$0	\$0	JB Adams Designs LLC	106TH & BENNETT LLC	Comm Tenant Finish		Suite 300	10650 BENNETT PKWY	46077
U2020-253	April	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Hampshire	181	4392 FORRES AVE	46077
U2020-254	April	24	\$0	\$0	\$0	Lennar	Lennar	Res New	Hampshire	185	8126 OXFORD TRACE	46077
U2020-255	April	24	\$0	\$0	\$0	Bone-Dry Roofing	Michael & Molly Murphy	Res Reroof	Cobblestone Lakes	119	9401 SHADOW ROCK CIRCLE	46077
R2020-256	April	24	\$0	\$0	\$0	Universal Roofing	Robert & Tereze Inveiss	Res Reroof	Old Hunt Club	21	6805 OLD HUNT CLUB	46077
U2020-257	April	24	\$0	\$0	\$0	Black Acre Brewing Company LLC	98 SOUTH MAIN LLC	Comm Remodel	Cross's second addit	22	98 S MAIN STREET	46077
R2020-258	April	27	\$0	\$0	\$0	Universal Roofing	James Bowers	Res Reroof			8660 HUNT CLUB ROAD	46077
U2020-259	April	27	\$0	\$0	\$0	New Generation Homes	MICHAEL & CAROLYN LAWRENCE	Res Add	Cross's Third Additi	14	120 S 6TH STREET	46077
13U2020-260	April	27	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Remodel	HIDDEN PINES	67	3947 SUGAR PINE LANE	46077
U2020-261	April	28	\$0	\$0	\$0	Stay Dry Roofing	James Marshall	Res Reroof	Raintree	5	680 EAGLE CREEK COURT	46077
U2020-262	April	28	\$0	\$0	\$0	Bone-Dry Roofing	Jared & Patricia Williams	Res Reroof	Colony Woods	281	220 REDDING COURT	46077
U2020-263	April	28	\$0	\$0	\$0	Nazareth Construction	KERRY & PAMELA Wagoner	Res Electric			4501 S 975 EAST	46077
R2020-264	April	28	\$0	\$0	\$0	Bone-Dry Roofing	Lowell & Mary Snow	Res Reroof	Spring Hill	14	671 SPRING HILLS DRIVE	46077
R2020-265	April	28	\$0	\$0	\$0	Phil Sundling	The Club at Holliday Farms	Comm Electric	THE CLUB AT HOLLIDAY	COMMON AREA	3900 S US 421	46077



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19U2020-266	April	28	\$0	\$0	\$0	Jeff Buckley	Jeff & Jeri Buckley	Res Add Deck	Shannon Springs	6	6600 MONTANA SPRINGS DRIVE	46077
U2020-267	April	28	\$0	\$0	\$0	Leveridge Inc	Jeffrey & Laura Wensink	Res Add Deck	Colony Woods	297	130 LYNN COURT	46077
U2020-268	April	29	\$0	\$0	\$0	James Uland	James & Kelly Uland	Res Remodel	Hampshire	116	4550 KETTERING PLACE	46077
U2020-269	April	29	\$0	\$0	\$0	American Dream Home Improvement	JIMMY D EWING	Res Reroof	Zion Hills	34	12142 DAUGHERTY DRIVE	46077
R2020-270	April	29	\$0	\$0	\$0	KP Meiring Company	KENNETH & PATRICIA MEIRING	Res Add			823 EAGLEWOOD DRIVE	46077
U2020-271	April	30	\$0	\$0	\$0	Cityscape Construction - Aria, LLC	ARIA ZIONSVILLE LLC	Comm Add	ARIA	Pool Equipment	10919 Octave Drive	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-762	Drees Homes	MICHAEL & MICHELLE AMORE	Res New	DEROSS I ESTATES	6	8845 WHITESTOWN ROAD	46077	2020/04/20
R2018-844	Drees Homes	Drees Homes	Res New	Stonegate	355	6627 E DEERFIELD COURT	46077	2020/04/10
R2018-886	Drees Homes	LEWIS AGRICULTURE	Res New			1605 S 825 East	46077	2020/04/28
U2018-916	RL Turner	SEAKE, LLC	Comm New	Zionsville Bus.	3 Seake SHELL	1120 W OAK STREET	46077	2020/04/03
R2019-176	Drees Homes	Drees Homes	Res New	Stonegate	345	7651 DEERFIELD WAY	46077	2020/04/08
R2019-199	C-Ray Pools LLC	Stacy & Audrey Johnson	Res Add Pool	Stonegate	211	7648 CARRIAGE HOUSE WAY	46077	2020/04/27
U2019-206	Trent Companies	Jason & Beth Whittington	Res Other	Rock Bridge	208	9232 KEYSTONE COURT	46077	2020/04/08
R2019-211	Reasa Pabst	CURTIS J MIDD AUGH	Res Remodel			8090 E 550 SOUTH	46077	2020/04/02
19U2019-221	Neer Development	Neer Development Company, Inc.	Res Other	Courtyards of Zionsville	13	1703 ARBOR WAY	46077	2020/04/30
U2019-223	RL Turner	SEAKE, LLC	Comm Remodel	Zionsville Government	SEAKE - EYE CARE 3	1120 W OAK STREET	46077	2020/04/03
19U2019-322	Indy Decorative Concrete	Gary & Mary Magoni	Res Other	Brookhaven	201	11134 GLEN AVON WAY	46077	2020/04/30
U2019-374	RL Turner	SEAKE, LLC	Comm Tenant Finish		Storen Financial	1120 West Oak Street	46077	2020/04/03
R2019-437	Brad Sloan	Stephen & Susan Alford	Res Remodel			4995 S 200 EAST	46077	2020/04/29
U2019-526	Loy Construction	Ramiro & Alejandra De La Cruz	Res Add Deck	SCHICKS	1, 2	324 S NINTH STREET	46077	2020/04/07
U2019-553	Innovative Homes & Remodeling	David & Catherine Sears	Res New	OLIVERS	30	160 N MAIN STREET	46077	2020/04/08
U2019-572	Fischer Homes	Fischer Homes	Res New	Hampshire	176	4462 OAKLEY TERRACE	46077	2020/04/09



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-641	RL Turner	SEAKE, LLC	Comm Remodel	Zionsville Government	3 DILLMAN LAW	1120 W OAK STREET	46077	2020/04/03
R2019-652	Pools of Fun	Matthew & Melissa Stump	Res Add Pool			5301 S 875 East	46077	2020/04/30
U2019-681	Pools of Fun	KEVIN & AMY WHITLOCK	Res Add Pool	Buttondown Farms	34	9973 BUTTONDOWN LANE	46077	2020/04/17
R2019-714	Perma Pools	Edward & Pamela Humphreys	Res Add Pool	SHAFFER MINOR PLAT	4	2608 S 875 EAST	46077	2020/04/08
U2019-801	Fischer Homes	Fischer Homes	Res New	Hampshire	109	4573 KETTERING PLACE	46077	2020/04/09
U2019-802	Fischer Homes	Fischer Homes	Res New	Hampshire	105	4651 KETTERING PLACE	46077	2020/04/09
U2019-829	Fischer Homes	Fischer Homes	Res New	Hampshire	122	4680 KETTERING PLACE	46077	2020/04/09
R2019-833	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	64	7639 E STONEGATE DRIVE	46077	2020/04/16
R2019-843	Robin Campbell Builders	Jason & Kelly Smith	Res New	J Marshall Minor	3	6249 S CR 275 EAST	46052	2020/04/17
U2019-847	Fischer Homes	Fischer Homes	Res New	Hampshire	175	4476 OAKLEY TERRACE	46077	2020/04/09
R2019-925	Emerald Group, Inc	Ronald & Karla Piniacki	Res Finish Permit			9301 E 300 SOUTH	46077	2020/04/30
U2019-944	Lennar	Lennar	Res New	Hampshire	215	4325 KETTERING DRIVE	46077	2020/04/22
19U2019-959	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	42	1729 Cypress Drive	46077	2020/04/29
19U2019-980	Lennar	Lennar	Res New	Vonterra	75	5937 WELDRA DRIVE	46077	2020/04/28
13U2020-7	Booher Building	Walter & Jodi Virkus	Res Remodel	WILLOW RIDGE	34	11544 WILLOW SPRINGS DRIVE	46077	2020/04/22
19U2020-24	Cutting Edge Hardscapes	Qin Ziao & Feu Yu	Res Other	Brookhaven	240	2497 STILL CREEK DRIVE	46077	2020/04/28



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-48	Marksman Construction	SEAKE, LLC	Comm Remodel	Government Center Minor	3 Meridian Title	1120 W OAK STREET	46077	2020/04/27
U2020-60	Chuck's Construction	Kenneth & Lori Elsbury	Res Add	THORNHILL SEC 1	8	280 BENTLEY DRIVE	46077	2020/04/10
U2020-73	Case Design and Remodeling	CHRISTOPHER & NICOLE HOUGH	Res Remodel	COLONY SQUARE SEC 1	18	57 PENN PLACE	46077	2020/04/15
U2020-98	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Remodel	Cross's second addit	3	60 N Main Street	46077	2020/04/27
U2020-100	Innovative Homes & Remodeling	Tom Dugan	Res Remodel	Cross's second addit	105-106	40 N Main Street	46077	2020/04/29
U2020-113	Bullseye Commercial	Ken Woods	Comm Remodel	Oak Center	Great Clips	1209 W OAK STREET	46077	2020/04/20
R2020-128	Perma Pools	CHRISTOPHER S & KELLY J DIASIO	Res Add Pool	Stonegate	10	6115 STONEGATE RUN	46077	2020/04/29
U2020-157	Jeff Davidson	Ryan Evans	Res Add Deck	Schicks Subdivision	21,21	965 W PINE STREET	46077	2020/04/23
U2020-159	Render Home Solutions	CHRISTOPHER E & BETH M	Res Add Deck	Austin Oaks	41	11844 PROMONTORY TRAIL	46077	2020/04/27
U2020-169	Young's Construction	ALLAN TODD & CHRISTINE	Res Remodel	Colony Woods	245	225 WOODSTOCK COURT	46077	2020/04/30
U2020-209	Bone Dry Roofing	Anthony Brewer	Res Reroof	PRESERVE AT SPRING KNOLL	129	4330 ASH COURT	46077	2020/04/14
U2020-240	Best Barns of Indiana	JAROD & FLETCHER	Res Add	Zion Hills	6	12205 DAUGHERTY DRIVE	46077	2020/04/21



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Planning and Economic Development Permit Activity

Year: 2020

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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	1	0	4	2	2	2	26	6	6	5	2	2	9	1	0	68	1	25	321	495	17	20
February	0	0	3	3	3	1	15	5	11	1	0	0	7	0	0	49	0	10	282	426	12	26
March	4	0	1	1	1	5	35	14	11	3	6	1	12	0	0	94	1	21	290	474	19	24
April	0	2	5	3	5	0	6	9	6	3	4	1	16	0	0	60	1	2	342	507	14	44
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	5	2	13	9	11	8	82	34	34	12	12	4	44	1	0	271	3	58	1235	1902	62	114



MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS APRIL 1, 2020, 6:30 p.m.

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING WAS PROVIDED IN THE ANNEX PUBLISHED WITH THE AGENDA.

The following items were scheduled for consideration:

- I. Approval of the March 4, 2020 Meeting Minutes– **approved 5-0 as written**
- II. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2020-04-DSV	T. Donnar	145 N Main Street	Continued as Requested by Petitioner’s Representative from the April 1, 2020 to the May 6, 2020 Meeting Continuance request by Interested Party from March to April Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Exceeds the required lot coverage of 35%, to 42.2% in the Urban Residential Village Zoning District (R-V).
2020-06-DSV	M. Marlowe	140 N 4th Street	Approved as presented & filed w/exhibits dated 4/1/20 & per staff report – 4 in Favor, 1 Opposed Continued by Petitioner’s Representative from March to April Petition for Development Standards variance in order to provide for the construction of an addition to a Single-Family Home which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 40% in the Urban Residential Village Zoning District (R-V).

III. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-07-DSV	Hotel Tango	10615 Zionsville Road	<p>Approved with Commitments and as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance to provide for the redevelopment of a commercial center which deviates from the required number of parking spaces in the Urban General Business District (B-2).</p>
2020-08-DSV	K. Meiring	823 Eaglewood Drive	<p>Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance in order to provide for the construction of a detached garage which:</p> <ol style="list-style-type: none"> 1) Deviates from the required minimum front yard setback; and 2) Deviates from the required maximum permissible height associated with an accessory structure in the Rural Low-Density Single-Family and Two-Family Residential Zoning District (R2).
2020-09-DSV	A. Chavez	324 S 9th Street	<p>Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed</p> <p>Petition for Development Standards Variance to allow for an existing outdoor fireplace to continue to:</p> <ol style="list-style-type: none"> 1) encroach into the required minimum 5-foot side yard setback in the Residential Village Zoning District (RV).

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Monday, April 20, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, et seq. ADDITIONAL INFORMATION REGARDING THE MEETING WAS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

I. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2020-08-Z	Prologis	5190 S. State Road 267 Lebanon, IN 46052	Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting Approved 7 in Favor 0 Opposed Petition for Zone Map change to rezone approximately 75.98 acres from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting Approved 7 in Favor 0 Opposed Petition for Zone Map change to rezone approximately 24.283 acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

II. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-04-CA	Appaloosa Crossing	10901 E. 300 South	Approved as presented at the April 20, 2020 Plan Commission Meeting 7 in Favor 0 Opposed 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	Approved as Presented at the April 20, 2020 Plan Commission Meeting 6 in Favor 1 Opposed Petition for a Primary Plat of 57.53± acres for 12 lots, 2 blocks, and 4 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	Approved as Presented at the April 20, 2020 Plan Commission Meeting 7 in Favor 0 Opposed 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
2020-05-RP	V. Ranieri	3733 Olde Well Run	Approved as Presented at the April 20, 2020 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Replat to allow for Lot D7 of Section 1 in the Holliday Farms Subdivision to be removed from the requirements of lot configuration of Subarea F and adhere to the requirements in Subarea G as reflected on the plat of Holliday Farms Section 1 located in the Planned Unit Development Zoning District
2020-07-MP	K. Wagoner	4501 S. 975 East	Approved as Amended (Petitioner amended platted Front Yard Setback from 100 feet to 7 feet-See exhibit dated April 17, 2020) at the April 20, 2020 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Minor Plat approval for the establishment of two lots in the (R-SF-2) Urban Residential Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-06-DP	Hotel Tango	10615 Zionsville Road	Approved as Presented at the April 20, 2020 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for repair and remodel of the existing structure, and for the addition of an approximately 682 square foot Smart Pergola, and to allow for a waiver of Architectural Design requirements in the (B-2) Urban General Business Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Discussion occurred regarding a future Petitioner's potential to seek a waiver of noticing requirements supporting first class mailings to parties entitled to receive personal notice due to Social Distancing practices

Respectfully Submitted:

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



MEETING NOTICE & AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MAY 6, 2020, 6:30 p.m. (Local Time)

MEETING WILL FACILITATE REMOTE ATTENDANCE - NO IN PERSON PARTICIPATION BY THE BOARD OF ZONING APPEALS OR THE PUBLIC WILL OCCUR

Members of the public shall have the right to attend BZA Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86797595863>

Or iPhone one-tap :

US: +16465588656,,86797595863# or +13017158592,,86797595863#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 867 9759 5863

International numbers available: <https://us02web.zoom.us/j/86797595863>

Members of the public shall have the option of recording their attendance at BZA Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Introduction of New Member
- IV. Approval of the December 10, 2019 and April 1, 2020 Meeting Minutes
- V. Withdrawal Requests - #2020-04-DSV T. Donnar
- VI. Continuance Requests

VII. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2020-04-DSV	T. Donnar	145 N Main Street	<p>Continuance request by Petitioner’s Representative from April to May Meeting.</p> <p>Continuance request by Interested Party from March to April</p> <p>Petition for Development Standards variance in order to provide for the construction of a Single-Family Home & accessory uses which: 1) Exceeds the required lot coverage of 35%, to 42.2% in the Urban Residential Village Zoning District (R-V).</p>

VIII. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-10-DSV	A. Nester	720 W Pine Street	<p>Petition for Development Standards Variance in order to provide for the addition of a carport to a Single-Family Home which:</p> <ol style="list-style-type: none"> 1) Deviates from the required side yard setback and 2) Deviates from the required rear yard setback <p>in the Urban Residential Village Zoning District (R-V).</p>

IX. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Unsigned Findings of Fact
2019-38-SE	T. Ball	325 S 1100 East	Status of Commitments/Right to Farm
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments

If you need technical assistance in logging into Zoom for this meeting, please contact Chrissy Koenig, ckoenig@zionsville-in.gov, or 317-995-4471.

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

MAY 6, 2020, REGULAR MEETING OF THE ZIONSVILLE BOARD OF ZONING APPEALS

ANNEX TO PUBLIC NOTICE

In his Executive Orders 20-02, 20-04, 20-08, AND 20-26 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Board of Zoning Appeals (the “BZA”) must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the BZA shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend BZA Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86797595863>

Or iPhone one-tap :

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Webinar ID: 867 9759 5863

International numbers available: <https://us02web.zoom.us/j/86797595863>

2. Members of the public shall have the option of recording their attendance at BZA Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.
3. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.
4. The BZA will continually revisit and refine the procedures to address public accessibility to BZA Public Meetings during the COVID-19 Public Health Emergency.



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, May 18, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08, and 20-26 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84335012472>

Or iPhone one-tap :

US: +13017158592,84335012472# or +13126266799, 84335012472#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 9128

Webinar ID: 843 3501 2472

International numbers available: <https://us02web.zoom.us/j/84335012472>

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 21, 2020 Meeting Memo, and April 20, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-08-Z	Prologis	5190 S. State Road 267 Lebanon, IN 46052	Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting Petition for Zone Map change to rezone 76 +/- acres from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	Request by the Petitioner to continue to the regularly scheduled May 18, 2020 Plan Commission meeting Petition for Zone Map change to rezone 24.283+/- acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-15-Z	Creekside PUD	10771-10903 Creek Way	Petition for Zone Map Change to rezone 49.874+/- acres from the (PUD) Planned Unit Development to a (PUD) Planned Unit Development District (Town of Zionsville Owned Land within the Creekside PUD as per Ord. 2018-08)
2020-13-DP	Zionsville Community Schools Building Corporation	4400 S. 875 East	Petition for Development Plan approval to allow for the construction of a 91,151 square foot elementary school in the (SU-1) Special Use Zoning District
2020-14-DP	Hoosier Village Sales And Marketing Office	5415 Bearberry Lane (Est)	Petition for Development Plan approval to allow for the construction of an approximately 5600 square foot single story sales and marketing office in the (SU-7) Special Use Zoning District

VII: Other Matters to be considered

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

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

May 5, 2020

ANNEX TO PUBLIC NOTICE FOR THE MAY 18, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04, 20-08, AND 20-26 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the “**Plan Commission**”) must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

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3. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov to arraign in-person attendance.
4. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
5. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.