



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

December 2016

Total permits issued for the month of December: 60

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Permit Activity Breakdown

Commercial Permits	December 2016	December 2015	YTD 2016	YTD 2015	YTD Diff
New	0	0	4	5	-1
Interior Remodel	1	2	23	27	-4
Addition	0	0	3	4	-1
Sign	4	2	42	38	4
Electric	2	1	18	9	9
Other	6	3	68	54	14
Sewer	0	0	0	0	0
Commercial Totals	13	8	158	137	21
Residential Permits					
Single Family	8	8	125	139	-14
Addition	8	5	119	136	-17
Remodel	7	5	83	79	4
Electric	2	0	34	31	3
Pool/Spa	2	0	39	31	8
Demolition	2	4	34	27	7
Other	17	20	422	231	191
Sewer/Repairs	1	1	12	13	-1
Residential Totals	47	43	868	687	181
Combined Totals	60	51	1026	824	202

Building/Site Inspections: 215 Number Of Inspections: 309

Certificates Of Occupancy Issued: 27

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 2

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

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 90



Town Of Zionsville

Planning and Economic Development Permit Detail

December 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
R2016-968	December	1	\$340,337	\$1,031	\$0	\$0	\$0	Will Wright Bldg Corp	Bryan & Dana Mihok	Res Remodel	STONEGATE	122	6645 E DEERFIELD	46077
R2016-969	December	1	\$7,200	\$75	\$0	\$0	\$0	Home Value Renovation	Cassandra Roeder	Res Reroof	ROYAL RUN	76	6543 AMHERST	46077
R2016-970	December	1	\$298,000	\$1,345	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	311	6492 WESTMINSTER	46077
U2016-971	December	2	\$4,000	\$90	\$0	\$0	\$0	Project Melton	Brian Holdsworth	Comm Reroof		El Toro	1570 W Oak Street	46077
R2016-972	December	5	\$6,500	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Michael Tuttle	Res Reroof	ROYAL RUN	89	6502 AMHERST	46077
R2016-973	December	5	\$75,000	\$410	\$0	\$0	\$0	Jim Barber	Margeret Yde	Res Add			3875 S 875 EAST	46077
U2016-974	December	5	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Vince Pokrifcak	Res Reroof	SMITH MEADOWS	04	4456 SPRING	46077
U2016-975	December	5	\$9,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Kenneth Sobbe	Res Reroof	Ravinia	28	4605 SUMMERSONG	46077
R2016-976	December	5	\$375,000	\$1,487	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	199	11127 GLEN AVON WAY	40677
13U2016-977	December	6	\$4,000	\$100	\$0	\$0	\$0	Carolyn Nguyen	Carolyn Nguyen	Res Other	Willow Glen	36	3252 AUTUMN	46077
U2016-978	December	6	\$500	\$57	\$0	\$0	\$0	A Sign By Design	Marion Lowder	Comm Sign		Lowder Insurance	50 S Main Street	46077
U2016-979	December	6	\$5,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Sandra Delph	Res Reroof	NORTH VIEW SEC 2	32	482 REDBUD	46077
U2016-980	December	6	\$6,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Joshua & Claudine	Res Reroof	Cedar Bend	94	10025 BARTH	46077
R2016-981	December	6	\$28,500	\$75	\$0	\$0	\$0	Bone Dry Roofing	James & Julia Haines	Res Reroof			7950 HUNT CLUB ROAD	46077
R2016-982	December	7	\$365,000	\$1,417	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	320	6521 REGENTS	46077
R2016-983	December	7	\$10,000	\$100	\$0	\$0	\$0	Matt Kraus	Donald & Georgia	Res Add Deck	ROYAL RUN	452	6257 SADDLETREE	46077
R2016-984	December	8	\$15,000	\$100	\$0	\$0	\$0	Aaron Mueller	Aaron Mueller	Res Add			460 S 1100 EAST	46077
13U2016-985	December	8	\$16,000	\$260	\$0	\$0	\$0	BPI Outdoor Living	Eric & Lisa Spohn	Res Add	Willow Ridge	18	11505 WILLOW	46077



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R2016-986	December	8	\$30,000	\$410	\$0	\$0	\$0	Chuck's Construction	Andrew & Lindsay	Res Add Deck	Fieldstone	51	2501 FAWN BLUFF	46077
U2016-987	December	8	\$0	\$90	\$0	\$0	\$0	Barth Electric	Domain at Bennett Farms	Comm Electric			11200 LOCKLEIGH	46077
13U2016-988	December	9	\$60,366	\$491	\$0	\$0	\$0	CMH Builders	Ryan & Christina	Res Remodel	THE WILLOWS	42	11510 WILLOW	
R2016-989	December	9	\$0	\$100	\$0	\$0	\$0	Amerestore	Bryan & Dana Mihok	Res Demo	STONEGATE	122	6645 E DEERFIELD	46077
U2016-990	December	9	\$260,000	\$943	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	SANCTUARY AT 121ST	39	11852 AVEDON	46077
U2016-991	December	12	\$10,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Bobby & Mary Tibbetts	Res Reroof	Ravinia	9	4550 SUMMERSONG	46077
U2016-992	December	12	\$9,752	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Russell & Susan Roller	Res Reroof	Ravinia	12	4562 SUMMERSONG	46077
R2016-993	December	12	\$4,500	\$420	\$0	\$0	\$0	Nazareth Building	Gary & Cheryl Corbin	Res Remodel	Saddle Brook Farms	42	949 SADDLE BROOK	46077
R2016-994	December	12	\$8,200	\$75	\$0	\$0	\$0	BMG Restoration	Sheri Hottle	Res Reroof	ROYAL RUN	90	6504 AMHERST	46077
R2016-995	December	13	\$17,500	\$90	\$0	\$0	\$0	Pryce McIntosh Integrity	Jacqueline Bols	Comm Reroof		Jacque's Catering	795 S US 421	46077
U2016-996	December	13	\$100,000	\$730	\$0	\$0	\$0	Dalton Construction	Andrew & Kristie Smith	Res Add Pool	Lost Run Farms	20	20 LOST RUN LANE	46077
U2016-997	December	14	\$15,000	\$100	\$0	\$0	\$0	Sigma Builders, LLC	Sigma Capital, LLC (AKA Dave)	Res Other	SIXTH & SYCAMORE		425 S Sixth Street	46077
R2016-998	December	14	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Steven & Phoebe Crane	Res Electric			1585 N US 421	46075
U2016-999	December	15	\$25,000	\$115	\$0	\$0	\$0	AT&T c/o Ericsson, Inc.	Crown Castle	Comm Cell Tower		Cell Tower Addition	4929 W 106TH ST	46077
U2016-1000	December	15	\$10,000	\$140	\$0	\$0	\$0	Brandt Construction	DMP Property	Comm Trailer	CREEKSIDE CORPORATE	DK Pierce Trailer	10910 CREEK WAY	46077
13U2016-1001	December	15	\$382,000	\$1,250	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	75	3867 CONIFER	46077
U2016-1002	December	16	\$19,000	\$90	\$0	\$0	\$0	Coomer Roofing	Halakar Properties	Comm Reroof	N.T.		1555 W OAK STREET	46077
U2016-1003	December	16	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Amelia Linnemann	Res Sewer	COLONY WOODS SEC 5	277	215 REDDING	46077



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13U2016-1004	December	16	\$20,000	\$100	\$0	\$0	\$0	Precision Landscaping	Jeff & Carol Suico	Res Other	Willow Ridge	52	4074 WILD WOOD	46077
U2016-1005	December	16	\$125,000	\$140	\$0	\$0	\$0	CFH Enterprises	MCDONALDS CORPORATION	Comm Other		McDonalds	50 Brendon Way	46077
R2016-1006	December	16	\$1,500,000	\$2,006	\$0	\$1,221	\$1,009	Gradison Design Build	Travis May	Res New			10640 E 100 North	46069
U2016-1007	December	19	\$50,000	\$591	\$0	\$0	\$0	High Caliber Remodeling	JMS Investment Properties	Res Remodel	IRONGATE SEC 3	58	50 VILLAGE COURT	46077
U2016-1008	December	19	\$33,000	\$428	\$0	\$0	\$0	Smith Builders	Michael & Maureen Akins	Res Add	NORTH VIEW SEC 1	7	487 BEVERLY	46077
U2016-1009	December	19	\$0	\$75	\$0	\$0	\$0	Victor Stewart	Victor & Christie Stewart	Res Electric	Spring Knoll	54	4646 ROCKCRESS	46077
U2016-1010	December	21	\$4,500	\$191	\$0	\$0	\$0	A-Sign-By-Design	Universal Transparent Bag	Comm Sign		UTB	10505 BENNETT	46077
U2016-1011	December	21	\$3,500	\$200	\$0	\$0	\$0	A-Sign-By-Design	Universal Transparent Bag	Comm Sign		UTB	10505 BENNETT	46077
U2016-1012	December	21	\$250	\$50	\$0	\$0	\$0	A-Sign-By-Design	Universal Transparent Bag	Comm Sign		UTB	10505 BENNETT	46077
U2016-1013	December	21	\$50,000	\$571	\$0	\$0	\$0	Perma Pools	James & Jody Miller	Res Add Pool			4635 S 975 EAST	46077
U2016-1014	December	22	\$400,000	\$1,212	\$4,025	\$1,221	\$1,009	Nazareth Building	Stephen Warstler	Res New	SCHICKS		965 W PINE STREET	46077
U2016-1015	December	22	\$50,000	\$623	\$0	\$0	\$0	Kent Esra	Main Steet Partners	Comm Remodel	OP ZIONSVILLE	Cobblestone Grill	160 S MAIN STREET	46077
R2016-1016	December	22	\$30,000	\$410	\$0	\$0	\$0	Tucker Herbold	Tucker Herbold	Res Remodel			6425 E 100 North	46052
R2016-1017	December	23	\$40,000	\$263	\$0	\$0	\$0	Bill Duncan	Gerald Throgmartin	Res Add			9825 WINDY HILLS DRIVE	46077
U2016-1018	December	27	\$9,800	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Richard & Betty Darko	Res Reroof	Ravinia	38	4644 SUMMERSONG	46077
U2016-1019	December	27	\$40,000	\$410	\$0	\$0	\$0	New Generation Homes	Patrick & Debra Heffernan	Res Add	SUGARBUSH SEC 1	8	670 SUGARBUSH	46077
U2016-1020	December	27	\$154,380	\$1,101	\$0	\$1,221	\$1,009	Davis Building Group, LLC	EMT Projuect LLC	Res New			4801 S 875 EAST	46077
U2016-1021	December	27	\$13,000	\$410	\$0	\$0	\$0	Crew 2	Carol Schmidt	Res Remodel	Mulberry Place	8	773 HANOVER	46077



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U2016-1022	December	28	\$0	\$0	\$0	\$0	\$0	SSI	Town of Zionsville	Comm Electric	CREEKSIDE CORPORATE		10855 CREEK WAY	46077
13U2016-1023	December	28	\$0	\$125	\$0	\$0	\$0	Homes by Design	Michael & Rachel Thieken	Res Other	Willow Ridge	31	11538 WILLOW	46077
U2016-1024	December	29	\$0	\$100	\$0	\$0	\$0	Davis Building Group, LLC	EMT Projuect LLC	Res Demo			4801 S 875 EAST	46077
U2016-1025	December	30	\$12,600	\$75	\$0	\$0	\$0	American Dream Home	Michael & Katherine	Res Reroof	Irongate	85	1575 SAYLOR	46077
U2016-1026	December	30	\$9,000	\$75	\$0	\$0	\$0	iRestore	Jerre & Estelle Albright	Res Reroof	N.T.		685 N ELM STREET	46077
U2016-1027	December	30	\$700	\$229	\$0	\$0	\$0	Jeff Snavelly	Jeff Snavelly	Res Remodel	CROSSES		285 W OAK STREET	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

December 2016

Total: C of O issued for the month of December: 27

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-741	Bedrock Builders	BHI Senior Living	Comm Add	Hoosier Village	Connector & Dwelling	9999 Hoosier Village Drive	46268	2016/12/19
U2014-766	KDC Construction	Marten Transport	Comm New	Ripberger Business Park	Marten Transport	10364 Bennett Parkway	46077	2016/12/19
U2015-824	Stephen Furste	Stephen Furste	Res Remodel	COLONY WOODS SEC 5	301	260 CAMDEN DRIVE	46077	2016/12/30
U2016-38	Viewegh and Assoc	Pam Fortune	Res Add	CROSSES		555 W POPLAR STREET	46077	2016/12/01
U2016-191	MI Homes	MI Homes	Res New	SANCTUARY AT 121ST STREET	37	11828 AVEDON WAY	46077	2016/12/14
R2016-371	Snider Group	CalAtlantic Homes of Indiana, Inc	Res Demo			10280 ZIONSVILLE ROAD	46077	2016/12/05
U2016-430	MI Homes	MI Homes	Res New	SANCTUARY AT 121ST STREET	2	11840 AVEDON DRIVE	46077	2016/12/14
U2016-484	Land Development & Building LLC	PL Properties LLC	Comm Trailer	Inglenook of Zionsville	Construction Trailer	10371 ZIONSVILLE ROAD	46077	2016/12/05
U2016-504	Doug Martin	Wesley Applegate	Res Remodel	Rock Bridge	66	3875 STONINGTON PLACE	46077	2016/12/09
R2016-552	Joseph Fischer	Joseph Fischer	Res Other	Sycamore Bend	31	916 Warbler Way	46077	2016/12/02
R2016-559	Burke Pool Company	Eric & Karen Horn	Res Add Pool	Roundstone	2	20 SMITH LANE	46077	2016/12/29
13U2016-590	That Contractor Guy, Inc	Eric & Lisa Spohn	Res Remodel	Willow Ridge	18	11505 WILLOW RIDGE DRIVE	46077	2016/12/22
U2016-616	DCS Inc	Eric Bradley	Res Remodel	Oak Ridge Estates	128	4855 COTTONWOOD DRIVE	46077	2016/12/30
U2016-624	Heartland Solutions	Zayo Group	Comm Electric			4481 Willow Road	46077	2016/12/13
U2016-626	Heartland Solutions	Zayo Group	Comm Electric			5 W Sycamore Street	46077	2016/12/13
U2016-634	DLS & Assoc	Michael Marlowe	Res Add	CROSSES	73 & N PT of Lot 74	140 N FOURTH ST	46077	2016/12/19



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Planning and Economic Development C of O Detail

December 2016

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C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-636	Dan Killinger	Dan Killinger	Res Remodel	COBBLESTONE LAKES OF	312	4614 S COBBLESTONE	46077	2016/12/08
U2016-673	Nazareth Building Services	Zionsville Medical Arts	Comm Remodel		Zionsville Chiropratic	1285 Parkway Drive	46077	2016/12/09
13U2016-699	John Pataky Construction	John Landis	Res Remodel	HIDDEN PINES	61	3807 SUGAR PINE LANE	46077	2016/12/19
U2016-808	Brian Kreider	Daryl & Brenda Knecht	Res Remodel	Buttondown Farms	8	4780 KHAKI COURT	46077	2016/12/22
U2016-818	Keith Mostrog	Keith Mostrog	Res Other	PRESERVE AT SPRING KNOLL	24	8872 Pin Oak Drive	46077	2016/12/06
U2016-881	David Hazen Group	John & Janna Ulbright	Res Remodel	CROSSES	1	595 W ASH STREET	46077	2016/12/09
R2016-884	Garber Post Buildings	Subah Packer	Res Add			433 N 700 EAST	46075	2016/12/13
R2016-946	Jaisun Hillard	Andrew & Lisa Vanzee	Res Electric			7650 S 775 EAST	46077	2016/12/02
13U2016-953	Roberts Stevens Roofing	Paul & Mona Sinclair	Res Reroof	Bridlewood	2	10024 BRIDLEWOOD TRAIL	46077	2016/12/05
U2016-957	Community Exteriors, Inc.	David & Kimberly Pritchett	Res Reroof	PRESERVE AT SPRING KNOLL	187	4280 GREENTHREAD DRIVE	46077	2016/12/02
U2016-1022	SSI	Town of Zionsville	Comm Electric	CREEKSIDE CORPORATE		10855 CREEK WAY	46077	2016/12/29



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	148	263	4	28
February	0	0	4	11	1	5	8	8	6	2	1	1	7	2	0	56	1	1	158	276	0	23
March	0	0	3	8	2	2	14	6	6	3	4	2	12	0	0	62	0	1	230	352	0	36
April	0	0	2	2	2	13	16	14	6	4	4	4	32	2	0	101	0	2	276	378	12	41
May	0	0	2	2	1	1	18	10	6	1	5	2	43	0	0	91	0	1	323	492	38	52
June	0	2	0	5	0	8	13	18	6	0	3	5	47	1	0	108	0	0	367	511	9	54
July	0	0	1	0	0	9	6	8	5	3	4	2	41	1	0	80	0	1	328	478	8	50
August	3	0	1	6	4	5	10	14	9	6	3	1	59	2	0	123	2	2	296	424	9	63
September	0	0	2	0	1	6	8	11	8	3	5	3	59	1	0	107	0	0	294	417	9	46
October	1	0	2	1	2	7	11	7	6	3	4	5	59	0	0	108	1	1	321	465	5	46
November	0	0	4	1	1	3	10	11	10	6	3	2	43	0	0	94	0	2	268	377	1	52
December	0	0	1	4	2	6	8	8	7	2	2	2	17	1	0	60	0	1	215	309	2	27
Totals	4	3	23	42	18	68	125	119	83	34	39	34	422	12	0	1026	4	13	3224	4742	97	518



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2016

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	\$4,183	\$11,300	\$19,441	\$21,467	\$23,829	\$18,083	\$9,653	\$13,391	\$10,524	\$16,070	\$14,567	\$10,761	\$173,269
All Other Residential ILP Fees	\$5,943	\$6,762	\$7,774	\$13,531	\$12,752	\$14,696	\$9,495	\$15,477	\$13,132	\$12,540	\$12,851	\$9,039	\$133,992
Residential Inspection Fees (Fees Due)	\$2,925	\$2,975	\$2,400	\$3,275	\$4,700	\$4,800	\$5,300	\$4,275	\$3,450	\$4,050	\$2,925	\$3,375	\$44,450
New Home Residential Road Impact Fees	\$3,027	\$8,072	\$12,108	\$14,126	\$17,153	\$13,329	\$5,045	\$9,081	\$8,072	\$11,099	\$9,812	\$8,072	\$118,996
New Home Residential Park Impact Fees	\$3,663	\$9,768	\$15,629	\$17,094	\$20,757	\$15,661	\$6,105	\$10,989	\$9,768	\$13,431	\$12,943	\$9,768	\$145,576
Sanitary Sewer Fees	\$4,025	\$4,025	\$4,025	\$8,050	\$4,025	\$0	\$4,025	\$8,050	\$0	\$4,025	\$12,050	\$4,025	\$56,325
Total Residential ILP, Inspection, Impact, Sewer	\$20,841	\$39,927	\$58,977	\$74,268	\$78,516	\$61,769	\$34,323	\$56,988	\$41,496	\$57,165	\$62,223	\$41,665	\$628,158
New Commercial Start ILP Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,518	\$0	\$12,525	\$0	\$0	\$22,043
All Other Commercial ILPs	\$2,612	\$4,463	\$4,693	\$3,334	\$1,216	\$2,954	\$1,975	\$2,037	\$2,411	\$3,271	\$5,588	\$1,876	\$36,430
Commercial Inspection Fees(Fees due)	\$750	\$300	\$750	\$300	\$750	\$1,200	\$300	\$0	\$300	\$525	\$750	\$450	\$6,375
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,994	\$0	\$37,312	\$0	\$0	\$79,306
Commercial Sanitary Sewer Fees	\$0	\$6,605	\$0	\$0	\$0	\$0	\$0	\$16,630	\$0	\$1,026	\$0	\$0	\$24,261
Total Commercial ILP, Inspection Impact Sewer	\$2,612	\$11,068	\$4,693	\$3,334	\$1,216	\$4,968	\$1,975	\$70,179	\$2,411	\$67,755	\$5,588	\$1,876	\$177,675
Combined Residential and Commercial Sewer	\$4,025	\$10,630	\$4,025	\$8,050	\$4,025	\$0	\$4,025	\$24,680	\$0	\$5,051	\$12,050	\$4,025	\$80,586
Combined Residential and Commercial Impact	\$6,690	\$17,840	\$27,737	\$31,220	\$37,910	\$31,004	\$11,150	\$62,064	\$17,840	\$75,463	\$22,755	\$17,840	\$359,513
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$23,453	\$50,995	\$63,670	\$77,602	\$79,732	\$66,737	\$36,298	\$127,167	\$43,907	\$124,920	\$67,811	\$43,541	\$805,833
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval	\$1,935	\$2,190	\$1,000				\$1,525	\$1,141					\$7,791
Secondary Plat Approval				\$1,400		\$1,000	\$400	\$260	\$780			\$960	\$4,800
Minor Plat Approval	\$400			\$1,010	\$1,010	\$90	\$195	\$345					\$3,050
Zone Map Amendment	\$450	\$1,125		\$500			\$575			\$7,600			\$10,250
Subdivision Waiver													
Development Plan	\$8,301	\$2,418	\$1,913	\$3,863			\$15,804	\$911				\$1,500	\$34,710
Development Plan Amendment				\$810				\$726	\$750	\$606			\$2,892
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use				\$300		\$1,000						\$1,350	\$2,650
Variance of Dev Standards	\$350	\$1,200	\$300	\$300	\$1,200	\$300	\$900	\$625	\$1,325		\$800	\$1,025	\$8,325
Special Exception		\$600			\$600			\$6,000	\$600				\$7,800
TOTAL FILING FEES Plan Commission and	\$12,136	\$7,533	\$4,213	\$8,183	\$2,810	\$2,390	\$19,399	\$10,008	\$3,455	\$8,206	\$800	\$4,835	\$83,968
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	3	8	14	16	18	13	6	10	8	11	10	8	125
New Home Construction Cost	\$1,070,450	\$4,151,000	\$5,909,906	\$7,045,537	\$7,016,925	\$7,068,154	\$4,936,092	\$7,076,994	\$2,788,000	\$7,158,000	\$5,834,000	\$3,734,380	\$63,789,438
All Other Residential ILP	24	27	33	66	67	80	64	94	90	84	75	39	743
New Commercial Start ILP								3		1			4
All Other Commercial ILP	9	21	15	19	6	15	10	16	9	12	9	13	154
Total Permit Per Month	36	56	62	101	91	108	80	123	107	108	94	60	1026
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval	¹ 8810 and 8811 Whit	¹ Inglenook	See Files				¹ Cobble Creek	¹ 200 West					
Secondary Plat Approval		¹ Vonterra-Section 1	¹ K. Smith	See Files		² C. Reck Courtyards of Zion	¹ Inglenook Secondar	² Poplar Street Creekside Corporat	² DeRossi PL Properties LLC			² Vonterra Section 2 S. Crenshaw	
Minor Plat Approval	¹ Ken Smith			¹ G. Luross	¹ T. Farris	¹ Poplar Street-Zion	¹ PL Properties, LLC	² S. Crenshaw M. Squires					
Zone Map Amendment	¹ Boone County Tenni	¹ Fabrico	¹ CreekSide Park PUD	¹ Zionsville Christi			¹ Hoosier Village			¹ Northfields			
Subdivision Waiver													
Development Plan	¹ 8810 and 8811 Whit	¹ Inglenook	See Files	² Courtyards of Zion DMP Property LLC/D	¹ Zionsville Nature		² Hoosier Village Cobble Creek	¹ 200 West				² J. Dearinger Zionsville OMS Par	
Development Plan Amendment				¹ Five J. LLC				¹ Getgo	² Zionsville Christi Fazoles	¹ McDonalds			
Ordinance Amendment	² Town of Zionsville Town of Zionsville									¹ Ordinance Amendmen			
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use				¹ W. Totty		¹ M. Pittard							² 4SiteProperties R. Keeker
Variance of Dev Standards	² R. DeRossi K. Smith	See Files	¹ G. Gunter and K. G	¹ Kruger	See Files	¹ D. McClain	See Files	² S. Crenshaw J. Thorp	See Files		¹ J. Dearinger	² J. Reynolds Zionsville OMS Par	
Special Exception		¹ G. Gunter and K. G			¹ B. McDavitt			¹ M. Squires	¹ S. Cope				
TOTAL FILINGS Plan Commission and BZA	9	9	10	11	8	5	10	11	9	3	1	8	94
Collected Fees: Duplicate Permits, Amendments, Proceeding Fees	\$500	\$1,225	\$625	\$3,245	\$325	\$450	\$2,400	\$925	\$1,865	\$1,725	\$250	\$150	\$13,685
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$40,685	\$40,866	\$43,484	\$58,273	\$48,867	\$46,513	\$65,521	\$64,714	\$36,727	\$65,393	\$38,281	\$35,171	\$584,495
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$51,400	\$69,336	\$75,246	\$97,543	\$90,802	\$77,517	\$80,696	\$151,458	\$54,567	\$145,907	\$73,086	\$57,036	\$1,024,594

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2016

Planning

Intake

- The Department reviewed / issued 56 building permits, 4 sign permits, and conducted 309 inspections (as detailed in the attached pages)
- The Department accepted four (4) petitions for review by the Board of Zoning Appeals and two (2) petitions for review by the Plan Commission (all for review at future meetings)

Meetings

- Attended the December 5, 2016 Town Council meeting
- Attended the December 5, 2016 meeting with Deputy Mayor Ed Mitro regarding year-end review
- Attended the December 13, 2016 meeting of the Board of Zoning Appeals
- Attended the December 14, 2016 meeting with Crowe regarding Internal Controls
- Attended the December 16, 2016 Staff Holiday Party / Year End Recognition event
- Attended the December 19, 2016 meeting of the Plan Commission
- Attended the December 19, 2016 Town Council meeting
- Attended the December 22, 2016 meeting with INDOT officials regarding the contemplated US 421 / 146th Street traffic study
- Attended the December 28, 2016 meeting with IT staff regarding the acquisition of the large flat file Scanner
- Attended both the BZA and Plan Commission pre-meetings
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended regularly occurring Town Hall progress meetings
- Facilitated / conducted pre-construction meetings associated with various projects on various dates
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: IBJ and The Current
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with staff and town leadership to discuss the future extension of Bennett Parkway

Reporting / Documentation

- Prepared one (1) staff report for the December 13, 2016 Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/12132016-662>
- Prepared one (1) staff report/ staff memorandums for the December 19, 2016 Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/12192016-667>
- Prepared the Department's December 2016 month-end report

Communications

- Conducted various communications with applicants for the December Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the December Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with representatives of 200 West regarding status of project
- Conducted communications with various sign contractors regarding monument sign for Town Hall Center development

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Finalized Certification paperwork related to Northfields rezone as well the recently approved Zoning Ordinance amendments
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Conducted department year end reviews
- Began preparations for the 2016 year-end report

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2016

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106th Street TIF District
- Met with Duke Energy representatives regarding services within the Town of Zionsville
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with Real Estate Appraisers regarding Creekside Corporate Park values post construction
- Met with representatives of MetroNet regarding interest in serving Zionsville with additional Fiber
- Met onsite with members of Town Staff regarding site improvements at Creekside Corporate Park
- Attended the December 1, 2016 and December 15, 2016 Creekside Progress meetings
- Attended the December 14, 2016 meeting of the Board of Parks & Recreation
- Attended the December 16, 2016 special meeting of the Zionsville Architectural Review Committee (ZARC)
- Attended a December 21, 2016 meeting with RDC representatives and real estate brokers regarding Creekside
- Attended the December 22, 2016 special meeting of the Redevelopment Commission (RDC))

Reporting / Documentation

- Prepared the December TIF Report
- Prepared various memorandums as well as the December special meeting agenda for the RDC

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding both the regular meeting and future meetings of the EDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: IBJ and The Current
- 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 communications regarding utility availability and distribution with Creekside Corporate Park
- Conducted communications regarding tree clearing at Creekside (10 acres).
- Conducted communications regarding the establishment of the Metro Fiber Net TIF District

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Contract Management: Creekside Schematic Design
- Contract Management: Creekside Infrastructure
- Contract Management: Creekside Corporate Tree Clearing (10 acres)
- Community Development Corporation: IRS 501c4 set-up
- Creekside Corporate Park: Public Bid Process
- Field work-Creekside Corporate Park (establishment of property corners and limits of clearing efforts)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Reviewed documents associated with the design of the MetroNet Hut install on 106th Street
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2016

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Hardware rollout - field data entry (internal)
HEA 1301 implementation (internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Sub-Surface)
Creekside Corporate Park inspections (HWC / REA / Internal)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Rockland / internal)
Creekside Corporate Park marketing (internal)
Creekside Corporate Park Tree Clearing (Homer / internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
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 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
Community Development Corporation – IRS authorization (B&T / Internal)
Administrative Assistant - training
Department transition – Planner I and Planner II positions (Internal)
Town Hall / Government Center – site development / vertical construction progress (Internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS January 10, 2017

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled Tuesday, January 10, 2017 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. Attendance
- III. Election of Officers
- IV. Approval of the December 13, 2016 Meeting Minutes
- V. Continuance Requests

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

VI. Continued Business

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

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2016-30-UV	R. Keeker	8556 E 300 South	Petition for Use Variance to allow an existing barn located on the applicant's property in the (R1), Low Density Single Family Residential Zoning District, to continue to host weddings and receptions. (#2014-04-UV was approved with a 3 year limitation on March 11, 2014 – set to expire 3-10-2017).
2016-31-DSV	Zionsville OMS Partners	12036 N Michigan Road	Petition for Development Standards Variance to allow for the construction of a new commercial business to: 1) Reduce the minimum lot size 2) Reduce the rear buffer yard/setback 3) Increase the maximum office square footage in the (B-1) Neighborhood Business & Michigan Road Overlay Zoning District.
2016-32-UV	4 Site Properties	235 W Sycamore Street	Petition for Use Variance to allow for the expansion of an existing single family dwelling located in the (B-3) Urban Outdoor Business Zoning District.

2016-33-DSV	J. Reynolds	110 N Third Street	Petition for Development Standards variance in order to provide for an addition to a single family home to: 1) Exceed the required lot coverage of 35%, to 37% 2) Deviate from the required side yard setback 3) Deviate from the required aggregate side yard setback in the (R-V), Residential Village Zoning District.
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VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2016-22-DSV	S. Crenshaw	4560 S. 975 East	Status of Commitment
2016-23-SE	M. Squires	1567 N. 1000 East	Status of Right to Farm
2016-24-SE	S. Cope	7750 E. 100 South (Est.)	Status of Right to Farm

Respectfully Submitted:

Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Tuesday, January 17, 2017**

The Regular meeting of the Zionsville Plan Commission is scheduled for **Tuesday**, January 17, 2017, 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. Swearing in of new members
- IV. Election/Appointment of 2017 Officers/Representatives
- V. Approval of the December 19, 2016 Plan Commission Meeting Minutes
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-47-PP	200 West	125, 165, 235 W. Sycamore Street	Continued from the October 17, 2016 and the November 21, 2016 Meetings to the January 17, 2017 Plan Commission Meeting Petition for Primary Plat approval to establish (2) two lots in the (B2) and (B3) Urban Business Zoning Districts
2016-48-DP	200 West	125, 165, 235 W. Sycamore Street	Continued from the October 17, 2016 and the November 21, 2016 Meetings to the January 17, 2017 Plan Commission Meeting Petition for Development Plan Approval to provide for (2) two, commercial structures with office uses on the frontage of the site in the (B2) and (B3) Urban Business Zoning Districts

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2016-60-DP	J Dearing	10890 Bennett Parkway	Petition for Development Plan Approval in allow for the construction of 46,430 sq. ft. Commercial Building in the (I-ORT) Office/Research/Technology/Industrial Zoning District
2016-62-MPR	Zionsville Redevelopment Commission	Declaratory Resolution	Declaratory Resolution declaring an area in the Town of Zionsville as an Economic Development Area, an allocation area, and approving an Economic Development Plan for said Economic Development Area

VIII: Other Matters to be Considered

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

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

January 3, 2017