



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

August 2014

Total permits issued for the month of August: 82

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Permit Activity Breakdown

Commercial Permits	August 2014	August 2013	YTD 2014	YTD 2013	YTD Diff
New	1	0	11	7	4
Interior Remodel	1	0	25	20	5
Addition	1	2	8	12	-4
Sign	4	3	29	20	9
Electric	0	1	6	13	-7
Other	11	16	58	105	-47
Sewer	0	0	1	0	1
Commercial Totals	18	22	138	177	-39
Residential Permits					
Single Family	15	17	136	178	-42
Addition	20	11	88	55	33
Remodel	6	7	63	69	-6
Electric	2	1	26	20	6
Pool/Spa	3	1	24	16	8
Demolition	2	2	14	5	9
Other	16	5	116	26	90
Sewer/Repairs	0	2	12	16	-4
Residential Totals	64	46	479	385	94
Combined Totals	82	68	617	562	55

Building/Site Inspections: 397 Number Of Inspections: 580

Certificates Of Occupancy Issued: 59

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 27

Number of violations that resulted in a violation and/or stop work order: 14

Number of Investigations closed this month: 21

Total number of zoning code violations to date: 142



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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
13U2014-536	August	1	\$8,000	\$200	\$0	\$0	\$0	Deck Works	Scott Chisholm	Res Add Deck	Willow Glen	23	11175 Patmore Ash	46077
R2014-537	August	1	\$7,200	\$300	\$0	\$0	\$0	James Hine	James Hine	Res Add			6150 E SR 32	46052
U2014-538	August	1	\$5,000	\$410	\$0	\$0	\$0	Innovative Homes &	Steve Dubois	Res Remodel	Colony Woods	37	1135 Williamsburg	46077
13U2014-539	August	4	\$25,000	\$410	\$0	\$0	\$0	Peter Donahoe	Peter Donahoe	Res Remodel	The Willows	58	3209 Willow Bend Trail	46077
13U2014-540	August	4	\$18,700	\$100	\$0	\$0	\$0	Greenleaf Landscaping	Eric Ebenroth	Res Other	Fox Hollow	26	7382 Fox Hollow Ridge	46077
U2014-541	August	4	\$293,515	\$1,366	\$8,090	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	190	3660 Old Quarry Drive	46077
U2014-542	August	4	\$271,075	\$1,063	\$0	\$1,221	\$861	MI Homes	MI Homes	Res New	The Sanctuary	43	11900 Avedon Way	46077
13U2014-543	August	4	\$375,000	\$1,298	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	83	3228 Cimmaron	46077
U2014-544	August	5	\$10,000	\$100	\$0	\$0	\$0	Mark Kleis	Mark Kleis	Res Other	Austin Oaks	122	11915 Creekstone	46077
R2014-545	August	5	\$400,000	\$1,678	\$0	\$1,221	\$0	North Homes Inc.	Michael North	Res New	Keeler Estates	1	8653 E 125 South	46077
U2014-546	August	5	\$130,000	\$410	\$0	\$0	\$0	Viewegh and Assoc	Peter & Erin Rusthoven	Res Remodel			100 Bailey Court	46077
U2014-547	August	5	\$0	\$100	\$0	\$0	\$0	Green Air Inc.	Matt McIntyre	Res Demo	Raintree	62	220 Raintree Drive	46077
13U2014-548	August	5	\$100,000	\$200	\$0	\$0	\$0	Outdoor Creations	Edmund & Carol Abel	Res Add Deck	Fox Hollow	87	9957 Ford Valley Lane	46077
U2014-549	August	5	\$9,000	\$410	\$0	\$0	\$0	Mr. Rooter Plumbing	Mike & Missy Pawlowski	Res Remodel	Cobblestone Lakes	122	9473 Shadow Rock Circle	46077
U2014-550	August	5	\$3,600	\$75	\$0	\$0	\$0	Kilburn Brothers Construction	Tyler Smith	Res Reroof			245 N Maple Street	46077
R2014-551	August	5	\$7,000	\$100	\$0	\$0	\$0	Lunar Construction	Michelle Benatti	Res Add Deck	Blackstone		7496 Independence	46077
U2014-552	August	6	\$12,286	\$75	\$0	\$0	\$0	Bone-Dry Roofing	John Ottensman	Res Reroof	Colony Woods		1145 Maxwell Lane	46077
U2014-553	August	6	\$9,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Robert Keller	Res Reroof			160 S 5th Street	46077



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U2014-554	August	6	\$5,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Dave Verrill	Res Reroof			890 W Oak Street	46077
U2014-555	August	6	\$800	\$57	\$0	\$0	\$0	A Sign By Design	Mike Cole	Comm Sign	Village Business Dis	Michele's on Main	40 N Main Street	46077
U2014-556	August	6	\$100,000	\$400	\$0	\$0	\$0	Dillon Construction	Larry Havlik	Comm Trailer		LIDS	5401 W 106th Street	46077
U2014-557	August	6	\$0	\$61	\$0	\$0	\$0	Shari Jenkins	Roger Burris	Comm Sign	Village Business Dis	Salty Cowboy	55 E Oak Street	46077
U2014-558	August	7	\$5,000	\$75	\$0	\$0	\$0	Nazareth Building	Annabelle Aldous	Res Reroof			12 Chestnut Court	46077
R2014-559	August	7	\$342,000	\$1,355	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	159	2806 W High Grove Circle	46077
R2014-560	August	7	\$358,000	\$1,380	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	217	2515 Wood Hollow Trail	46077
U2014-561	August	7	\$2,500	\$137	\$0	\$0	\$0	JBM Constructors	Zionsville Community	Comm Sign		High School	1000 Mulberry	46077
U2014-562	August	7	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Joy Smallwood	Res Electric			410 Linden Street	46077
R2014-563	August	7	\$7,500	\$410	\$0	\$0	\$0	H & D Design & Remodel	Greg Long	Res Add	Blackstone	32	6426 Concord	46077
U2014-564	August	7	\$45,000	\$410	\$0	\$0	\$0	Gregg H Montgomery	Chris & Kim Janak	Res Add	Colony Woods	50	45 Bennington	46077
U2014-565	August	7	\$0	\$200	\$0	\$0	\$0	Waire Group	Heritage Properties	Comm Demo	Bennett Techology Park	Golf Solutions	10730 Bennett	46077
U2014-566	August	8	\$23,550	\$672	\$0	\$0	\$0	CK Price Properties	CK Price Properties	Comm Remodel	Village Business Dis	Potourri Building	99 N First Street	46077
U2014-567	August	8	\$95,000	\$461	\$0	\$0	\$0	Viewegh and Assoc	Wayne Heller	Res Add		8	525 Eagleview	46077
R2014-568	August	8	\$470,000	\$1,392	\$0	\$1,221	\$0	Viewegh and Assoc	Scott & Lisa Beier	Res New	Stonegate	323	6568 W Deerfield	46077
R2014-569	August	8	\$4,850	\$280	\$0	\$0	\$0	Zionsville Mobile Home Park	Zionsville Mobile Home Park	Res Add	Zionsville Mobile Ho		6102 Vickie Lane	46077
R2014-570	August	8	\$15,000	\$470	\$0	\$0	\$0	Zionsville Mobile Home Park	Zionsville Mobile Home Park	Res Add	Zionsville Mobile Ho		6102 Vickie Lane	46077
R2014-571	August	8	\$750	\$125	\$0	\$0	\$0	Zionsville Mobile Home Park	Zionsville Mobile Home Park	Res Other	Zionsville Mobile Ho	Mobile Home	6037 Vickie Lane	46077



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R2014-572	August	8	\$1,500	\$125	\$0	\$0	\$0	Zionsville Mobile Home Park	Zionsville Mobile Home Park	Res Other	Zionsville Mobile Ho	Mobile Home	6020 Vickie Lane	46077
U2014-573	August	11	\$2,600	\$410	\$0	\$0	\$0	William Cooper	William Cooper	Res Add			555 Eagleview	46077
U2014-574	August	11	\$33,850	\$410	\$0	\$0	\$0	Bontrager Homes	William Goldsmith	Res Remodel			324 S 9th Street	46077
U2014-575	August	11	\$11,800	\$75	\$0	\$0	\$0	Randy Yearly	Mark Kleis	Res Reroof	Austin Oaks		11915 Creekstone	46077
U2014-576	August	12	\$0	\$0	\$0	\$0	\$0	Midwestern Electric, Inc.	Town of Zionsville	Comm Other	Bennett Techology Park	Tornado Siren	10190 Bennett	46077
U2014-577	August	12	\$12,000	\$410	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Res Add	Hoosier Village	36	5691 Cherryleaf	46077
U2014-578	August	13	\$33,500	\$483	\$0	\$0	\$0	Fox Pools of Indianapolis	Steve Simmons	Res Add Pool	Spring Knoll	64	9490 Greenthread	46077
R2014-579	August	13	\$280,000	\$1,272	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	28	6494 Concord	46077
U2014-580	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		110 Keith Drive	46077
U2014-581	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1363 Robert Court	46077
U2014-582	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		110 Kevin Drive	46077
U2014-583	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		158 Kevin Court	46077
U2014-584	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1371 Saylor Court	46077
U2014-585	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1367 James Court	46077
U2014-586	August	14	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1373 Robert Court	46077
R2014-587	August	15	\$343,000	\$1,471	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	12	11300 Abbitt Trail	46077
U2014-588	August	15	\$6,000	\$410	\$0	\$0	\$0	Indy Deck & Porch	Mark & Marilyn Wunder	Res Add	Cobblestone Lakes	337	8762 Heatherstone	46077
R2014-589	August	15	\$0	\$75	\$0	\$0	\$0	MPD Excavating	MPD Excavating	Res Electric			7529 E SR 32	46077



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13U2014-590	August	15	\$300,527	\$1,284	\$0	\$1,221	\$0	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	226	11526 Golden	46077
R2014-591	August	18	\$0	\$100	\$0	\$0	\$0	RBK General Contrators	Kambiz Karimi	Res Demo			830 S US 421	46077
R2014-592	August	18	\$25,000	\$251	\$0	\$0	\$0	Accent Landscape	Scott & Carey Roberts	Res Add	Pleasant View Lane	1	9735 Pleasant	46077
R2014-593	August	19	\$2,645	\$75	\$0	\$0	\$0	Cochran Exteriors	Jonah Faulkner	Res Reroof	Royal Run		6276 Canterbury	46077
13U2014-594	August	19	\$305,000	\$1,224	\$0	\$1,221	\$0	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	121	11597 Weeping	46077
13U2014-595	August	19	\$18,000	\$266	\$0	\$0	\$0	Greg Monsey	Jeff Weber	Res Add	The Willows	203	11624 Willow Springs Drive	46077
U2014-596	August	19	\$10,000	\$410	\$0	\$0	\$0	Tom Simmons	John Williams	Res Add	Raintree	82	225 Spring Drive	46077
U2014-597	August	20	\$90,000	\$495	\$0	\$0	\$0	Keesling Custom Pools &	Andrew & Julia Detherage	Res Add Pool	Oldfields	2	6919 Foxland Run Court	46077
13U2014-598	August	20	\$305,000	\$1,338	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	23	3257 Wildlife Trail	46077
U2014-599	August	20	\$289,000	\$1,087	\$0	\$1,221	\$861	M/I Homes	M/I Homes	Res New	The Sanctuary	3	11852 Avedon Drive	46077
U2014-600	August	20	\$25,900	\$100	\$0	\$0	\$0	Vickrey Remodeling	John Stehr	Res Other	Oak Ridge	141	10261 Hickory Ridge	46077
R2014-601	August	21	\$23,572	\$75	\$0	\$0	\$0	Bone-Dry Roofing		Res Reroof	Fox Run		2849 Wolverine	46077
R2014-602	August	22	\$11,000	\$75	\$0	\$0	\$0	Brandon Toney	Joseph & Pam Ricci	Res Reroof			502 S 775 East	46077
R2014-603	August	22	\$45,000	\$366	\$0	\$0	\$0	Morton Buildings	Chad Crowther	Res Add			6746 S 850 East	46077
R2014-604	August	25	\$60,000	\$634	\$0	\$0	\$0	John Border	Morris Coats	Res Add			8225 W Oak Street	46077
R2014-605	August	26	\$75,000	\$460	\$0	\$0	\$0	John Border	Jason Plunkett	Res Add			7650 W Oak Street	46077
U2014-606	August	27	\$1,700,000	\$1,000	\$0	\$0	\$0	Dillon Construction	Hat World Inc	Comm New	Creekside Corporate Park	LIDS	5401 W 106th Street	46077
U2014-607	August	27	\$54,000	\$410	\$0	\$0	\$0	Accessibility Construction		Res Add	Colony Woods	234	270 Governors	46077



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U2014-608	August	28	\$11,000	\$75	\$0	\$0	\$0	C & M Roofing	Cody Martin	Res Reroof	Thornhill		1825 Continental	46077
U2014-609	August	29	\$3,500	\$58	\$0	\$0	\$0	Zach Hoyes	Sullivan Foundation	Comm Add		Sullivan Munce	225 W Hawthorn	46077
U2014-610	August	29	\$4,000	\$100	\$0	\$0	\$0	Davidson Construction	Debbie Jack	Res Add Deck	Irongate	28	1620 Irongate Circle	46077
13U2014-611	August	29	\$409,000	\$1,594	\$0	\$1,221	\$0	Fischer Homes	Fischer Homes	Res New	The Willows	126	11558 Bent Tree Court	46077
R2014-612	August	29	\$41,000	\$485	\$0	\$0	\$0	Classic Pool & Patio	Daryl Dean	Res Add Pool			7717 E 300 South	46075
U2014-613	August	29	\$17,717	\$410	\$0	\$0	\$0	CMH Builders	Luke Smith	Res Remodel	Rock Bridge		3613 Flagstone	46077
U2014-614	August	29	\$19,000	\$100	\$0	\$0	\$0	Mascari Lawn & Landscape	Brad Burnett	Res Other	Cobblestone Lakes	227	8840 Sugar Cay Court	46077
U2014-615	August	29	\$350	\$58	\$0	\$0	\$0	Sign Arama	Valerie Swack	Comm Sign	Village Business Dis	Reynolds/Res	916 S Main Street	46077
R2014-616	August	29	\$300	\$140	\$0	\$0	\$0	Susan Downs	Cracker Barrel	Comm Trailer		Cracker Barrel	6398 Crane Drive	46075
U2014-617	August	29	\$325,546	\$1,427	\$8,095	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	79	3891 Rock Bridge Drive	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2013-399	Drees Homes	Drees Homes	New Res	Brookhaven	231	11523 Wood Hollow Trail	46077	2014/08/21
13U2013-484	Hamilton Homes	Schenberg	New Res	The Willows	202	11620 Willow Springs Drive	46077	2014/08/12
13U2013-505	Fischer Homes	Fischer Homes	New Res	The Willows	162	11509 Willow Bend Drive	46077	2014/08/15
U2013-540	Drees Homes	Drees Homes	Res New	Pleasant View Estate	8	9895 Equestrian Way	46077	2014/08/21
R2013-553	Kai Yu	Matt Hecker	Comm Add	Stonegate	Heckers Fitness 108	6828 W Stonegate Drive	46077	2014/08/11
13U2013-617	Ryland Homes	Ryland Homes	New Res	The Willows	47	3256 Willow Bend Trail	46077	2014/08/12
U2013-623	Richard Dietz	Richard Dietz	Res Other			505 W Oak Street	46077	2014/08/06
U2013-681	Fox Pools Indianapolis	Rob Best	Res Add	The Preserve at Spri	196	4309 Sedge Court	46077	2014/08/11
U2013-711	KAB Construction	Scott Makinson	Res Add			155 S. 4th Street	46077	2014/08/04
R2013-719	Foerster Construction	Jason Chamness	Res Add	Saddle Brook Farms	1	9305 E. 200 South	46077	2014/08/15
13U2013-728	Fischer Homes	Fischer Homes	New Res	The Willows	28	3275 Wildlife Trail	46077	2014/08/15
13U2013-738	Homes by McKenzie	Homes by McKenzie	New Res	The Willows	98	11592 Weeping Willow Court	46077	2014/08/19
U2013-742	Wedgewood Building Company	Wedgewood Building Company	Res Add			11425 E. 550 South	46077	2014/08/26
R2013-758	Drees Homes	Drees Homes	New Res	Brookhaven	232	11525 Wood Hollow Trail	46077	2014/08/21
R2013-809	Tom Simmons	Richard Lyndon	Res Add			702 S. 1200 East	46077	2014/08/07
R2014-19	Drees Homes	Drees Homes	Res New	Brookhaven	148	2805 W High Grove Circle	46077	2014/08/12



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R2014-27	Grabber Post	Tim Donathen	Res Add			3955 S 875 East	46077	2014/08/19
R2014-42	Drees Homes	Drees Homes	Res New			1541 S 825 East	46077	2014/08/21
13U2014-62	Ryan Homes	Ryan Homes	Res New	Willow Glen	80	3246 Cimmaron Ash Drive	46077	2014/08/12
R2014-79	Graham Construction	Jill Neumann	Res Add	Countrywood	47	1112 Indian Pipe Lane	46077	2014/08/29
13U2014-84	Ryland Homes	Ryland Homes	Res New	The Willows	152	11543 Willow Bend Drive	46077	2014/08/08
R2014-87	Drees Homes	Drees Homes	Res New	Brookhaven	213	11524 Wood Hollow Trail	46077	2014/08/04
R2014-93	Ryland Homes	Ryland Homes	Res New	Blackstone	23	7477 Independence Drive	46077	2014/08/19
13U2014-101	Ryan Homes	Ryan Homes	Res New	Willow Glen	84	3224 Cimmaron Ash Drive	46077	2014/08/13
R2014-106	Drees Homes	Drees Homes	Res New	Brookhaven	160	2804 West High Grove Circle	46077	2014/08/07
R2014-117	Ryland Homes	Ryland Homes	Res New	Blackstone	53	7448 Independence Drive	46077	2014/08/12
U2014-127	R&G Home Improvements	Paul Schmidt	Res Add	Sugarbush	54	815 Sugarbush Ridge	46077	2014/08/14
U2014-132	KAB Construction	Alexis Gransee	Res Remodel			620 W Hawthorne Street	46077	2014/08/27
U2014-137	Superior Contractors	Greg Jones	Comm Remodel	Mayflower Park	Southwestern Communication	7031 Mayflower Park Drive	46077	2014/08/11
U2014-146	DCS Inc	Thomas Rainey	Res Remodel	Cobblestone Lakes	153	9311 Windrift Way	46077	2014/08/22
R2014-178	Ryland Homes	Ryland Homes	Res New	Blackstone	16	7528 Patriot Court	46077	2014/08/05
U2014-186	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	283	8780 Wood Duck Court	46077	2014/08/21



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U2014-202	Shari Jenkins	Shari Jenkins	Comm Add	Village	Salty Cowboy	55 E Oak Street	46077	2014/08/25
R2014-210	Ryan Homes	Ryan Homes	Res New	Willow Glen	70	3223 Purple Ash Drive	46077	2014/08/22
R2014-237	Fox Pools of Indianapolis	Brent Mosby	Res Add Pool	Stonegate	155	7636 Windsor Drive	46077	2014/08/06
U2014-255	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	216	8762 Windpointe Pass	46077	2014/08/26
R2014-263	RKW Homes	Jeffrey Whitaker	Res Remodel	Soaring Hawk	3	9785 Soaring Hawk Circle	46077	2014/08/12
U2014-325	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		160 Kevin Court	46077	2014/08/07
U2014-326	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1371 Robert Drive	46077	2014/08/07
U2014-327	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1359 Robert Court	46077	2014/08/07
U2014-328	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		154 Keith Court	46077	2014/08/28
U2014-332	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		152 Kevin Court	46077	2014/08/07
R2014-352	Pools of Fun	Kevin & Carly Toole	Res Add Pool	Blackstone	8	7590 Blackstone Court	46077	2014/08/06
U2014-356	Kidwell Design Group	Matt Imes	Res Remodel	Preserve Spring Knoll		4257 Honeysuckle Lane	46077	2014/08/11
R2014-398	Crown Castle	Pinnacle Tower Acquisitions	Comm Cell Tower			9275 State Road 32	46077	2014/08/14
U2014-403	Keiter Construction	Mike Heck	Res Add	Schicks Subdivision	3 & 4	322 S 9th Street	46077	2014/08/13
U2014-404	Crown Castle	Crown Castle	Comm Cell Tower		High School Cell Tower	1000 Mulberry Street	46077	2014/08/29
U2014-434	Perma Pools	Keith & Katie Glenn	Res Add Pool	Rock Bridge	23	3700 Weather Stone Crossing	46077	2014/08/27



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U2014-435	Perma Pools	Chad Crowther	Res Add Pool			6746 S 850 East	46077	2014/08/04
U2014-437	Crown Castle	Robert Bender	Comm Cell Tower			7417 S Ford Road	46077	2014/08/27
R2014-487	Decks by Design	Robert Jackson	Res Add Deck	Brookhaven	157	2810 W High Grove Circle	46077	2014/08/07
U2014-504	CMH Builders	Susan Woolley	Res Remodel	Cobblestone Lakes	338	8752 Heatherstone Place	46077	2014/08/26
U2014-507	Jon Weed	Top Properties	Comm Remodel	Village Business Dis	B Happy Peanut Butter	365 S Main Street	46077	2014/08/04
U2014-512	Michael Heck	Michael Heck	Res Other			322 S 9th Street	46077	2014/08/13
U2014-535	John Grimme	Jim Fennell	Res Add Deck	Sanctuary	56	11911 Avedon Way	46077	2014/08/22
13U2014-536	Deck Works	Scott Chisholm	Res Add Deck	Willow Glen	23	11175 Patmore Ash Drive	46077	2014/08/08
13U2014-548	Outdoor Creations	Edmund & Carol Abel	Res Add Deck	Fox Hollow	87	9957 Ford Valley Lane	46077	2014/08/29
R2014-551	Lunar Construction	Michelle Benatti	Res Add Deck	Blackstone		7496 Independence Drive	46077	2014/08/08
R2014-563	H & D Design & Remodel	Greg Long	Res Add	Blackstone	32	6426 Concord Drive	46077	2014/08/26



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2014

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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	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	1	4	5	0	3	9	2	5	0	0	2	2	1	0	34	0	2	215	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	1	8	389	619	43
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	426	635	73
June	7	2	4	4	0	11	18	10	13	5	7	4	23	0	0	108	1	5	380	631	57
July	0	1	1	3	0	7	21	12	7	6	4	1	16	2	0	81	0	5	429	695	52
August	1	1	1	4	0	11	15	20	6	2	3	2	16	0	0	82	0	2	397	580	59
September	1	0	3	1	0	13	20	5	10	8	2	3	14	0	0	80	2	3	350	538	58
October																					
November																					
December																					
Totals	12	8	28	30	6	71	156	93	73	34	26	17	130	12	1	697	7	35	3169	5050	415



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2014

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	\$13,246	\$12,386	\$21,417	\$34,605	\$28,880	\$25,310	\$28,535	\$20,229	\$27,521				\$212,129
All Other Residential ILP Fees	\$3,618	\$2,640	\$9,625	\$10,451	\$13,002	\$15,563	\$10,121	\$12,630	\$8,594				\$86,244
Residential Inspection Fees (Fees Due)	\$3,000	\$2,575	\$3,975	\$3,900	\$4,700	\$3,200	\$5,200	\$3,550	\$3,375				\$33,475
New Home Residential Road Impact Fees	\$4,305	\$1,722	\$6,888	\$10,332	\$8,610	\$3,444	\$8,610	\$4,305	\$3,444				\$51,660
New Home Residential Park Impact Fees	\$12,210	\$9,768	\$19,536	\$29,304	\$26,862	\$21,978	\$25,641	\$18,315	\$23,199				\$186,813
Sanitary Sewer Fees	\$20,160	\$12,090	\$8,050	\$44,345	\$16,100	\$24,185	\$24,190	\$16,185	\$20,225				\$185,530
Total Residential ILP, Inspection, Impact, Sewer	\$45,479	\$34,566	\$65,516	\$116,892	\$93,454	\$86,420	\$93,032	\$63,529	\$74,833				\$673,721
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0	\$1,000	\$2,636				\$29,260
All Other Commercial ILPs	\$851	\$3,984	\$7,342	\$4,099	\$10,028	\$10,117	\$1,621	\$2,762	\$4,876				\$45,680
Commercial Inspection Fees(Fees due)	\$900	\$225	\$825	\$675	\$600	\$1,500	\$225	\$225	\$450				\$5,625
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0	\$0	\$5,166				\$88,236
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0	\$0	\$22,000				\$114,100
Total Commercial ILP, Inspection Impact Sewer	\$1,134	\$3,984	\$15,882	\$14,099	\$18,078	\$303,994	\$1,621	\$3,762	\$40,618				\$403,172
Combined Residential and Commercial Sewer	\$20,160	\$12,090	\$16,075	\$54,345	\$24,150	\$90,210	\$24,190	\$16,185	\$42,225				\$299,630
Combined Residential and Commercial Impact	\$16,515	\$11,490	\$26,424	\$39,636	\$35,472	\$228,448	\$34,251	\$22,620	\$37,749				\$452,605
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$54,673	\$42,590	\$81,398	\$143,136	\$111,532	\$394,474	\$98,718	\$75,426	\$123,601				\$1,125,548
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						\$1,730							\$1,730
Secondary Plat Approval							\$800						\$800
Minor Plat Approval									\$195				\$195
Zone Map Amendment													
Subdivision Waiver													
Development Plan	\$2,760		\$600			\$11,672		\$672					\$15,704
Development Plan Amendment				\$1,100		\$610		\$4,704	\$1,600				\$8,014
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$2,000											\$2,000
Variance of Dev Standards	\$900	\$300			\$300	\$350	\$900	\$1,275	\$1,470				\$5,495
Special Exception													
TOTAL FILING FEES Plan Commission and	\$3,660	\$2,300	\$600	\$1,100	\$300	\$14,362	\$1,700	\$6,651	\$3,265				\$33,938
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	9	16	25	22	18	21	15	20				156
All Other Residential ILP	17	12	41	55	59	62	48	49	42				385
New Commercial Start ILP	1		1		1	7		1	1				12
All Other Commercial ILP	4	13	13	15	32	21	12	17	17				144
Total Permit Per Month	32	34	71	95	114	108	81	82	80				697
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						¹ Hidden Pines							
Secondary Plat Approval							² Stonegate Section Stonegate Section						
Minor Plat Approval									¹ M. Koger				
Zone Map Amendment													
Subdivision Waiver													
Development Plan	² Hat World - Lids S. Jenkins-Salty C		¹ Leading Age			¹ Hidden Pines		¹ C. Patel (Former K					
Development Plan Amendment			¹ Top Properties, LL	² Northpark Community Hoosier Village		¹ Manchester Square		See Files	See Files				
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		² R. Keeker Kevin and Laura C											
Variance of Dev Standards	² S. Jenkins-Salty C Watts WNA LLC	¹ R. Gummere			¹ J. Smith	¹ Pulte Homes	See Files	See Files	See Files				
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5	7	9				38
Collected Violation Fees: Duplicate Permits, Amendments/Proceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180	\$3,118	\$686				\$19,283
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$29,218	\$26,410	\$44,899	\$55,930	\$57,810	\$109,240	\$49,102	\$53,698	\$53,982				\$480,289
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$65,893	\$49,990	\$87,398	\$149,911	\$117,432	\$427,898	\$107,543	\$92,503	\$133,956				\$1,232,524



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS September 9, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for September 9, 2014 at 6:30 p.m.

In the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of August 12, 2014 Meeting Memorandum
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-11-DSV	R. Stokely	9275 Hunt Club Road	Petition for Development Standards Variance of the required Twenty (20) foot rear setback requirement, to provide for a minimum Three (3) foot rear yard setback line in the Rural (RE) Rural Equestrian Zoning District.
2014-12-DSV	Hampshire	Approximately 500 South. and 800 East	Petition for Development Standards Variance in order to allow a total of Three (3) model homes in the same subdivision in the (RSF-2), Residential Single Family Zoning District One (1) Model Home is allowable per Article Three (3) of the Town of Zionsville Zoning Ordinance
2014-13-DSV	Marten Transportation	10364 Bennett Parkway Extension Lot 5 of Ripberger Park	Petition for Development Standards Variance in order to allow for a reduced Transitional Yard, and to allow for Lighting Emitting Diode (LED) lighting in the (I2) Industrial Zoning District.

Other Matters to be considered:

None at this time

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

August 15, 2014



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
September 15, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Monday September 15, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of August 18, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-14-DPA	Zionsville Community Schools	4700 S 975 East	Petition for Development Plan Approval in order to construct a new 5,440 square foot Storage building, located in the (SU), Special Use Zoning District for Zionsville Community Schools.
2014-15-DP	K. Patel	11622 N. Michigan Road	Petition for Development Plan Approval in order to construct a 350 square foot addition to and existing 2,379 square foot building in the (B-1) Business and (MRO) Michigan Road Overlay Zoning Districts.
2014-16-DPA	Marten Transportation	10364 Bennett Parkway Extension Lot 5 Ripberger Park	Petition for Development Plan approval in order to construct a 30,000 square foot Maintenance and Dispatching Business Building, and associated improvements, including 379,843 square foot of parking area, in the (I2) Industrial Zoning District.

- VII. Other matters to be considered:
None at this time

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

August 18, 2014

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2014

Planning

Intake

- The Department issued 78 building permits and conducted 576 inspections (as detailed in the attached pages)
- The Department issued 4 sign permits (as detailed in the attached pages)

Meetings

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended both the Board of Zoning Appeals monthly meeting and Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended 2015 Town Budget Workshops
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding future Plan Commission meetings
- Met with representatives of Marten Transportation related to development within Ripberger Business Park
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with interested parties regarding occupancy within the South Village B Shoppes
- Met with members of Lids / Hat World development team related to Plan Commission review of contemplated elevation changes
- Met with interested parties regarding the redevelopment / reuse of the former Key Bank location
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties regarding the development of Hampshire Subdivision
- Met with various interested parties regarding easement management in various places within the Town
- Met with various interested parties regarding sizing of grease traps within the Downtown
- Attended various building inspection appointments

Reporting

- Prepared four staff reports for the August Board of Zoning Appeals meeting
- Prepared three staff reports for the August Plan Commission meeting

Communications

- Conducted various communications with applicants for the September Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the September Plan Commission meeting (agenda attached)
- Conducted communications regarding the Town's ADA Transitional Plan
- Conducted communications regarding conceptual elevations for Lids / Hat World's Corporate Headquarters
- Conducted communications with various communities regarding shared practices / best practices
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications with the ATF regarding fire arms licensing requirements (sales facilities)

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests
- Reviewed information pertaining to 2015 town budget preparation
- Assigned addresses to new properties
- Prepared zoning certification letters as requested by interested parties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Prepared Freedom of Information Act responses related to various inquiries
- Prepared minutes of the July 30, 2014 executive session of the Plan Commission
- 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
- Reviewed updates to the Town Zoning Map (formulation of updated zoning district identifiers)
- Attended FEMA E-273 Flood Plain Development Management Training (Indianapolis) (32 hours)
- Attended the Farm Bureau Drainage School (8 hours) and INDHS permitting class (HB 1301) (8 hours)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2014

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside
- Met with a site selector regarding potential leads within Creekside
- Met with an interested party regarding development within Ripberger Business Park
- Met with Molly Whitehead (new Executive Director of the Boone County EDC)
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Attended the August 5, 2014 Lids /Hat World ground breaking ceremony
- Attended the August 14, 2014 open house at HC1 headquarters
- Attended the August 22, 2014 special meeting of Redevelopment Commission
- Attended the August 25, 2014 meeting of the Redevelopment Commission
- Coordinated and prepared for the September 5, 2014 special meeting of the Redevelopment Commission

Reporting

- Prepared the monthly TIF project update report
- Prepared the July 28, 2014 RDC regular meeting memorandum

Communications

- Conducted communications regarding development of Creekside
- Conducted communications regarding both the regular meeting and committee meetings associated with the RDC
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, Indianapolis Business Journal
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF district
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with representatives of Rosie's regarding the Town incentives process
- Conducted communications regarding the signalization of Zionsville Road and 106th Street
- Conducted communications regarding property tax obligations regarding Creekside (as former Dow Chemical)
- Conducted communications with Town and Lids / Hat World representatives regarding the real estate closing
- Conducted communications with interested parties regarding the installation of an Emergency Warning Siren within Ripberger Business Park (an established platted subdivision)
- Conducted communications related to close out the 106th Street Sewer/Water project
- Conducted communications with interested parties regarding Town incentives within Ripberger Business Park
- Conducted communications regarding BLN Supplemental Number 1 (related to Creekside)
- Conducted communications regarding the extension of Bennett Parkway related to land acquisition
- Conducted communications regarding potential tenancy of 20-40 East Cedar Street
- Conducted communications regarding potential redevelopment of Eagle Car Wash
- Conducted communications regarding the September 2, 2014 meeting of the MicroLoan Committee
- Conducted communications regarding recognition of Darrin's Coffee being selected as the "2nd Best Coffee Shop in Indy"

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Reviewed MicroLoan application associated with Rosie's
- Reviewed MicroLoan application associated with Moody's Meats
- Reviewed the recently prepared detailed analysis of Town incentives and associated impacts
- Drafted additional marketing documents related to Creekside
- Continued with project coordination activities associated with Creekside
- Conducted activities in preparation for recordation of the Downtown Parking / Marketing Study
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the August meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2014

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH)
Hardware considerations related to field data entry (internal)
HEA 1301 July 1, 2014 implementation (internal)
2015 Town budget preparation (internal)
Perry Township Consolidation (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Wayfinding signage (internal)
106th Street Water/ Sewer Extension (BLN)
106th Street Right of Way Improvements (BLN)
Creekside Corporate Park @ Zionsville development (HWC/internal)
Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creekside Corporate Park @ Zionsville marketing (Rockland/internal)
Zoning Ordinance maintenance (internal)
Walmart litigation (Beckman Lawson / Drake Law)
Flood plain project review-various sites in Town (BLN)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Road Impact Fee calculations (A&F)
June Launch - Stormwater Department review process
October Launch - 2014 Road Impact Fee