



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2016

Total permits issued for the month of January: 36

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Permit Activity Breakdown

Commercial Permits	January 2016	January 2015	YTD 2016	YTD 2015	YTD Diff
New	0	0	0	0	0
Interior Remodel	1	1	1	1	0
Addition	1	0	1	0	1
Sign	2	3	2	3	-1
Electric	2	1	2	1	1
Other	3	5	3	5	-2
Sewer	0	0	0	0	0
Commercial Totals	9	10	9	10	-1
Residential Permits					
Single Family	3	13	3	13	-10
Addition	4	6	4	6	-2
Remodel	8	8	8	8	0
Electric	1	3	1	3	-2
Pool/Spa	1	0	1	0	1
Demolition	5	0	5	0	5
Other	3	3	3	3	0
Sewer/Repairs	2	2	2	2	0
Residential Totals	27	35	27	35	-8
Combined Totals	36	45	36	45	-9

Building/Site Inspections: 147 Number Of Inspections: 262

Certificates Of Occupancy Issued: 28

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 1

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

Number of Investigations closed this month: 1

Total number of zoning code violations to date: 5



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2016

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Combined Permit Activity Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2016-1	January	5	\$88,000	\$410	\$0	\$0	\$0	Case Design	Josh & Jenny Garrett	Res Remodel	Raintree	94	760 Wood Court	46077
R2016-2	January	6	\$325,000	\$1,330	\$0	\$1,221	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	Willows	241	11504 Golden	46077
U2016-3	January	6	\$0	\$740	\$0	\$0	\$0	Brian McCall	Brian McCall	Comm Remodel			190 S Main Street	46077
U2016-4	January	8	\$0	\$25	\$4,000	\$0	\$0	Nazareth Building	Kerry Wagoner	Res Sewer			11465 E Sycamore	46077
U2016-5	January	8	\$35,000	\$410	\$0	\$0	\$0	DCS, Inc.	Todd & Christy Nebesio	Res Remodel	COBBLESTONE LAKES OF	77	4891 S COBBLESTONE	46077
R2016-6	January	8	\$75,000	\$410	\$0	\$0	\$0	DCS, Inc.	Doug & Amanda Witter	Res Remodel	Stonegate	14	7666 CARRIAGE	46077
13U2016-7	January	8	\$395,450	\$1,469	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	35	3240 WILDLIFE	46077
U2016-8	January	8	\$750,000	\$1,262	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Add			Interactive Academy Business Center 3705 S US 421	46077
U2016-9	January	12	\$1,000	\$110	\$0	\$0	\$0	A Sign By Design	McCall Properties	Comm Sign	VBD	Blooms By Dragonfly	176 S Main Street	46077
R2016-10	January	13	\$13,000	\$410	\$0	\$0	\$0	Champion Window & Patio	Larry & Betty Wood	Res Add	ROYAL RUN	342	6264 CANTERBURY	46077
U2016-11	January	13	\$1,500	\$50	\$0	\$0	\$0	Sign Craft Industries	Healthcare Trust of America	Comm Sign	ZIONSVILLE BUS. PARK	IU Health Physicians	1650 W OAK RIVER STREET	46077
U2016-12	January	13	\$0	\$90	\$0	\$0	\$0	Nazareth Building	Carol Chuck	Comm Demo	VBD	Interior Demo of 3	115 S First Street	46077
U2016-13	January	15	\$0	\$90	\$0	\$0	\$0	Noble Order Brewing	Valerie Swack	Comm Demo	ZIONSVILLE BUS. PARK	Noble Order	98 S MAIN STREET	46077
U2016-14	January	15	\$2,880	\$100	\$0	\$0	\$0	Bruce Anderson	Deborah May	Res Add Deck	The Sanctuary	26	11875 Avedon Drive	46077
U2016-15	January	19	\$0	\$100	\$0	\$0	\$0	Casey-Bertram Construction	MICHAEL & ANNE KNOX	Res Demo	SUGARBUSH SEC 1	16	750 SUGARBUSH	46077
13U2016-16	January	20	\$56,000	\$410	\$0	\$0	\$0	Susan Rydell	Dwight Lueck	Res Remodel	Fox Hollow	2	7070 FOX HOLLOW	46077
U2016-17	January	20	\$0	\$100	\$0	\$0	\$0	Viewegh and Assoc	Pam Fortune	Res Demo	CROSSES		555 W POPLAR	46077
U2016-18	January	21	\$8,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bernard Emkes	Res Reroof	Village Walk	77	25 VILLAGE PLACE	46077



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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
R2016-19	January	22	\$15,000	\$410	\$0	\$0	\$0	Kenneth & Michelle Stark	Kenneth & Michelle Stark	Res Remodel			11920 E 200 South	46077
U2016-20	January	22	\$0	\$90	\$0	\$0	\$0	Gaylor Electric	Town of Zionsville	Comm Electric		WWTP	855 STARKEY	46077
U2016-21	January	22	\$0	\$90	\$0	\$0	\$0	Gaylor Electric	Town of Zionsville	Comm Electric		Main WW Lift Station	410 S FOURTH	46077
U2016-22	January	22	\$0	\$25	\$0	\$0	\$0	Jim Russell Plumbing	Monica Meals	Res Sewer	CROSSES		455 W OAK STREET	46077
R2016-23	January	22	\$192,000	\$438	\$0	\$0	\$0	Central Construction	Andrew & Megan Bulla	Res Add	Saddle Brook Farms	32	2360 S 950 E	46077
U2016-24	January	25	\$0	\$125	\$0	\$0	\$0	Trent Paino	Trent Paino	Res Remodel	COBBLESTONE LAKES OF	62	4834 S COBBLESTONE	46077
U2016-25	January	25	\$28,490	\$90	\$0	\$0	\$0	Bone-Dry Roofing	South Main Holdings LLC	Comm Reroof	VBD	Siro's Boutique	285 S Main Street	46077
R2016-26	January	25	\$350,000	\$1,384	\$0	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE WILLOWS	235	11509 GOLDEN	46077
U2016-27	January	25	\$55,000	\$437	\$0	\$0	\$0	BGW Construction,	Robert & Gloria Rottmann	Res Add	OLIVERS		140 N MAIN STREET	46077
U2016-28	January	27	\$20,000	\$100	\$0	\$0	\$0	Lawn Landscape	Ben Park	Res Other			580 Pine Street	46077
U2016-29	January	27	\$0	\$75	\$0	\$0	\$0	Tido Electric	Pete Tolson	Res Electric	Irongate	79	150 Irongate Drive	46077
R2016-30	January	28	\$226,574	\$513	\$0	\$0	\$0	Gilliana Pool LLC	Scott & Lorraine Davison	Res Add Pool			9601 E 300 South	46077
R2016-31	January	29	\$15,000	\$410	\$0	\$0	\$0	Tom Simmons	Josh Weirich	Res Remodel	ROYAL RUN	687	6758 WOODCLIFF	46077
U2016-32	January	29	\$0	\$100	\$0	\$0	\$0	500 Sycamore, LLC	500 Sycamore, LLC	Res Demo	OLIVERS	Garage Demo	160 N MAPLE	46077
U2016-33	January	29	\$4,800	\$75	\$0	\$0	\$0	Daahl Roofing Inc	500 Sycamore, LLC	Res Reroof	OLIVERS		160 N MAPLE	46077
U2016-34	January	29	\$0	\$250	\$0	\$0	\$0	Dorsey Paving	Baptist Homes	Res Demo			9955 ZIONSVILLE	46077
U2016-35	January	29	\$0	\$150	\$0	\$0	\$0	Dorsey Paving	Baptist Homes	Res Demo			10010 ZIONSVILLE	46077
R2016-36	January	29	\$6,000	\$410	\$0	\$0	\$0	Michael & Stacey	Michael & Stacey	Res Remodel	Blackstone	16	7528 PATRIOT	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2016

Total: C of O issued for the month of January: 28

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2013-769	Coronado Custom Homes	Coronado Custom Homes	New Res			3005 S. 875 East	46077	2016/01/28
13U2014-239	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology	Special Olympics	6200 Technology Center Drive, Bldg. H	46278	2016/01/06
R2014-787	Kent Shaffer Builders	Kent Shaffer Builders	Res New	Stonegate	324	6560 W Deerfield Drive	46077	2016/01/11
U2015-173	Dorsey Paving	Hoosier Village	Res Demo			9850 Zionsville Road	46077	2016/01/12
U2015-174	Dorsey Paving	Hoosier Village	Res Demo	Hoosier Village	Building 11	5300 W 96th Street	46077	2016/01/12
U2015-198	Heritage Realty Group	Manchester Square Development	Res New	Manchester Square	2E	117 Wakefield Way	46077	2016/01/19
U2015-222	Oak Center LLC	Oak Center LLC	Comm Remodel		Retail Skin Care Salon	1213 W Oak Street	46077	2016/01/12
R2015-516	Wurster Construction	Cornerstone Zionsville MOB LLC	Comm Tenant Finish	Stonegate	IU Health - 3 Tenant Spaces	6866 W Stonegate Drive	46077	2016/01/05
U2015-545	Impressions Renovation LLC	Jason & Chelsey Foster	Res Remodel	Colony Woods	190	1170 Princeton Place	46077	2016/01/06
R2015-549	Ryan May	Ryan May	Res Remodel	Fieldstone	77	11552 Indian Hill Way	46077	2016/01/08
U2015-550	Maxson Remodeling	Beth Bugbee	Res Add	RV		10 E Ash Street	46077	2016/01/13
U2015-606	New Horizons Integrative Medicine	Ford Centre Associates	Comm Remodel	Ford Center	New Horizons Integrative	1500 W Oak Street	46077	2016/01/07
U2015-682	Crown Castle	Crown Castle	Comm Cell Tower		Cell Tower Addition	4929 N 106th Street	46077	2016/01/04
U2015-744	Christopher & Kari Serak	Christopher & Kari Serak	Res Other			410 N Maple Street	46077	2016/01/06
R2015-753	Frazee Building Company	Raymond & Katherine Giehl	Res Add	Old Hunt Club	23	6833 Old Hunt Club Road	46077	2016/01/22
U2015-777	CF Jones	Kevin Spees	Comm Remodel	Zionsville Bus.Park	197 - Restore Life Chiropractic	1233 Parkway Drive	46077	2016/01/26



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-780	The Deck Store	Chris & Aimee O'Maley	Res Add Deck	COBBLESTONE LAKES OF	75	4871 S COBBLESTONE DR	46077	2016/01/12
U2015-802	Bone Dry Roofing	Lyle Brown	Res Reroof	Colony Woods	5	35 Williamsburg Court	46007	2016/01/07
R2015-814	Cochran Exteriors	Harry & Carrie Tishler	Res Reroof	Enclave	186	6832 WINDEMERE DR	46077	2016/01/07
R2015-821	Bone-Dry Roofing	Robert & Deborah Sadler	Res Reroof	Mallard Pond	14	9045 Mallard Place	46077	2016/01/08
R2015-822	American Dream Home Improvement	Andrew & Anne-Marie Briscoe	Res Reroof	THE ENCLAVE	90	6544 BRIARWOOD PLACE	46077	2016/01/07
U2015-823	American Dream Home Improvement	Janice Smith	Res Reroof	Cedar Bend	42	10050 LAKEWOOD DRIVE	46007	2016/01/06
U2016-14	Bruce Anderson	Deborah May	Res Add Deck	The Sanctuary	26	11875 Avedon Drive	46077	2016/01/19
U2016-18	Bone-Dry Roofing	Bernard Emkes	Res Reroof	Village Walk	77	25 VILLAGE PLACE	46077	2016/01/29
U2016-21	Gaylor Electric	Town of Zionsville	Comm Electric		Main WW Lift Station	410 S FOURTH STREET	46077	2016/01/27
U2016-22	Jim Russell Plumbing	Monica Meals	Res Sewer	CROSSES		455 W OAK STREET	46077	2016/01/27
U2016-25	Bone-Dry Roofing	South Main Holdings LLC	Comm Reroof	VBD	Siro's Boutique	285 S Main Street	46077	2016/01/29
U2016-33	Daahl Roofing Inc	500 Sycamore, LLC	Res Reroof	OLIVERS		160 N MAPLE STREET	46077	2016/01/29



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2016

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Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	0	1	1	2	2	3	3	4	8	1	1	5	3	2	0	36	0	1	147	262	4	28
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	1	1	2	2	3	3	4	8	1	1	5	3	2	0	36	0	1	147	262	36	28

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2016

Planning

Intake

- The Department reviewed / issued 34 building permits, two (2) sign permits, and conducted 262 inspections (as detailed in the attached pages)
- The Department accepted five (5) Petitions for review by the Board of Zoning Appeals and four (4) Petitions for review by the Plan Commission (all at future meetings)

Meetings

- Attended the Town Council's monthly regular meeting and January 21, 2016 special meeting
- Attended both the BZA and Plan Commission monthly meetings
- Attended the January 20, 2016 meeting of the Technical Advisory Committee
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the January 25, 2016 Town Council Agenda Setting meeting (for its February 1, 2016 meeting)
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- Interviewed selected candidates related to the Department's open Compliance Inspector position
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- 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

Reporting

- Prepared three (3) staff reports for the January Board of Zoning Appeals meeting as available at the following link (and attached to this report for reference): <http://www.zionsville-in.gov/wp-content/uploads/2015/12/2015-44-DSV-M.-Ravard-C.-Perry-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/12/2015-45-UV-H.Barbara-and-W.-Craft-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/12/2015-46-UV-McQuinn-Staff-Report.pdf>; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/12/January-12-2016-Board-of-Zoning-Appeals-Results.pdf>
- Prepared one (1) staff report for the January Plan Commission meeting as available at the following link (and attached to this report for reference) : <http://www.zionsville-in.gov/wp-content/uploads/2015/12/2015-42-DPA-Christ-Church-Staff-Report.pdf>; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/12/January-19-2016-Plan-Commission-Meeting-Results.pdf>
- Prepared the Department's 2015 annual report and the Department's January 2016 month-end report

Communications

- Conducted various communications with applicants for the February Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the February 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

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)
- Prepared for interviews associated with the Department's vacant Compliance Inspector position
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Staff drafted Town Council documentation related to the Zoning Ordinance amendment associated with ILP fees
- Staff continued with various activities associated with the implementation of 2014 Reorganization
- Staff continued to assist with various activities associated with the construction of a new Town Hall
- Staff welcomed Owen Young as its new Compliance Inspector (start date: January 28, 2016)
- Staff took delivery of its new vehicle (replacing the 2006 Ford Explorer)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2016

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 the Oak Street TIF District
- Met with individuals regarding the UTB development (timing, project scope)
- Met with individuals regarding the new Nature Center (public hearing process, filing requirements)
- Attended meetings regarding utility installation within Creekside Corporate Park
- Attended the January 11, 2016 Pre-Bid meeting associated with Creekside Corporate Park infrastructure
- Attended the January 25, 2016 RDC meeting
- Attended the January 26, 2016 ZARC meeting
- Attended the January 29, 2016 Bid Opening associated with Creekside Corporate Park infrastructure

Reporting

- Prepared memorandums associated with the December 21, 2015 RDC meeting
- Prepared the January 2016 Zionsville TIF activity report

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting, bid opening, and future Committee meetings of the RDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted various communications regarding the Request for Bid advertisement associated with Creekside Corporate Park
- Conducted communications regarding the scheduling of various January 2016 meetings regarding Creekside Corporate Park
- Conducted communications with representatives of adjoining land owners of Creekside Corporate Park
- Conducted communications regarding current Town Hall site (both marketing and disposal)
- Conducted communications regarding the DK Pierce & Assoc regarding Purchase Agreement (Parcel 6)
- Conducted communications regarding utility availability and distribution with Creekside Corporate Park
- Conducted communications regarding five (5) amendments to the Creekside Corporate Park bid specifications

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Prepared documentation associated with both the 700 East TIF District (Project Description) and Creekside Corporate Park TIF District (Notice of Lease)
- Contract Management: Creekside Schematic Design
- RFP release: PNC Site (updated document in anticipation of a 2016 release)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- TIF District establishment/ reestablishment (700 TIF, Creekside TIF)
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Reviewed advertisement and bidding documents associated with the Creekside Corporate Park infrastructure plan
- Attended the January meeting of the 2015-2016 Indiana Certified Public Manager's (CPM) program
- Monitored results of the Department's customer survey / department services awareness survey
- CPM material review (associated with the January meeting)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2016

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Hardware installation - field data entry (internal)
HEA 1301 implementation (internal)
2014 Reorganization (internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC RFP (internal)
Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)
Creekside Corporate Park platting (internal)
Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creekside Corporate Park @ Zionsville marketing (Rockland/internal)
Zoning Ordinance maintenance (American Legal Publication / internal)
Walmart litigation (Beckman Lawson / Drake Law)
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)
Unsafe Buildings - 7485 South SR 267 (board up order forthcoming)
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)
700E TIF (BT, Crowe, Internal)
Website transition (internal)
New Compliance Inspector - onboarding (Internal)
New department vehicle - onboarding (Internal with support from specific vendors)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS February 9, 2016

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled February 9, 2016 at 6:30 p.m. in the Bev Harves Room at Zionsville Town Hall, 1100 West Oak Street the following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Swear in new member
- III. Attendance
- IV. Approval of the December 8, 2015, and January 12, 2015 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-43-DSV	Neer Development Company, Inc.	6265, 6305, 6355, 6401 S. 950 East	Continued from the January 12, 2016 Board of Zoning Appeals meeting Petition for Development Standards variance for a reduced front yard setback for a Senior Residential Community in the (R4) Rural Residential Zoning District
2015-44-DSV	M. Ravard and C. Perry	465 W Cedar Street	Continued from the January 12, 2016 Board of Zoning Appeals meeting Petition for Development Standards variance in order to allow: 1) Lot 121 of Cross' 4 th Addition of the Town of Zionsville to be improved with a new single-family dwelling, independent of Lot 122 of Cross' 4 th Addition (Lot 121 and Lot 122 of Cross' 4 th 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. 2) Reduce the minimum lot area from the required 8000 square foot for lots 121 and 122 3) Reduce the required minimum side yard setback and aggregate side yard setback for lot 122
2015-46-UV	T. McQuinn	10614 DeAndrea Drive	Continued from the January 12, 2016 Board of Zoning Appeals meeting Petition for a variance of use for an established automobile repair business to include automotive sales in the (I-2) Urban Industrial Zoning District, which does not permit automobile sales as a primary use of the property

2015-47-DSV	N. Warstler	734 W Pine Street (Est)	<p>Continued from the January 12, 2016 Board of Zoning Appeals meeting Petition for Development Standards variance in order to allow a single family dwelling in the (R-V), Residential Village Zoning District, to:</p> <ol style="list-style-type: none"> 1) Establish the parcels as a Lot of Record 2) Deviate from the required road frontage/point of vehicular access 3) Deviate from the required front yard setback 4) Deviate from the required rear yard setback
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VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2016-01-DSV	K. Smith	6502 S County Road 850 East	Petition for Development Standards Variance to allow deviation from: <ol style="list-style-type: none"> 1) The requirement for a parcel to provide 45 foot of road frontage, (Lot 2) 2) The lot depth to width ratio of 3 to 1, (Lot 1 and Lot 2) 3) Accessory structure square footage to exceed that of the Primary Structure (Lot 1), in the (R1) Rural Residential Zoning District
2016-02-DSV	R. De Rossi	8810 & 8811 Whitestown Road	Petition for Development Standards variance to provide for 12 estate lots without public water and sewer facilities and with a lot depth to width ratio exceeding 3 to 1

Other Matters to be considered:

2015-45-UV, Status of Commitments

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

January 29, 2016



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Tuesday February 16, 2016**

A meeting of the Zionsville Plan Commission is scheduled for Tuesday February 16, 2016 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. Swear in new member
- III. Attendance
- IV. Approval of January 19, 2016 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-41-SP	Scannell Properties #152 LLC	10505 Bennett Parkway	Continued from the January 19, 2016 and December 21, 2015 Plan Commission Meeting Petition for Secondary Plat approval in order to allow for a replat of Lot 4 of Ripberger Business Park, to provide for incorporation of 1.52 acres (being adjacent to lot 4's current boundaries) into lot 4
2015-43-RP	D. Berman	425 S. 6 th Street	Continued from the January 19, 2016 Plan Commission Meeting Petition for Replat of three (3) parcels, to be reconfigured into three (3) lots in the (R-V) Urban Residential Village Zoning District
2016-02-OA	Town of Zionsville	1100 W. Oak Street	Petition to amend the Town of Zionsville Ordinances specific to lighting requirements to permit the use of Light Emitting Diode (LED) lighting elements in addition to current permissible lighting elements within all Town Zoning Districts

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-40-Z	Fabrico Inc., & B. Slaff	165 and 235 W Sycamore Street	Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business, and the (VBD), Urban Village Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.
2016-04-Z	Boone County Tennis Center	4560 S. 875 East	Petition for Zone Map Change to rezone 4.13 acres from the (R2) Rural Low Density Single and Two Family Residential Zoning District to the (SU-7) Special Use Zoning District
2016-03-MP	K. Smith	6502 S. County Road 850 East	Petition for Minor Plat approval in order to establish a 5.64 acre lot, (Lot 1), and a 4.83 acre lot, (Lot 2), in the (R1), Rural Low Density Single Family Residential Zoning District
2016-05-PP	DeRossi	8810 and 8811 Whitestown	Petition for Primary Plat approval in order to subdivide 77.015 acres into twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District

2016-06- DP	DeRossi	8810 and 8811 Whitestown	Petition for Development Plan Approval to provide for development of a twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District
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VII: Other matters to be considered:

Status of Commitments-Docket # 2015-21-PP and 2015-22-DP Vonterra

Status of Commitments-Docket # 2015-33-PP and 2015-34-DP Ansley

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

January 29, 2016