



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

July 2015

Total permits issued for the month of July: 75

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Permit Activity Breakdown

Commercial Permits	July 2015	July 2014	YTD 2015	YTD 2014	YTD Diff
New	2	0	5	10	-5
Interior Remodel	2	1	23	24	-1
Addition	1	1	2	7	-5
Sign	5	3	18	25	-7
Electric	0	0	3	6	-3
Other	9	7	32	47	-15
Sewer	0	0	0	1	-1
Commercial Totals	19	12	83	120	-37
Residential Permits					
Single Family	9	21	87	121	-34
Addition	14	12	75	68	7
Remodel	7	7	48	57	-9
Electric	3	6	20	24	-4
Pool/Spa	2	4	18	21	-3
Demolition	1	1	15	12	3
Other	20	16	112	100	12
Sewer/Repairs	0	2	7	12	-5
Residential Totals	56	69	382	415	-33
Combined Totals	75	81	465	535	-70

Building/Site Inspections: 267 Number Of Inspections: 399

Certificates Of Occupancy Issued: 39

Easement Encroachments Authorized: 2 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 22

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 13

Total number of zoning code violations to date: 131



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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
U2015-391	July	1	\$110,000	\$400	\$0	\$0	\$0	Coppola Construction	Lee Kleiner	Comm Remodel	Village Business Dis	Dairy Queen	340 S First Street	46077
U2015-392	July	1	\$5,000	\$100	\$0	\$0	\$0	Dave Jefferson	Trung & Erin Chenh	Res Other	Cobblestone Lakes	300	8840 Sandstone	46077
13U2015-393	July	1	\$58,000	\$485	\$0	\$0	\$0	Perma Pools Corporation	Alex & Jennifer Choi	Res Add Pool	The Willows	2	3203 Wildlife Trail	46077
R2015-394	July	2	\$45,000	\$349	\$0	\$0	\$0	Graber Post Buildings	Russell Yates	Res Add	Cooper Heights	10	8450 Cooper Lane	46077
U2015-395	July	2	\$21,912	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bill & Barbara Quale	Res Reroof	Thornhill	20	1930 Mulsanne	46077
R2015-396	July	2	\$14,735	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Earl & Nancy Townsend	Res Reroof			7000 W 96th Street	46077
U2015-397	July	6	\$8,972	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Nina Buyanova	Res Reroof	Village Walk	75	5 Village Place	46077
U2015-398	July	6	\$13,191	\$200	\$0	\$0	\$0	The Deck Store	David & Julia Wimmer	Res Add Deck	Oak Ridge	29	10087 Oak Ridge Drive	46077
U2015-399	July	6	\$311,000	\$1,066	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	38	11840 Avedon Way	46077
R2015-400	July	6	\$6,000	\$410	\$0	\$0	\$0	Kent Shaffer Builders	Kent Shaffer Builders	Res Remodel	Russell Lake	30	663 Russel Lake E Drive	46077
U2015-401	July	6	\$0	\$100	\$0	\$0	\$0	Cedar Street Builders	Tony & Molly Donofrio	Res Demo	Bailey Court	13	130 Bailey Court	46077
U2015-402	July	7	\$2,000	\$100	\$0	\$0	\$0	Susan Rydell	BSM Real Estate &	Res Add Deck			335 S Fifth Street	46077
R2015-403	July	7	\$310,000	\$1,229	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	232	7625 Bishops Green	46077
R2015-404	July	7	\$9,945	\$75	\$0	\$0	\$0	Universal Roofing	Donald & Patricia Cramer	Res Reroof	Royal Run	446	6269 Saddletree	46077
U2015-405	July	7	\$100	\$55	\$0	\$0	\$0	CSI Signs	Phillip Owens	Comm Sign	VBD	Gahl Legal Group	102 S Main Street	46077
R2015-406	July	8	\$400,000	\$3,628	\$0	\$0	\$0	W Gerald Throgmartin	W Gerald Throgmartin	Res Add			1644 N 1000 East	46069
R2015-407	July	8	\$5,398	\$75	\$0	\$0	\$0	Cochran Exteriors	Charlie & Shana Walton	Res Reroof	Royal Run	116	6558 Amherst Way	46077
R2015-408	July	8	\$33,000	\$200	\$0	\$0	\$0	Start to Finish Landscape	Marc & Karen Worswick	Res Add Deck	Brookhaven	225	2510 Wood Hollow Trail	46077



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U2015-409	July	8	\$218,581	\$590	\$0	\$0	\$0	Maxson Remodeling	Paul Dreier	Res Add			535 W Pine Street	46077
U2015-410	July	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		152 Keith Court	46077
U2015-411	July	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1370 Saylor Court	46077
U2015-412	July	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1383 James Drive	46077
U2015-413	July	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		142 Keith Court	46077
U2015-414	July	9	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1359 James Court	46077
R2015-415	July	10	\$120,000	\$445	\$0	\$0	\$0	Morton Buildings	Terry Bushnell	Res Add			3778 S 800 East	46077
R2015-416	July	10	\$335,000	\$1,156	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Fike & Abida Abbasi	Res New	Stonegate	256	7618 Beekman	46077
R2015-417	July	10	\$3,500	\$57	\$0	\$0	\$0	Thomas Burgess	Boys and Girls Club	Comm Other		Boys & Girls Club	5964 S 700 East	46077
U2015-418	July	14	\$12,000	\$75	\$0	\$0	\$0	Ideal Roofing Solutions	Kerry Dienhart	Res Reroof	RV		500 W Sycamore	46077
U2015-419	July	14	\$8,200	\$75	\$0	\$0	\$0	Ideal Roofing Solutions	Kerry Dienhart	Res Reroof	RV		335 W Ash Street	46077
13U2015-420	July	14	\$0	\$0	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Remodel	Northwest Technology	MOBI-Phase 200	621 S W 195th Street	46278
U2015-421	July	15	\$45,287	\$680	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Add		Shelter House	3759 S US 421	46077
U2015-422	July	15	\$400,000	\$1,237	\$0	\$0	\$0	Cedar Street Builders	Tony & Molly Donofrio	Res New			130 Bailey Court	46077
R2015-423	July	15	\$0	\$75	\$0	\$0	\$0	Smith Electric	Bill Leatherman	Res Electric	Lakeview		637 Karen Drive	46077
R2015-424	July	15	\$1,630,000	\$3,385	\$0	\$0	\$61,692	Wurster Construction	Cornerstone Zionsville MOB	Comm New	Stonegate	IU Health - Foundation	6866 W Stonegate	46077
U2015-425	July	16	\$1,000,000	\$1,530	\$4,025	\$1,221	\$1,009	Coronado Custom Homes	Coronado Custom Homes	Res New	Oldfields	25	6724 Wellington	46077
U2015-426	July	16	\$6,000	\$225	\$0	\$0	\$0	Felix Wyss	Felix Wyss	Res Add	Sugarbush	80	722 Morningside	46077



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R2015-427	July	16	\$70,000	\$410	\$0	\$0	\$0	Sooner Construction	Mariea Best	Res Remodel			1232 N 1200 East	46069
U2015-428	July	16	\$45,000	\$559	\$0	\$0	\$0	Perma Pools Corporation	David Conrad	Res Add Pool	Oldfields	13	8830 Foxland Run Court	46077
U2015-429	July	17	\$600	\$49	\$0	\$0	\$0	Darrin Marion	Valerie Swack	Comm Sign	VBD	Darrin's Coffee	98 S Main Street	46077
U2015-430	July	20	\$175,000	\$375	\$0	\$0	\$0	Designed Conveyor	Scannell Properties	Comm Other	Ripberger Business Park	FedEx Converyor	10301 Bennett	46077
13U2015-431	July	20	\$6,500	\$165	\$0	\$0	\$0	A-Sign-By-Design	Leading Age Indiana	Comm Sign	Northwest Technology	Leading Age of	6280 W 96th Street	46282
U2015-432	July	20	\$10,000	\$100	\$0	\$0	\$0	John Grimme	John Scott	Res Add Deck			660 Bloor Lane	46077
2015-433	July	20	\$10,000	\$200	\$0	\$0	\$0	John Grimme	Michael Smith	Res Add Deck	Austin Oaks	149	11618 Summit Circle	46077
U2015-434	July	20	\$18,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Brian & Sara Benneyworth	Res Remodel	Colony Woods	179	180 N Maxwell	46077
R2015-435	July	20	\$23,000	\$75	\$0	\$0	\$0	Glenn Kellum	Glenn Kellum	Res Reroof			850 S 800 East	46077
U2015-436	July	20	\$14,000	\$75	\$0	\$0	\$0	Daahl Roofing	Sylvia Carter	Res Reroof			265 S Third Street	46077
U2015-437	July	21	\$14,000	\$75	\$0	\$0	\$0	Coomer Roofing	Mark & Geraldine Neita	Res Reroof	Colony Square	1	1035 Colony Way	46077
U2015-438	July	21	\$8,000	\$75	\$0	\$0	\$0	Hutte Roofing	Suzanne Oden	Res Reroof	Iron Gate	59	40 Village Court	46077
R2015-439	July	21	\$0	\$75	\$0	\$0	\$0	Eric Nelson	Eric Nelson	Res Electric			9805 E 100 South	46077
R2015-440	July	21	\$314,000	\$1,383	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	137	2783 W High Grove Circle	46077
13U2015-441	July	21	\$12,000	\$75	\$0	\$0	\$0	Republic Roofing	Jim & Martha Pappas	Res Reroof	Fox Hollow	68	7345 Fox Hollow Ridge	46077
U2015-442	July	22	\$10,000	\$410	\$0	\$0	\$0	Tom Simmons	Greg McGrath	Res Add			295 N Fifth Street	46077
U2015-443	July	22	\$19,900	\$410	\$0	\$0	\$0	Accessibility Construction	Price Baker Enterprises	Res Remodel			685 W Poplar Street	46077
U2015-444	July	22	\$0	\$0	\$0	\$0	\$0	Weihe Construction	Pittman Partners	Comm New	The Farm	GRADING - Fresh	Sycamore and 421	46077



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R2015-445	July	22	\$0	\$400	\$0	\$0	\$0	Wurster Const	Cornerstone	Comm Trailer	Stonegate	IU Health	6866 W Stonegate	46077
U2015-446	July	22	\$12,000	\$100	\$0	\$0	\$0	Amit Mishra	Amit Mishra	Res Other	The Sanctuary	67	12000 Avedon Way	46077
U2015-447	July	23	\$300	\$55	\$0	\$0	\$0	Sign Arama	First & Elm Inc.	Comm Sign	VBD	Accounting Solutions	90 N First Street	46077
U2015-448	July	23	\$5,000	\$68	\$0	\$0	\$0	Hutchison Signs	Oak Center LLC	Comm Sign	Oak Center	La Vie Nails	1215 W Oak Street	46077
U2015-449	July	23	\$8,356	\$75	\$0	\$0	\$0	Universal Roofing	Candy Ballinger	Res Reroof	Village Walk	143	1511 Waterford	46077
U2015-450	July	23	\$1,300,000	\$1,283	\$4,025	\$1,221	\$1,009	Homes by Design	Scott Bruns	Res New	Lost Run Farms	13	13 Lost Run Lane	46077
R2015-451	July	24	\$4,055	\$75	\$0	\$0	\$0	ABC Roofing	William & Kim Stagg	Res Reroof	Pineview Estates	7	735 Pineview Drive	46077
R2015-452	July	24	\$10,900	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Noel & Kathy Kendall	Res Reroof			5440 S 950 East	46077
U2015-453	July	24	\$12,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Kevin Smith	Res Reroof	Cobblestone Lakes	16	9330 Cobblestone	46077
U2015-454	July	27	\$9,000	\$200	\$0	\$0	\$0	Matt Kraus	Lewis Jacobson	Res Add Deck	Clifden Pond	25	6 Stone Wall Lane	46077
U2015-455	July	28	\$100,000	\$489	\$0	\$0	\$0	Doug Martin	Loretta Bowsher	Res Add	RV		810 W Pine Street	46077
U2015-456	July	28	\$50,000	\$410	\$0	\$0	\$0	Viewegh and Assoc	Mike Callahan	Res Add	RV		275 W Cedar Street	46077
U2015-457	July	28	\$50,000	\$536	\$0	\$0	\$0	Viewegh and Assoc	Wayne Heller	Res Remodel	RV		365 S Fifth Street	46077
R2015-458	July	29	\$4,000	\$75	\$0	\$0	\$0	Bella Builders, LLC	Nhung Vo	Res Reroof	Royal Run	54	6534 Abby Lane	46077
R2015-459	July	29	\$35,000	\$410	\$0	\$0	\$0	Gary Henry Homes	Tom Ely	Res Remodel	Coventry Ridge	70	11428 Clarkston	46077
13U2015-460	July	30	\$0	\$75	\$0	\$0	\$0	Alex Roffey	Anthony Teal	Res Electric	Willow Glen	33	3258 Autumn Ash Court	46077
R2015-461	July	30	\$300	\$140	\$0	\$0	\$0	Susan Downs	Cracker Barrel	Comm Other		Cracker Barrel	6398 Crane Drive	46075
R2015-462	July	30	\$0	\$125	\$0	\$0	\$0	Todd Durell	Todd Durell	Res Remodel		FINISH PERMIT	6702 E 525 South	46075



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U2015-463	July	31	\$575,000	\$1,385	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	Pleasant View Estates	1	9764 Equestrian	46077
R2015-464	July	31	\$345,000	\$1,262	\$0	\$1,221	\$1,009	TK Contractors	Keith Carrell	Res New			1171 S 700 East	46075
13U2015-465	July	31	\$12,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Doug & Mary Kay Knowles	Res Reroof	Fox Hollow		7146 Sunset Court	46077



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Planning and Economic Development C of O Detail

July 2015

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2012-227	Gregory Weddle	Gregory Weddle	Res Add			8335 E. 250 South	46077	2015/07/17
U2014-52	John Pataky	Elizabeth Demaree	Comm Add		The Scoop	305 South Main Street	46077	2015/07/07
R2014-166	Ryland Homes	Ryland Homes	Res New	Blackstone	22	7489 Independence Drive	46077	2015/07/22
U2014-442	Doug Chisholm	Doug Chisholm	Res Remodel	Colony Woods	46	950 Williamsburg Lane	46077	2015/07/22
R2014-568	Viewegh and Assoc	Scott & Lisa Beier	Res New	Stonegate	323	6568 W Deerfield Drive	46077	2015/07/06
13U2014-648	Homes by Design	Tom Kaplan	Res Add	Willow Ridge	33	11542 Willow Springs Drive	46077	2015/07/09
R2014-649	Giovanni Ramirez	Giovanni Ramirez	Res Add	Royal Run	20	6513 Sussex Drive	46077	2015/07/22
U2014-677	Old World Custom Builders	Andrew Detherage	Res Add	Oldfields	2	6919 Foxland Run Court	46077	2015/07/20
13U2014-682	Homes by Design	Tom Kaplan	Res Remodel	Willow Ridge	33	11542 Willow Springs Drive	46077	2015/07/09
U2014-764	Buckingham Builders	Erik & Kelly Duffield	Res Add			5302 Turkeyfoot Road	46077	2015/07/28
U2014-774	Dan Porzel	Dan Porzel	Res New	Village		580 W Cedar Street	46077	2015/07/02
R2014-819	Ryland Homes	Ryland Homes	Res New	Blackstone	40	7439 Blackstone Drive	46077	2015/07/14
U2014-832	Midwest Affordable Homes	Linda Rust	Res New	Northern Meadows		5225 Willow Road	46077	2015/07/24
R2014-833	Ryland Homes	Ryland Homes	Res New	Blackstone	21	7501 Independence Drive	46077	2015/07/22
R2015-13	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	237	7628 Bishops Green	46077	2015/07/23
R2015-28	Drees Homes	Drees Homes	Res New	Brookhaven	130	2694 E High Grove Circle	46077	2015/07/24



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-41	Advanced Basements LLC	Landon & Maria Heyerly	Res Remodel	Brittany Chase	101	4311 Brittany Drive	46077	2015/07/15
R2015-45	Drees Homes	Drees Homes	Res New	Brookhaven	136	2781 W High Grove Circle	46077	2015/07/23
13U2015-49	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	123	11593 Weeping Willow Court	46077	2015/07/23
R2015-69	Drees Homes	Drees Homes	Res New	Brookhaven	246	11338 Copley Court	46077	2015/07/29
R2015-70	Drees Homes	Drees Homes	Res New	Brookhaven	140	2789 W High Grove Circle	46077	2015/07/29
13U2015-75	Fischer Homes	Fischer Homes	Res New	The Willows	127	11564 Bent Tree Court	46077	2015/07/09
U2015-104	Pools of Fun	Christopher & Erica Wehrmeister	Res Add Pool	RockBridge	213	9229 Keystone Court	46077	2015/07/17
13U2015-110	Fischer Homes	Fischer Homes	Res New	The Willows	46	3277 Wildlife Trail	46077	2015/07/09
U2015-144	Thomas J Pearson Construction	James Spolyer	Res Remodel	Raintree	79	735 Round Court	46077	2015/07/02
U2015-151	Michael Edwards	John & Cheryl Lopes	Res Remodel	Austin Oaks	159	4794 Woods Edge Drive	46077	2015/07/30
U2015-166	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1379 James Drive	46077	2015/07/13
U2015-170	Michael & Heather Brace	Michael & Heather Brace	Res Add Deck	Cobblestone Lakes	243	8990 Snowberry Court	46077	2015/07/16
R2015-247	Grabber Post	Denee Damian	Res Add			8305 E 250 South	46077	2015/07/31
R2015-289	L.E. Kraus Company	Ed Abel	Res Remodel	Fox Hollow	87	9957 Ford Valley Lane	46077	2015/07/15
R2015-294	Blitz Builders	Eric Nelson	Res Add			9805 E 100 South	46077	2015/07/22
R2015-295	Angie's Pool & Spa Inc	Matthew & Rhonda Munz	Res Add Pool	Enclave	11	6571 Bainbridge Circle	46077	2015/07/28



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R2015-298	Circle City Contractors	Derek & Eva Gribler	Res Remodel	Sycamore Bend	15	535 Nuthatch Drive	46077	2015/07/13
R2015-341	L.E. Kraus Company	Ed Abel	Res Remodel	Fox Hollow	87	9957 Ford Valley Lane	46077	2015/07/22
U2015-346	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		135 Kevin Drive	46077	2015/07/31
U2015-361	James & Angela Holmes	James & Angela Holmes	Res Add Deck	Cobblestone Lakes	233	8775 Sugar Cay Court	46077	2015/07/29
U2015-373	Backyard Living	Steven & Stacy Carmichael	Res Add Deck	Cobblestone Lakes	220	8722 Windpointe Pass	46077	2015/07/07
U2015-392	Dave Jefferson	Trung & Erin Chenh	Res Other	Cobblestone Lakes	300	8840 Sandstone Place	46077	2015/07/06
R2015-408	Start to Finish Landscape	Marc & Karen Worswick	Res Add Deck	Brookhaven	225	2510 Wood Hollow Trail	46077	2015/07/22



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2015

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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	0	0	1	3	1	5	13	6	8	3	0	0	3	2	0	45	0	1	199	336	22
February	0	0	3	0	0	2	13	5	6	3	0	4	4	2	0	42	0	0	176	318	12
March	2	0	3	1	0	6	15	3	9	4	7	2	16	1	0	69	1	0	262	399	21
April	0	0	4	5	1	6	13	11	6	1	2	3	21	1	0	74	0	3	332	516	43
May	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	63
June	1	1	7	2	0	2	13	19	4	3	4	4	21	1	0	82	0	2	267	439	49
July	2	1	2	5	0	9	9	14	7	3	2	1	20	0	0	75	0	3	267	399	39
August																					
September																					
October																					
November																					
December																					
Totals	5	2	23	18	3	32	87	75	48	20	18	15	112	7	0	465	1	10	1825	2902	249



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2015

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	\$17,014	\$20,723	\$20,663	\$19,252	\$15,869	\$17,952	\$11,531						\$123,004
All Other Residential ILP Fees	\$6,677	\$5,719	\$10,114	\$8,632	\$10,736	\$11,412	\$13,176						\$66,466
Residential Inspection Fees (Fees Due)	\$3,075	\$3,575	\$3,450	\$4,050	\$3,800	\$2,850	\$3,150						\$23,950
New Home Residential Road Impact Fees	\$12,108	\$12,108	\$14,126	\$15,135	\$12,108	\$13,117	\$8,072						\$86,774
New Home Residential Park Impact Fees	\$14,652	\$14,652	\$15,873	\$17,828	\$13,676	\$15,873	\$9,768						\$102,322
Sanitary Sewer Fees	\$4,025	\$0	\$0	\$12,075	\$4,025	\$8,050	\$12,075						\$40,250
Total Residential ILP, Inspection, Impact, Sewer	\$54,476	\$53,202	\$60,776	\$72,922	\$56,414	\$66,404	\$54,622						\$418,816
New Commercial Start ILP Fees	\$0	\$0	\$1,537	\$0	\$0	\$0	\$3,385						\$4,922
All Other Commercial ILPs	\$1,782	\$2,368	\$1,904	\$10,328	\$6,684	\$2,161	\$3,144						\$28,371
Commercial Inspection Fees(Fees due)	\$225	\$450	\$225	\$1,200	\$900	\$525	\$675						\$4,200
Commercial Road Impact Fees	\$0	\$0	\$15,052	\$0	\$0	\$0	\$61,692						\$76,744
Commercial Sanitary Sewer Fees	\$0	\$0	\$4,025	\$0	\$0	\$0	\$0						\$4,025
Total Commercial ILP, Inspection Impact Sewer	\$1,782	\$2,368	\$22,518	\$10,328	\$6,684	\$2,161	\$68,221						\$114,062
Combined Residential and Commercial Sewer	\$4,025	\$0	\$4,025	\$12,075	\$4,025	\$8,050	\$12,075						\$44,275
Combined Residential and Commercial Impact	\$26,760	\$26,760	\$45,051	\$32,963	\$25,784	\$28,990	\$79,532						\$265,840
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$56,258	\$55,570	\$83,294	\$83,250	\$63,098	\$68,565	\$122,843						\$532,878
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval		\$1,015			\$1,010		\$1,535						\$3,560
Secondary Plat Approval					\$500	\$1,300							\$1,800
Minor Plat Approval			\$480	\$500									\$980
Zone Map Amendment													
Subdivision Waiver													
Development Plan		\$1,900	\$900	\$600			\$1,300						\$4,700
Development Plan Amendment						\$500							\$500
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$1,000	\$1,300				\$1,000						\$3,300
Variance of Dev Standards	\$1,250	\$352	\$900	\$1,900		\$300	\$925						\$5,627
Special Exception		\$600	\$600				\$300						\$1,500
TOTAL FILING FEES Plan Commission and	\$1,250	\$4,867	\$4,680	\$3,000	\$1,510	\$2,100	\$6,060						\$23,467
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	13	13	15	13	11	13	9						87
All Other Residential ILP	22	24	42	45	59	56	47						295
New Commercial Start ILP			2			1	2						5
All Other Commercial ILP	10	5	10	16	8	12	17						78
Total Permit Per Month	45	42	69	74	78	82	75						465
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval		1 CarDon Development			1 Hidden Hollows		1 Vonterra						
Secondary Plat Approval					1 Stonegate Lot 61	1 See Files							
Minor Plat Approval			1 Nazareth Farms	1 S. Leffler									
Zone Map Amendment	1 PUD Ordinance Amen	1 Inglenook Zionsvil	1 Town of Zionsville										
Subdivision Waiver													
Development Plan		2 S. Jenkins MS Zionsville, LLC	1 Medical Office Bui	1 L. Klener Dairy Q			1 "The Farm" Fresh F						
Development Plan Amendment						1 Interactive Academ							
Ordinance Amendment	1 Ordinance Amendmen					1 Town of Zionsville							
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		1 MS Zionsville LLC	2 S. Packer C. Fishero				1 V. Swack						
Variance of Dev Standards	See Files	1 W.Achenbach	See Files	See Files		1 K. Channell	See Files						
Special Exception		1 S. Harvey	1 S. Leffler			1 K. Carrell	1 M. Gradison						
TOTAL FILINGS Plan Commission and BZA	5	7	10	8	3	6	8						47
Collected Violation Fees,Duplicate Permits, Amendments,Proceeding fees	\$725	\$350	\$275	\$275	\$1,275	\$280	\$2,965						\$6,145
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$31,273	\$42,569	\$47,253	\$49,462	\$41,009	\$39,100	\$47,181						\$297,847
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$62,058	\$69,329	\$96,329	\$94,500	\$70,818	\$76,140	\$138,788						\$607,962

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2015

Planning

Intake

- The Department reviewed / issued 75 building permits and conducted 399 inspections (as detailed in the attached pages)
- The Department conducted 22 new zoning / compliance investigations (in addition to follow-up on prior matters)

Meetings

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended both the BZA and Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the July 24, 2015 Governor Pence event held at Rosie's Place
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with future applicants regarding potential BZA filings and/or PC filings
- Met with interested parties regarding residential development in the north west quadrant (Urban) of the Town
- Met with interested parties regarding Darrin's Coffee
- Met with interested parties regarding Salem Farms

Reporting

- Prepared one staff report for the July Plan Commission meeting as available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-18-Interactive-Academy-Staff-Report.pdf>, with results available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/06/July-20-2015-Plan-Commission-Meeting-Results1.pdf> (and attached to this report for reference)
- Prepared three staff reports for the July Board of Zoning Appeals meeting as available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-18-DSV-D.-McClain-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-19-SE-K.-Carrell-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-20-DSV-K.-Channell-Staff-Report.pdf>, with results available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/05/July-14-2015-Board-of-Zoning-Appeals-Results.pdf> (and attached to this report for reference)
- Prepared the Department's July 2015 month-end report
- Assisted with mid-year budget report preparation and preparation for 2016 budget considerations

Communications

- Conducted various communications with applicants for the July Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the July Plan Commission meeting (agenda attached)
- 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 regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)
- Conducted communications regarding Darrin's Coffee planned relocation to a new tenant space
- Conducted communications regarding the Plan Commission's consideration of the 2015 Hampshire petition
- Conducted communications regarding the Town's enactment of 2014 Reorganization

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Reviewed capacity and projections related to department as well as town goals and objectives
- 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
- Staff attended the 2014 Indiana Accessibility Code, Residential Facilities Class (8 hours)
- Staff monitored and reported on July flood events resulting from recent rains
- Staff continued with various activities associated with the implementation of 2014 Reorganization

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2015

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96th Street TIF district
- Met with individuals regarding development opportunities in Creekside
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Met with a well contractor related to Creekside Corporate Park (well closures)
- Met with interested parties regarding The Farm and economic development impacts
- Met with representatives of Citizens Energy Group regarding the design of the water line in Creekside Corporate Park
- Attended the July 15, 2015 MircoLoan committee meeting
- Attended the July 28, 2015 ZARC meeting
- Attended the July 30, 2015 RDC meeting

Reporting

- Reviewed TIF reporting information prepared by Crowe
- Finalized the distribution of required July 2015 reporting specific to 2016 increment allocation / distribution
- Assisted with data collection related to 2015 projections and 2016 budget preparation

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting, special meetings, 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 districts
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding Zionsville's RDA (internal and external)
- Conducted communications regarding RDC / Town Incentive programs
- Conducted communications regarding potential new development opportunities within the Town of Zionsville Met with Chamber of Commerce representatives regarding business retention and recruiting efforts
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding the Microloan Committee's processes
- Conducted communications regarding Scannell's Offer to Purchase the RDC's 1.3 acre remnant parcel
- Conducted communications regarding scheduling tours of Creekside by interested parties

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Redevelopment Authority, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Contract Management: Creekside Schematic Design
- Contract Management: August Mack / CEG installation methods at Creekside Corporate Park
- Land disposal: remnant right of way (106th Street / Bennett Parkway)
- Updated Quote documents associated with the Well Closure project at Creekside Corporate Park
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the July meeting of the 2014-2015 Indiana Certified Public Manager's (CPM) program
- CPM material review (associated with the July meeting)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2015

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH, in final stages of project)
Hardware installation - field data entry (internal)
HEA 1301 implementation (internal)
2014 Reorganization (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC Community Charrette (HWC)
106th Street Right of Way Improvements (BLN)
Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)
-well closures
-A/M CEG installation methods
Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creekside Corporate Park @ Zionsville marketing (Rockland/internal)
Scannell Offer to Purchase (SEC of Bennett Parkway and 106th Street)
Zoning Ordinance maintenance (internal)
Walmart litigation (Beckman Lawson / Drake Law)
Flood plain project review / FEMA training (internal) – received *Preparing for Post Disaster Responsibilities Certificate of Training* issued to Wayne DeLong by Indiana Department of Homeland Security
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)
Tall Grass / Weed abatement
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Creekside EDA (BT, Crowe, Internal)
Oak Street TIF / redevelopment (internal)
Western TIF (BT, Crowe, Internal)
Website transition (internal)



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS August 11, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled August 11, 2015 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 July 14, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-20-DSV	K. Channell	6895 S 775 East	Continued from the July 14, 2015, Board of Zoning Appeals meeting Petition for Development Standards Variance seeking approval for an 18 acre farm (Town Zoning Ordinance defines a Farm as an operation occupying at least 20 acres) by right, with the Accessory Structures which exceed the square footage of any Primary Structures), to allow the 18 acre parcel to be improved with occupied Accessory Structures prior to completion of construction of the Primary Structure (thereby modifying conditions of approval associated with Petition 2013-03-UV), and to provide for signage associated with the farm stand (signage not supported by right)

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2015-21-DSV	R. Collier	945 W Pine Street	Petition for Development Standards variance in order to allow Lots 21, 22, and 23 of Schick's Addition of the Town of Zionsville to be improved with a new single-family dwelling, independent of Lot 24, and 25 of Schick's Addition (Lots 21, 22, 23, 24, and 25 of Schick's Addition are currently under common ownership and constitute a buildable Lot, and as a single buildable Lot is not permitted to be improved with an additional single-family residence).

2015-22-DSV	J. Gummer	555 W. Cedar Street	Petition for Development Standards Variance to exceed the (RV) Residential Village Zoning District lot coverage requirement of 35%, to 40.5%, in order to build a New Residential Accessory Structure (Garage)
2015-23-SE	M. Gradison	10643 E 100 North	Petition to allow a Special Exception to permit a new single family dwelling in an (AG) Agricultural Zoning District
2015-24-UV	V. Swack	60-90 N First Street	Petition for a variance of use for retail sales of packaged food items not intended for consumption on the premises. The Business Office (B-O) Zoning District does not permit retail sales as primary use of property or tenant spaces

Other Matters to be considered:

Findings of Fact for Execution:

Docket # 2015-18-DSV, D. McClain

Status Update on the Right to Farm/Commitments for 2015-19-SE, K. Carrell

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development

July 31, 2015



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
August 17, 2015**

A meeting of the Zionsville Plan Commission is scheduled for Monday August 17, 2015 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 July 20, 2015 Meeting Minutes
- IV. Continuance Requests
None at this time
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-10-Z	Town of Zionsville	1100 W. Oak Street	<p>Continued to the November 10, 2015 Plan Commission Meeting</p> <p>Continued from April 20, 2015, May 18, 2015, June 15, 2015, and the July 20, 2015 Plan Commission Meeting</p> <p>Petition for Zone Map Change to rezone 6.85 acres from the SU-8 Special Use Development District to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of government, professional office, retail, and public use open space/pedestrian trail</p>
2015-14-OA	Town of Zionsville	1100 W. Oak Street	<p>Continued to the August 17, 2015 Plan Commission Meeting</p> <p>Continued from the June 15, 2015, and July 20, 2015 Plan Commission Meeting</p> <p>Petition to amend both Article 4 of the Town of Zionsville Zoning Ordinance and Article 2 of the Town of Zionsville Subdivision Control Ordinance to both include criteria establishing an automatic time period for both Development Plan Approvals and/or Subdivision Plats for which said approval(s) would expire if certain criteria were not met</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-20-DP	"The Farm" Fresh Fare by Kroger	SW. corner of Michigan Road and E. Sycamore Street	Petition for Development Plan Approval in order to construct a 60,788 square foot Commercial Retail Building in the (PUD) Planned Unit Development Zoning District

VII: Other matters to be considered:

Commitments Update-Docket # 2014-07-PP and 2015-08-DP, Hidden Pines

Findings of Fact for execution:

Docket# 2015-11-DP Dairy Queen

Docket # 2015-13-PP Hidden Hollow

Docket # 2015-18-DPA Interactive Academy

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

DRAFT

July 31, 2015