



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

February 2017

Total permits issued for the month of February: 56

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Permit Activity Breakdown

Commercial Permits	February 2017	February 2016	YTD 2017	YTD 2016	YTD Diff
New	0	0	0	0	0
Interior Remodel	4	4	5	5	0
Addition	0	0	0	1	-1
Sign	0	11	2	13	-11
Electric	1	1	1	3	-2
Other	3	5	3	8	-5
Sewer	0	0	0	0	0
Commercial Totals	8	21	11	30	-19
Residential Permits					
Single Family	15	8	29	11	18
Addition	9	8	13	12	1
Remodel	6	6	16	14	2
Electric	1	2	5	3	2
Pool/Spa	1	1	1	2	-1
Demolition	0	1	3	6	-3
Other	15	7	20	10	10
Sewer/Repairs	1	2	4	4	0
Residential Totals	48	35	91	62	29
Combined Totals	56	56	102	92	10

Building/Site Inspections: 241 Number Of Inspections: 377

Certificates Of Occupancy Issued: 25

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

Number of violations that resulted in a violation and/or stop work order: 3

Number of Investigations closed this month: 23

Total number of zoning code violations to date: 13



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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
R2017-47	February	1	\$0	\$90	\$0	\$0	\$0	Browning Construction	David Gabovitch	Comm Demo			6100 TECHNOLOGY	46077
13U2017-48	February	1	\$20,000	\$410	\$0	\$0	\$0	William Fyffe	William Fyffe	Res Remodel	The Willows	57	3207 WILLOW	46077
U2017-49	February	2	\$7,000	\$75	\$0	\$0	\$0	Innovative Homes &	Joe & Cheryl Gilbert	Res Reroof	COLONY WOODS	142	955 MAXWELL	46077
13U2017-50	February	3	\$502,000	\$1,494	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	48	3465 SUGAR PINE	46077
U2017-51	February	3	\$0	\$90	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Demo		Interactive Academy	3795 S US 421	46077
13U2017-52	February	7	\$384,000	\$1,277	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	76	3845 CONIFER	46077
U2017-53	February	7	\$145,000	\$556	\$0	\$0	\$0	Tom Price	Tom Price	Res Add	N.T.		1040 W POPLAR	46077
U2017-54	February	8	\$650,000	\$1,600	\$0	\$1,221	\$1,009	Estridge Homes	Estridge Homes	Res New	Oxford Woods	11	11723 WALTON	46077
U2017-55	February	9	\$500,000	\$1,154	\$4,025	\$1,221	\$1,009	Innovative Homes &	Rod Collier	Res New	CROSSES		485 W CEDAR	46077
U2017-56	February	9	\$50,000	\$325	\$0	\$0	\$0	Innovative Homes &	Rod Collier	Res Add	CROSSES		485 W CEDAR	46077
R2017-57	February	9	\$70,000	\$410	\$0	\$0	\$0	Project Melton	Melinda Smith	Res Add	Royal Run	257	6755 LEXINGTON	46077
R2017-58	February	9	\$224,823	\$1,174	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	31	5844 MUSCADINE	46077
U2017-59	February	9	\$50,000	\$100	\$0	\$0	\$0	Bontrager Construction	Lora Avery	Res Other	OLIVERS		125 N MAIN STREET	46077
U2017-60	February	9	\$25,000	\$723	\$0	\$0	\$0	Design & Construction	Southpark Investments	Comm Remodel	ZIONSVILLE BUS. PARK	Evergreen Counseling	1155 PARKWAY	46077
R2017-61	February	10	\$0	\$90	\$0	\$0	\$0	B & D Lighting	CalAtlantic Homes of	Comm Electric	Vonterra	Entry Wall	10992 Lemberger	46077
U2017-62	February	10	\$7,900	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Brian & Laura Mullinax	Res Reroof	Austin Oaks	157	11613 SUMMIT	46077
U2017-63	February	10	\$0	\$125	\$0	\$0	\$0	Kai Yu	Kai Yu	Res Other	OLDFIELD	21	6809 BERKLEY	46077
U2017-64	February	10	\$0	\$90	\$0	\$0	\$0	R&G Construction	J & T Properties LLC	Comm Demo	CROSSES		76 S MAIN STREET	46077



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U2017-65	February	13	\$4,300	\$410	\$0	\$0	\$0	Sanjiv Neal	Sanjiv Neal	Res Remodel	Cedar Bend	78	9753 LAKEWOOD	46077
13U2017-66	February	13	\$10,000	\$410	\$0	\$0	\$0	John Grimme	Amy Anderson	Res Add	The Willows	49	3248 WILLOW	46077
U2017-67	February	13	\$20,000	\$225	\$0	\$0	\$0	Backyard Living	Sherman & Paula Whitfield	Res Add Deck	Austin Oaks	4	4574 WINTERSPRING	46077
U2017-68	February	14	\$0	\$25	\$0	\$0	\$0	ARS	Charles & Ruth McCarter	Res Sewer	CARTERS ADD.		635 W POPLAR	46077
13U2017-69	February	14	\$93,450	\$680	\$0	\$0	\$0	Mike McGhee & Assoc	Jonathan & Debra Shook	Res Add Pool	Willow Ridge	56	11559 WILLOW	46077
U2017-70	February	15	\$11,970	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jeff Berger	Res Reroof	Ravinia	42	4647 WINTERSTILL	46077
13U2017-71	February	15	\$438,000	\$1,368	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	60	3749 SUGAR PINE	46077
U2017-72	February	15	\$40,000	\$140	\$0	\$0	\$0	R&G Construction	J & T Properties LLC	Comm Remodel	CROSSES		76 S MAIN STREET	46077
U2017-73	February	15	\$36,000	\$410	\$0	\$0	\$0	R&G Construction	Kevin Golden	Res Remodel	CROSSES		105 N SIXTH STREET	46077
U2017-74	February	16	\$250,000	\$590	\$0	\$0	\$0	Tom Wilson	Tom Wilson	Res Add	Austin Oaks	164	11541 TRAIL RIDGE	46077
R2017-75	February	16	\$7,489	\$75	\$0	\$0	\$0	Bone Dry Roofing	John Roudebush	Res Reroof	Royal Run	422	6557 ROXBURY	46077
U2017-76	February	16	\$0	\$75	\$0	\$0	\$0	Walter Beam	Walter Beam	Res Electric	OP ZIONSVILLE		210 S SECOND	46077
U2017-77	February	16	\$3,000	\$125	\$0	\$0	\$0	Walter Beam	Walter Beam	Res Add	OP ZIONSVILLE		210 S SECOND	46077
R2017-78	February	17	\$50,000	\$321	\$0	\$0	\$0	Bill Duncan	Gerald Throgmartin	Res Add			9825 WINDY HILLS DRIVE	46077
U2017-79	February	17	\$3,691	\$75	\$0	\$0	\$0	Bone Dry Roofing	Keith & Kara Taylor	Res Reroof	N.T.		670 MULBERRY	46077
R2017-80	February	17	\$168,000	\$1,155	\$0	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	5	1708 ARBOR WAY	46077
U2017-81	February	17	\$12,656	\$75	\$0	\$0	\$0	Universal Roofing	Kyle & Carol Wietholter	Res Reroof	Brittany Chase	82	4331 TALLY HO DRIVE	46077
U2017-82	February	17	\$4,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Mitchell & Jill Morson	Res Reroof	NORTH VIEW	31	480 REDBUD	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
13U2017-83	February	17	\$392,000	\$1,413	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	84	3645 CONIFER	46077
R2017-84	February	21	\$5,108	\$75	\$0	\$0	\$0	Bone Dry Roofing	Hayatt Kassim	Res Reroof	Royal Run	340	6256 CANTERBURY	46077
U2017-85	February	21	\$8,700	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Steven Rowe	Res Reroof	Austin Oaks	195	11863 CREEKSTONE	46077
U2017-86	February	21	\$5,700	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Kuo-Long Yu	Res Reroof	Huntington Woods	18	1312 HUNTINGTON	46077
R2017-87	February	22	\$630,000	\$1,493	\$0	\$1,221	\$1,009	Hearth & Stone Builders	Caleb & Jill Longenberger	Res New	DERR FARM	1	8250 E 100 SOUTH	46077
U2017-88	February	22	\$12,000	\$410	\$0	\$0	\$0	Freeland's Remodeling	Daniel & Ashley Homm	Res Remodel	COLONY WOODS SEC 5	284	415 TRENTON	46077
U2017-89	February	22	\$18,434	\$75	\$0	\$0	\$0	Chase Restoration LLC	Robert & Maria Holmes	Res Reroof	MILLERS		495 N MAPLE	46077
R2017-90	February	22	\$306,696	\$1,389	\$0	\$1,221	\$1,009	Davis Building Group, LLC	Melvin & Ericka Riding	Res New			3485 S 875 EAST	46077
U2017-91	February	23	\$17,000	\$360	\$0	\$0	\$0	Chuck's Construction	Ryan & Emily Elmore	Res Add Deck	COBBLESTONE LAKES OF	258	9001 WINDPOINTE	46077
13U2017-92	February	23	\$510,000	\$1,214	\$0	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	119	11607 WEEPING	46077
U2017-93	February	24	\$20,000	\$667	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Remodel		Interactive Academy	3795 S US 421	46077
U2017-94	February	24	\$125,000	\$410	\$0	\$0	\$0	DAKS Construction	Indy Houses LLC	Res Remodel	Timber Ridge	8	920 TILLSON	46077
R2017-95	February	24	\$410,000	\$1,204	\$0	\$0	\$0	Page Construction	Todd & Megan Ferris	Res Other			9180 E 350 SOUTH	46077
U2017-96	February	27	\$40,000	\$666	\$0	\$0	\$0	Mitch Young/Young's	Roland & Claire McGrath	Res Remodel	Colony Woods	91	1115 PARK PLACE	46077
R2017-97	February	27	\$160,966	\$1,078	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	12	10263 LEMBERGER	46077
R2017-98	February	27	\$172,200	\$1,260	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	13	10259 LEMBERGER	46077
R2017-99	February	27	\$167,250	\$1,226	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	14	10255 LEMBERGER	46077
R2017-100	February	27	\$295,000	\$1,352	\$0	\$0	\$0	Browning Construction	TCD Associates	Comm Remodel		hc1.com	6100 TECHNOLOGY	46077



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R2017-101	February	28	\$10,447	\$75	\$0	\$0	\$0	Storm Guard	Philip & Elaine Thrasher	Res Reroof	Royal Run	698	6554 HUNTERS	46077
13U2017-102	February	28	\$430,000	\$1,580	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	11	3986 SUGAR PINE	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

February 2017

Total: C of O issued for the month of February: 25

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-432	Will Wright Bldg Corp	Will Wright Bldg Corp	Res New	Shannon Springs	16	6344 Boulder Springs Court	46077	2017/02/16
U2015-128	Christopher Scott Homes	High Grove Development	Res New	Lost Run Farms	10	10 Lost Run Lane	46077	2017/02/22
R2015-356	Ned Zink	Ned Zink	Res Add			672 Russell Lake W Drive	46077	2017/02/02
U2015-494	Tony English	Tony English	Res Remodel			11411 Sycamore Street	46077	2017/02/06
U2015-804	Homes By Woodland	Len Birnbaum	Res Add	Village	18	440 Mulberry Street	46007	2017/02/14
U2016-4	Nazareth Building Services	Kerry Wagoner	Res Sewer			11465 E Sycamore Street	46077	2017/02/06
U2016-13	Noble Order Brewing Company	Valerie Swack	Comm Demo	ZIONSVILLE BUS. PARK SEC	Noble Order Brewing	98 S MAIN STREET	46077	2017/02/06
U2016-28	Lawn Landscape Company	Ben Park	Res Other			580 Pine Street	46077	2017/02/14
U2016-34	Dorsey Paving	Baptist Homes	Res Demo			9955 ZIONSVILLE ROAD	46077	2017/02/06
U2016-111	Brian & Jamie Stewart	Brian & Jamie Stewart	Res Remodel	COBBLESTONE LAKES OF	185	4504 SKIPPING ROCK COURT	46077	2017/02/07
R2016-267	Bone Dry	Alex Gray	Res Reroof	Royal Run		6519 Oxford Drive	46077	2017/02/09
U2016-594	Dillon Construction Group	Lids Properties LLC	Comm Tenant Finish			10555 LIDS WAY	46077	2017/02/16
R2016-610	Tom Simmons	Michael & Linda Walsh	Res Add			4745 S 975 East	46077	2017/02/10
R2016-675	Chapman Electric	Boone County Resource Recovery	Comm Electric			985 S US HWY 421	46077	2017/02/14
U2016-680	Lifetime Home Enhancements	Timothy & Amy Maniscalco	Res Remodel	Austin Oaks	18	11719 Promontory Trail	46077	2017/02/24
U2016-819	Residential Renovations	Richard Darko	Res Add	Ravinia	38	4644 SUMMERSONG ROAD	46077	2017/02/21



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Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2016-855	Harding Group	Ryan & Michelle Donovan	Res Add Deck	Brookhaven	24	2817 BROOKLINE COURT	46077	2017/02/17
13U2016-927	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	65	3883 SUGAR PINE LANE	46077	2017/02/28
13U2016-941	Catalyst Const	Northwest Radiology	Comm Remodel	Northwest Technology	Northwest Radiology	5901 TECHNOLOGY CENTER DRIVE	46077	2017/02/17
U2016-948	Rita Bradley	Luis Galvan-Sarabia	Res Remodel	IRONGATE SEC 2	74	175 LEXINGTON DRIVE	46077	2017/02/27
U2016-951	Hays & Sons	Quail Run Investors II, LLC	Comm Remodel	N.T.	Quail Run Clubhouse	1380 SAYLOR DRIVE	46077	2017/02/01
R2016-986	Chuck's Construction	Andrew & Lindsay Worswick	Res Add Deck	Fieldstone	51	2501 FAWN BLUFF COURT	46077	2017/02/28
R2017-5	Posha Construction LLC	Carrey & Donna Hughes	Res Remodel	ROYAL RUN	553	6511 OXFORD DRIVE	46077	2017/02/28
U2017-13	Centennial Construction and	Matthew & Molly Schumaker	Res Remodel	Rock Bridge	75	9159 BROOKSTONE PLACE	46077	2017/02/06
U2017-23	Brehob Corp	Jerry Jones	Res Electric			4949 W 106TH STREET	46077	2017/02/02



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2017

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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	0	1	2	0	0	14	4	10	4	0	3	5	3	0	46	0	7	182	287	5	22
February	0	0	4	0	1	3	15	9	6	1	1	0	15	1	0	56	0	5	241	377	2	25
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	0	5	2	1	3	29	13	16	5	1	3	20	4	0	102	0	12	423	664	7	47

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2017

Planning

Intake

- The Department reviewed / issued 56 building permits and conducted 384 inspections (as detailed in the attached pages)
- The Department accepted five (5) petitions for review by the Board of Zoning Appeals and three (3) petitions for review by the Plan Commission (for review at future meetings)

Meetings

- Attended the February 3, 2017 Town Leadership meeting
- Attended the February 6, 2017 Town Council meeting
- Attended the February 9, 2017 House Local Government Committee meeting
- Attended the February 14, 2017 meeting of the Board of Zoning Appeals
- Attended the February 21, 2017 meeting of the Town Council
- Attended the February 23, 2017 Technical Advisory Meeting
- Attended the February 24, 2017 Town Leadership meeting
- 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 Zionsville Times Sentinel
- 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

Reporting / Documentation

- Prepared one (1) staff report for the February 14, 2017 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/_02142017-687
- Prepared the Department's February 2017 month-end report

Communications

- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the March 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 the 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
- Review proposed legislation related to local government (planning & zoning)
- 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)
- 2017 Goal Setting – for staff
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2017

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 various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in creating a TIF District in at the intersection of 146th Street & US 421
- Met with various town staff to discuss the implementation of a Fats Oils & Grease (FOG) program
- Met with various parties regarding interest in relocating a business to the Zionsville
- Attended the February 6, 2017 meeting of the Economic Development Commission (EDC)
- Attended the February 17, 2017 tour of the Pearson Automotive Tennis Center
- Attended the February 27, 2017 regular meeting of the Redevelopment Commission (RDC)
- Attended the February 28, 2017 regular meeting of the Zionsville Architectural Review Committee (ZARC)

Reporting / Documentation

- Prepared the February TIF Report
- Prepared various memorandums as well as the agendas for both the Economic Development Commission (EDC) as well as the Redevelopment Commission (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 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 marketing opportunities associated with Creekside Corporate Park
- Conducted communications regarding Dow's access to A-10 via Creekside Corporate Park
- 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 various communications with Town leadership regarding various projects
- Conducted communications regarding the finalization of the establishment of the Metro Fiber Net TIF District
- Conducted communications with the IRS regarding CDC 501c4 set-up

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Review proposed legislation related to local government (economic development & commission functionality)
- 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 (monitoring activities of the Tree Clearing Contractor)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Reviewed documents associated with the establishment of the MetroNet TIF District
- 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-FEBRUARY 2017

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)
Town Hall / Government Center – site development / vertical construction progress (Internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS March 14, 2017

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled Tuesday, March 14, 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. Approval of the February 14, 2017 Meeting Minutes
- IV. Continuance Requests

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

V. Continued Business

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

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2017-02-DSV	L. Hackman	130 N Maple 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 42.5% 2) Deviate from the required side & aggregate yard setbacks 3) Deviate from the required rear yard setback 4) Deviate from the maximum accessory square footage in the (R-V), Residential Village Zoning District.
2017-03-DSV	L. Birnbaum	570, 580 & 590 W Oak Street	Petition for Development Standards variance in order to replat 2 (two) 1.5 lot parcels back to the original 3 (three) parcels to provide for 3 (three) single family homes to: 1) Deviate from the required minimum lot size in the (R-V), Residential Village Zoning District.

2017-05-DSV	Estridge Homes	Oxford Woods Subdivision	Petition for Development Standards variance in order to provide for or permit single family homes which: 1) Exceed the required lot coverage of 20%, to 24% for lots 2, 3, 4, 5, 6, 7, 14, & 15 within the Oxford Woods subdivision in the (R-SF-2), Residential Single Family Zoning District.
2017-06-DSV	HNK LLC	95 E Pine Street	Petition for Development Standards variance in order to provide for a: 1) Reduction of the number of parking spaces for an existing commercial building in the (VBD), Village Business Zoning District.
2017-04-AP	H. Smith	2140 S US 421	Petition for Administrative Appeal of staff's assessment of the Town of Zionsville Zoning Ordinance: 1) Work requiring an Improvement Location Permit (ILP) commencing without an ILP, shall be assessed five (5) times the applicable amount stated in Ordinance No. 2000-16 in the (AG), Agricultural Zoning District.

VII. Other Matters to be considered:

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

Respectfully Submitted:

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



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Monday, March 20, 2017**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday March 20, 2017, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 17, 2017, Plan Commission Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-47-PP	200 West	165, 235 W. Sycamore Street	Continued from the October 17, 2016, November 21, 2016 and the January 17, 2017 Plan Commission Meetings Petition for Primary Plat approval in the (B3) Urban Business Zoning District
2016-48-DP	200 West	165, 235 W. Sycamore Street	Continued from the October 17, 2016, November 21, 2016 and the January 17, 2017 Plan Commission Meetings Petition for Development Plan approval to provide for an approximately 28, 400 S.F. commercial structure which will include both office and commercial uses the (B3) Urban Business Zoning District

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2017-02-DP	Boone Village	51 N. Ford Road (Est)	Petition for Development Plan approval to provide for an approximately 7,976 S.F. commercial structure in the (B-2) Urban General Business District
2017-03-DP	S. Diaz	7637 E. Stonegate Drive	Petition for Development Plan approval to provide for an approximately 4000 S.F. mixed use commercial structure in the (UB) Rural General Urban Zoning District
2017-04-DP	Automotive Dealership	6408 Crane Drive	Petition for Development Plan approval to provide for a Commercial Automotive Dealership Structure in the (GB) Rural General Business Zoning District

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
	Amberly	8666 E. 400 South	Request to waive the requirement not to be heard for one year following an adverse decision
			Staff to provide change in policy /affirmation of the current policy updates, if available Addresses: Accessory Structures and a separate address from a Primary Structure
2016-55-DPA	McDonalds	50 Brendon Way	Status Update

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

March 3, 2017