



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

April 2017

Total permits issued for the month of April: 99

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Permit Activity Breakdown

Commercial Permits	April 2017	April 2016	YTD 2017	YTD 2016	YTD Diff
New	1	0	1	0	1
Interior Remodel	1	2	8	10	-2
Addition	1	0	1	1	0
Sign	2	2	7	23	-16
Electric	1	2	4	7	-3
Other	5	13	18	22	-4
Sewer	0	0	0	0	0
Commercial Totals	11	19	39	63	-24
Residential Permits					
Single Family	10	16	59	41	18
Addition	11	14	30	32	-2
Remodel	10	6	35	26	9
Electric	3	4	11	10	1
Pool/Spa	5	4	13	10	3
Demolition	1	4	6	12	-6
Other	46	32	89	55	34
Sewer/Repairs	2	2	6	6	0
Residential Totals	88	82	249	192	57
Combined Totals	99	101	288	255	33

Building/Site Inspections: 307 Number Of Inspections: 408

Certificates Of Occupancy Issued: 19

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 5

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 21



Town Of Zionsville

Planning and Economic Development Permit Detail

April 2017

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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
R2017-190	April	3	\$8,240	\$75	\$0	\$0	\$0	Universal Roofing	David & Nicole Loewer	Res Reroof	Royal Run	620	6551 YORKSHIRE	46077
R2017-191	April	3	\$7,742	\$75	\$0	\$0	\$0	Universal Roofing	Matthew & Kathryn Werner	Res Reroof	Royal Run	86	6521 AMHERST	46077
R2017-192	April	3	\$8,240	\$75	\$0	\$0	\$0	Universal Roofing	Stephen & Megan McGrady	Res Reroof	Royal Run	564	6533 OXFORD	46077
R2017-193	April	3	\$8,030	\$75	\$0	\$0	\$0	Above the Cut Restoration	Richard & Linda Glidewell	Res Reroof			6580 S 850 EAST	46077
13U2017-194	April	4	\$0	\$25	\$0	\$0	\$0	Roto Rooter	William & Cheryl Jeffries	Res Sewer	Irishmans Run	29	9620 IRISHMANS	46077
13U2017-195	April	4	\$50,136	\$456	\$0	\$0	\$0	Classic Pool & Patio	Praveen & Stefanie Perni	Res Add Pool	The Willows	222	11623 WILLOW	46077
13U2017-196	April	4	\$10,000	\$410	\$0	\$0	\$0	Ronald L Dunaway	David & Terri Trepanier	Res Remodel	The Willows	235	11509 GOLDEN	46077
R2017-197	April	5	\$250,000	\$1,072	\$0	\$0	\$0	Midwest Affordable	Melissa Bertke-Heslin	Res New			986 N US 421	46075
R2017-198	April	5	\$7,000	\$410	\$0	\$0	\$0	Grande & Grande Inc	David & Heather Ernst	Res Remodel	THE ENCLAVE	109	6815 WOODHAVEN	46077
U2017-199	April	5	\$4,000	\$410	\$0	\$0	\$0	Lisa & Alan Draper	Lisa & Alan Draper	Res Remodel	Rock Bridge	62	3785 STONINGTON	46077
U2017-200	April	5	\$9,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Brendon & Courtney Wright	Res Reroof	Colony Woods	294	300 CAMDEN	46077
U2017-201	April	5	\$13,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Michael & Cheryl Stone	Res Reroof	Smith Meadow	16	9683 WINTER	46077
U2017-202	April	6	\$48,000	\$410	\$0	\$0	\$0	Bedrock Hardscapes	John & Kristen Quigley	Res Add	Austin Oaks	133	11749 ARBORHILL	46077
13U2017-203	April	6	\$404,000	\$1,320	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	82	3697 CONIFER	46077
U2017-204	April	7	\$13,810	\$75	\$0	\$0	\$0	Chase Restoration LLC	Rick Schlegel	Res Reroof	Coventry Ridge	97	11070 BRENTWOOD	46077
U2017-205	April	7	\$5,572	\$200	\$0	\$0	\$0	Deckmasters	Jeffrey & Martha Laswell	Res Add Deck	N.T.		525 S FIFTH STREET	46077
R2017-206	April	7	\$25,000	\$410	\$0	\$0	\$0	Tehniat Haider	Tehniat Haider	Res Remodel	Fieldstone	80	2971 ALAMOSA	46077
R2017-207	April	7	\$387,600	\$1,441	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	197	11137 GLEN AVON WAY	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
R2017-208	April	7	\$5,000	\$140	\$0	\$0	\$0	Strongbox	Zionswood RE LLC	Comm Trailer		Tom Wood Automotive	6408 CRANE DRIVE	46077
R2017-209	April	10	\$10,297	\$75	\$0	\$0	\$0	Storm Guard	Alison King	Res Reroof	Royal Run	680	6755 WOODCLIFF	46077
13U2017-210	April	10	\$12,000	\$100	\$0	\$0	\$0	New Generation Homes	Ping Yang	Res Add Deck	Willow Glen	51	3237 AUTUMN	46077
U2017-211	April	10	\$15,790	\$75	\$0	\$0	\$0	Restor Property Restoration	David Woodfork	Res Reroof	Brittany Chase	35	4111 HUNTSMAN	46077
R2017-212	April	10	\$15,000	\$277	\$0	\$0	\$0	Coach House Garage	Ryan Alexy	Res Add			8950 E 575 SOUTH	46077
U2017-213	April	10	\$30,000	\$410	\$0	\$0	\$0	Kiefer and Company, LLC	Scott Herbst	Res Remodel	Timber Ridge	9	910 TILLSON	46077
R2017-214	April	11	\$210,000	\$1,118	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	31	234 ASPEN DRIVE	46077
U2017-215	April	11	\$6,270	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Julia Hill	Res Reroof	Spring Knoll	188	4270 GREENTHREAD	46077
U2017-216	April	11	\$7,800	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Gilbert Berry	Res Reroof	Brittany Chase	72	4230 FIELD MASTER	46077
U2017-217	April	11	\$0	\$75	\$0	\$0	\$0	Thomas Alcorn	Deborah Beck	Res Electric	Raintree Place	109	125 SPRING DRIVE	46077
U2017-218	April	12	\$9,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Stephen & Deirdre	Res Reroof	Ravinia	34	4629 SUMMERSONG	46077
U2017-219	April	12	\$12,157	\$75	\$0	\$0	\$0	Hoosier Exteriors	Bill & Diane Slama	Res Reroof	THORNHILL	185	1401 SHADOW	46077
R2017-220	April	13	\$480,000	\$1,423	\$0	\$1,221	\$1,009	Cornerstone Industries Corp.	Daniel Hess	Res New	Stonegate	112	6734 W STONEGATE	46077
R2017-221	April	13	\$350,000	\$1,132	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	254	7621 BEEKMAN	46077
U2017-222	April	13	\$20,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Jeremy & Jill Bricker	Res Reroof	Austin Oaks	158	4776 WOODS	46077
13U2017-223	April	13	\$49,500	\$508	\$0	\$0	\$0	Barton Pool Company	Tony & Adrienne Larsen	Res Add Pool	HIDDEN PINES	100	3768 CONIFER	46077
R2017-224	April	13	\$0	\$100	\$0	\$0	\$0	Grant Richards	RMoss Properties LLC	Res Demo			6395 S 800 East	46077
R2017-225	April	13	\$1,000,000	\$0	\$0	\$0	\$0	Strongbox	Zionsville RE LLC	Mass Grading		Tom Wood Automotive	6408 Crane Drive	46077



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R2017-226	April	13	\$371,500	\$1,367	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	210	11176 GLEN AVON WAY	46077
13U2017-227	April	13	\$16,900	\$200	\$0	\$0	\$0	Susan Rydell	Lisa Bartol Lueck	Res Add Deck	Fox Hollow	2	7070 FOX HOLLOW	46077
U2017-228	April	14	\$20,288	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Greg & Jennifer Fraga	Res Reroof			625 N ELM STREET	46077
U2017-229	April	14	\$22,253	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Lisa Schulte	Res Reroof	THORNHILL	186	1411 SHADOW	46077
U2017-230	April	14	\$2,782	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bill & Kay Havlin	Res Reroof	Cedar Bend	39	10632 WILDWOOD	46077
R2017-231	April	14	\$11,600	\$75	\$0	\$0	\$0	Stay Dry Roofing	Joshua & Jane Goergen	Res Reroof			9060 WHITESTOWN	46077
13U2017-232	April	14	\$0	\$90	\$0	\$0	\$0	Capitol Construction	Browning Investments	Comm Demo	Northwest Technology		6100 W 96TH STREET	46077
U2017-233	April	17	\$8,000	\$75	\$0	\$0	\$0	Authentic Restoration	Mark & Sara Zelonis	Res Reroof	CROSSES		40 S THIRD STREET	46077
U2017-234	April	17	\$10,000	\$75	\$0	\$0	\$0	Rhoads Construction	Nancy Stum	Res Reroof	CROSSES		305 W OAK STREET	46077
U2017-235	April	17	\$10,880	\$75	\$0	\$0	\$0	Universal Roofing	Lisa Hammer	Res Reroof	Brittany Chase	19	4171 FIRST FLIGHT	46077
U2017-236	April	18	\$30,000	\$410	\$0	\$0	\$0	Booher Remodeling	Robert & Elizabeth Mutzel	Res Remodel	Spring Knoll	157	8903 WINTERBERRY	46077
R2017-237	April	18	\$10,304	\$75	\$0	\$0	\$0	Universal Roofing	Vernon & Pamilla Hensley	Res Reroof	Royal Run	656	6788 WOODCLIFF	46077
13U2017-238	April	18	\$538,000	\$1,480	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	45	11333 CANOPY	46077
U2017-239	April	19	\$50,000	\$575	\$0	\$0	\$0	Perma Pools	Derek & Amy Small	Res Add Pool	Austin Oaks	214	4392 CREEKSIDE	46077
U2017-240	April	20	\$3,800	\$100	\$0	\$0	\$0	Bryan Watson	Bryan Watson	Res Other	Brittany Chase	13	4231 FIRST FLIGHT	46077
U2017-241	April	20	\$0	\$90	\$0	\$0	\$0	Ashpaugh Electric	St Alphonus	Comm Electric		St. Alphonus	1870 W OAK STREET	46077
R2017-242	April	20	\$70,000	\$125	\$0	\$0	\$0	Dorothy Hitchins	Dorothy Hitchins	Res Remodel			4150 S 975 EAST	46077
R2017-243	April	20	\$12,000	\$100	\$0	\$0	\$0	Recreation Unlimited	James Leffel	Res Add			9225 HUNT CLUB ROAD	46077



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U2017-244	April	20	\$14,000	\$75	\$0	\$0	\$0	Coomer Roofing	Nancy Falbo	Res Reroof	Spring Knoll	133	9106 IRIS LANE	46077
R2017-245	April	20	\$0	\$75	\$0	\$0	\$0	Randall Moss	Randall Moss	Res Electric			6395 S 800 EAST	46077
U2017-246	April	20	\$11,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Stanley & Toni Ketner	Res Reroof			860 W OAK STREET	46077
U2017-247	April	20	\$9,800	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Steven & Gina Serbin	Res Reroof	Spring Knoll	265	4281 GREENTHREAD	46077
U2017-248	April	20	\$500	\$0	\$0	\$0	\$0	Ardsley Management	The Preserve at Spring Knoll	Comm Sign	Spring Knoll		875 East & 400 South	46077
U2017-249	April	20	\$1,100	\$0	\$0	\$0	\$0	Ardsley Management	The Preserve at Spring Knoll	Comm Sign	Spring Knoll		Greenthread Drive	46077
U2017-250	April	20	\$6,500	\$75	\$0	\$0	\$0	Daahl Property Group	Christy Clark	Res Reroof	Village Walk	148	20 DANBURY	46077
R2017-251	April	21	\$55,000	\$717	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Add			2102 S US 421	46077
R2017-252	April	21	\$0	\$0	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Grading		Interactive Academy	3795 S US 421	46077
R2017-253	April	21	\$2,500	\$140	\$0	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Comm Trailer		Interactive Academy	3795 S US 421	46077
U2017-254	April	21	\$50,000	\$410	\$0	\$0	\$0	Freeland's Remodeling	Mark & Rebecca Franklin	Res Remodel	Spring Knoll	262	4257 GREENTHREAD	46077
13U2017-255	April	21	\$528,000	\$1,480	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	91	3476 CONIFER	46077
U2017-256	April	24	\$24,000	\$75	\$0	\$0	\$0	Jon Bankert	Dennis & Theresa	Res Reroof	Oak Ridge Estates	11	10252 OAK RIDGE	46077
R2017-257	April	24	\$5,500	\$100	\$0	\$0	\$0	M&M Construction	Steve & Bridget Kizer	Res Add Deck	Royal Run	423	6555 ROXBURY	46077
U2017-258	April	24	\$50,000	\$435	\$0	\$0	\$0	Lisa Hackman	Lisa Hackman	Res Add	OLIVERS		130 N MAPLE	46077
U2017-259	April	24	\$59,000	\$404	\$0	\$0	\$0	Pools of Fun	Pat & Brian Rittgers	Res Add Pool	Oxford Woods	17	5189 SHERRINGTON	46077
U2017-260	April	24	\$8,990	\$75	\$0	\$0	\$0	Roof it Forward	Kyler Wilson	Res Reroof	Brittany Chase	85	4170 HUNTSMAN	46077
U2017-261	April	24	\$5,500	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Roger Collins	Res Reroof			5565 OLD 106TH	46077



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13U2017-262	April	24	\$200,000	\$229	\$0	\$0	\$0	Fiano Landscapes	Praveen & Stefanie Perni	Res Other	The Willows	222	11623 WILLOW	46077
U2017-263	April	24	\$7,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jeff & Krista Prather	Res Reroof	Spring Knoll	181	4326 GREENTHREAD	46077
U2017-264	April	24	\$5,100	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Engjell & Irena Qorlaze	Res Reroof	IRONGATE SEC 1	19	1620 WALDEN	46077
U2017-265	April	24	\$6,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	James & Sandra Bierman	Res Reroof	Cedar Bend	77	9765 LAKEWOOD	46077
U2017-266	April	24	\$9,600	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Carter Boyd	Res Reroof	Ravinia	31	4617 SUMMERSONG	46077
U2017-267	April	24	\$16,000	\$200	\$0	\$0	\$0	John Grimme	Jason & Elizabeth	Res Add Deck	SUGARBUSH SEC 1	12	800 SUGARBUSH	46077
U2017-268	April	25	\$500	\$410	\$0	\$0	\$0	Tim McLaughlin	Monica Mon McLaughlin	Res Remodel	Spring Knoll	282	8829 Pin Oak Drive	46077
U2017-269	April	25	\$55,000	\$1,705	\$0	\$0	\$0	Sanders Contracting	Omega Healthcare	Comm Remodel	N.T.	Zionsville Meadows	675 S FORD ROAD	46077
U2017-270	April	25	\$5,510	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Stephen & Linda Sakowski	Res Reroof	IRONGATE	26	1600 IRONGATE	46077
R2017-271	April	25	\$10,000,000	\$8,481	\$0	\$0	\$128,048	Strongbox	Zionswood RE LLC	Comm New		Tom Wood Toyota	6408 CRANE	46077
R2017-272	April	26	\$10,000	\$75	\$0	\$0	\$0	Hoosier Roofing	Shawn & Shannon	Res Reroof	Countrywood	41	1124 INDIAN PIPE LANE	46077
R2017-273	April	26	\$1,200,000	\$2,000	\$0	\$0	\$2,756	Gilliatte General Contractors	Interactive Academy	Comm Add		Interactive Academy	3795 S US 421	46077
R2017-274	April	26	\$60,000	\$424	\$0	\$0	\$0	Robert Cari	Robert Cari	Res Add			7749 E 300 SOUTH	46077
R2017-275	April	26	\$300,000	\$1,356	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	318	6530 REGENTS	46077
U2017-276	April	26	\$87,000	\$599	\$0	\$0	\$0	Mike Mcghee	John & Julia Sofia	Res Add Pool	OLDFIELD	15	6644 BELFAIR	46077
U2017-277	April	26	\$0	\$75	\$0	\$0	\$0	Felix Wyss	Felix Wyss	Res Electric	Sugarbush	80	722 MORNINGSIDE	46077
U2017-278	April	26	\$15,500	\$100	\$0	\$0	\$0	Elite Landscape Solutions	Michael & Patricia Rosiello	Res Other	Ravinia	24	4622 SUMMERSONG	46077
U2017-279	April	27	\$0	\$25	\$0	\$0	\$0	JDS Landscapes &	Lisa Hackman	Res Sewer	OLIVERS		130 N MAPLE	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
R2017-280	April	27	\$10,000	\$75	\$0	\$0	\$0	American Dream Home	Delphia Wilson	Res Reroof	SELIGS		538 AMOS DRIVE	46077
U2017-281	April	27	\$13,000	\$75	\$0	\$0	\$0	American Dream Home	Michelle Caldwell	Res Reroof	BRITTANY CHASE	48	4150 HUNTSMAN	46077
U2017-282	April	27	\$13,000	\$75	\$0	\$0	\$0	American Dream Home	Joshua & Nichole	Res Reroof	BRITTANY CHASE	105	4330 CHASE CIRCLE	46077
R2017-283	April	28	\$12,918	\$75	\$0	\$0	\$0	Storm Guard	Deborah Wilhoite	Res Reroof	ROYAL RUN	658	6794 WOODCLIFF	46077
R2017-284	April	28	\$11,800	\$75	\$0	\$0	\$0	Bone Dry Roofing	Charles & Maureen Hurd	Res Reroof	Pineview Estates	13	720 PINEVIEW	46077
R2017-285	April	28	\$5,801	\$75	\$0	\$0	\$0	Bone Dry Roofing	Paul & Gloria Schubert	Res Reroof	ROYAL RUN	22	6715 WIMBLEDON	46077
U2017-286	April	28	\$23,641	\$75	\$0	\$0	\$0	Bone Dry Roofing	James & Lori Bing	Res Reroof	Oak Ridge Estates	101	10512 OAK RIDGE	46077
U2017-287	April	28	\$12,000	\$75	\$0	\$0	\$0	Breeden Roofing, Inc.	Susan Bowron-White	Res Reroof	IRONGATE SEC 2	34	150 LEXINGTON	46077
U2017-288	April	28	\$16,000	\$410	\$0	\$0	\$0	Tom Simmons	Louis & Nancy D'Agostino	Res Remodel	N.T.		630 MULBERRY	46077



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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
R2015-651	Kai Yu Homes	Chris & Kelly Dasio	Res New	Stonegate	10	6115 Stonegate Run	46077	2017/04/21
R2016-95	Pulliam-Scott Construction Inc	Whitney Meyer & Jared Gayken	Res New			8350 E 250 South	46077	2017/04/26
U2016-126	Matt Kraus	Vern & Tiffany Mihill	Res Add Deck	MELORA DYES		845 W OAK STREET	46077	2017/04/26
U2016-146	Crew 2	Stanley Halpern	Res Other	SANCTUARY AT 121ST STREET	55	11923 AVEDON WAY	46077	2017/04/24
R2016-149	Mike McGhee & Assoc	Scott & Debra Law	Res Add Pool			9915 E 300 SOUTH	46077	2017/04/19
R2016-301	Drees Homes	Drees Homes	Res New	STONEGATE	316	6495 WESTMINSTER DRIVE	46077	2017/04/24
U2016-471	Executive Homes	Exterior Home Improvement	Res New	Pleasant View Estates	14	9765 EQUESTRIAN WAY	46077	2017/04/26
U2016-834	SCS Construction Services	American Senior Communities	Comm Remodel	N.T.	Zionsville Meadows	675 S FORD ROAD	46077	2017/04/21
R2016-880	T & W Corp	Craig Alderson	Res Add	N.T.		9180 HUNT CLUB ROAD	46077	2017/04/17
13U2016-935	Perma Pools	Eric & Lisa Spohn	Res Add Pool	Willow Ridge	18	11505 WILLOW RIDGE DRIVE	46077	2017/04/25
13U2016-1001	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	75	3867 CONIFER DRIVE	46077	2017/04/28
U2016-1007	High Caliber Remodeling	JMS Investment Properties	Res Remodel	IRONGATE SEC 3	58	50 VILLAGE COURT	46077	2017/04/27
R2017-41	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	2	10316 LEMBERGER BOULEVARD	46077	2017/04/27
R2017-57	Project Melton	Melinda Smith	Res Add	Royal Run	257	6755 LEXINGTON CIRCLE	46077	2017/04/21
13U2017-187	Decks by Design	Abbie Robinson	Res Add Deck	HIDDEN PINES	59	3731 SUGAR PINE LANE	46077	2017/04/28
13U2017-196	Ronald L Dunaway	David & Terri Trepanier	Res Remodel	The Willows	235	11509 GOLDEN WILLOW COURT	46077	2017/04/24



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-198	Grande & Grande Inc	David & Heather Ernst	Res Remodel	THE ENCLAVE	109	6815 WOODHAVEN PLACE	46077	2017/04/28
U2017-199	Lisa & Alan Draper	Lisa & Alan Draper	Res Remodel	Rock Bridge	62	3785 STONINGTON PLACE	46077	2017/04/06
U2017-205	Deckmasters	Jeffrey & Martha Laswell	Res Add Deck	N.T.		525 S FIFTH STREET	46077	2017/04/19



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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	0	0	2	3	2	10	20	6	9	3	7	2	23	0	0	87	0	7	348	466	5	41
April	1	1	1	2	1	5	10	11	10	3	5	1	46	2	0	99	0	1	307	408	13	19
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	1	8	7	4	18	59	30	35	11	13	6	89	6	0	288	0	20	1078	1538	25	107

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 2017

Planning

Intake

- The Department reviewed / issued 97 building permits, issued 2 sign permits, and conducted 405 inspections (as detailed in the attached pages)
- The Department accepted five (5) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted three (3) petitions for review by the Plan Commission at future meetings

Meetings

- Attended the April 10, 2017 Town Council meeting
- Attended the April 11, 2017 meeting of the Board of Zoning Appeals
- Attended the April 14, 2017 Town Leadership meeting
- Attended the April 17, 2017 meeting of the Town Council
- Attended the April 17, 2017 meeting of the Plan Commission
- Attended the April 26, 2017 Mayor's Night In event
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended regularly occurring Town Hall progress meetings
- Organized / 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: The Current 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
- Met with WTH related to integration of the 2017 fee schedule updates as well as upgrades to the permit tracking software (creation of platform associated with waste water infrastructure inspection program)
- Met with representatives of the Zionsville School Corporation regarding potential future land use petition filings

Reporting / Documentation

- Prepared eight (8) staff reports for the April 11, 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/_04112017-714
- Prepared two (2) staff report/project memorandums for the April 17, 2017 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/_04172017-716
- Prepared the Department's April month-end report

Communications

- Conducted various communications with applicants for the May Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the May 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/owners of 125, 165, 235 W Sycamore regarding potential rezoning filing
- 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)
- Took delivery of 2017 Dodge Durango / disposed of 2009 Dodge Durango & initiated efforts to prep vehicle for service life
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- Conducted and concluded advertisement process building inspector / FOG program specialist position

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 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 development along SR 32 and also US 421
- Met with various parties to discuss the implementation of a Fats Oils & Grease (FOG) program
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with the Creekside Corporate Park sign contractor related to sign installation
- Attended the April 24, 2017 regular meeting of the Redevelopment Commission (RDC)
- Attended the April 25, 2017 regular meeting of the Zionsville Architectural Review Committee (ZARC)
- Attended the April 27, 2017 Tom Wood Toyota Ground Breaking Event

Reporting / Documentation

- Prepared the April TIF Report
- Prepared various RDC's memorandums as well as the agenda for the April RDC meeting

Communications

- Conducted communications regarding the opening of Creekside Corporate Park's public improvements & assisted in the preparation of a press release regarding the same
- Conducted communications regarding the removal of excess materials and overburden from Creekside Corporate Park public areas
- Conducted communications regarding scheduling the May closeout of the Creekside Corporate Park construction project
- 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 the Town's participation in Broadband Ready programming
- 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 creation of an EDA at the intersection of 300 South / US 421
- Conducted communications regarding the April 29, 2017 localized flooding events
- Conducted communications regarding a May 1, 2017 Executive Session of the RDC
- Conducted communications regarding a May 3, 2017 teleconference regarding Creekside landscaping at Eagle Creek

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, and the Zionsville Architectural Review Committee
- Review proposed legislation related to local government
- Contract Management: Creekside Schematic Design
- Contract Management: Creekside Infrastructure
- Contract Development: Creekside Listing Agreement
- Scope Development: Creekside ground maintenance services
- Prepared and filed the Community Development Corporation's 2016 Federal and State Tax Returns
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Reviewed documents associated with the finalization of the MetroNet License Agreement
- 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-APRIL 2017

Current Project Specific Ongoing Matters - Department Wide (Consultant)

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)
Zoning Ordinance maintenance (American Legal Publication / Internal)
FOG program
Building Inspector Job Description / recruiting efforts
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)
300S / US 421 TIF (BT, Crowe, Internal)
Community Development Corporation – IRS / tax liability (B&T / Internal)
Town Hall / Government Center – site development / vertical construction progress (Internal)
WTH-Fee schedule
WTH-Upgrades / FOG



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS May 9, 2017

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled Tuesday, May 9, 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 April 11, 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
2017-07-DSV	D. Mikell	165 N Maple Street	Petition for Development Standards variance in order to provide for an addition to a single family home which: 1) Exceeds the required lot coverage of 35%, to 41.5% 2) Deviates from the required side yard setback 3) Deviates from the required aggregate side yard setback 4) Deviates from the required rear yard setback in the Residential Village Zoning District (R-V).
2017-10-DSV	Stonegate Signage	6885 W Stonegate Drive (Common Areas T & U)	Petition for Development Standards variance in order to allow for two (2) integrated center signs (one permitted), which: 1) Exceeds the allowed square footage 2) Exceeds the allowed height 3) Is proposed to be installed zero (0) feet from the front yard setback all within the Stonegate subdivision in the Rural Professional Business Zoning District (PB).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2017-13-DSV	L. Selby	6890 S 850 East	Petition for Development Standards Variance to provide for 2 (two) lots which: 1) Exceeds the required 3 to 1 lot width to depth ratio 2) Deviates from the required road frontage in the Rural Equestrian Zoning District (RE).
2017-14-SE	C. Hammes	7675 S Indianapolis Road	Petition for Special Exception to allow for an existing residential building to remain in an Rural Industrial Zoning District (I1).
2017-15-DSV	D. Kennedy	8300 Cooper Lane	Petition for Development Standards variance in order to allow for the addition of a pool and pool house which: 1) Exceeds the allowable accessory square footage in the Rural Equestrian Zoning District (RE).
2017-16-DSV	M. Lister	8399 E 50 South	Petition for Development Standards variance in order to provide for an addition to a single family home which: 1) Deviates from the required front yard(s) setback in the Agricultural Zoning District (AG).
2017-17-DSV	Coyote Lake, LLC	7400 Hunt Club Road	Petition for Development Standards Variance, to provide for: 1) Two (2) Primary Structures to exist on the same parcel in the Rural Equestrian Zoning District (RE).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-05-DSV	Estridge Homes	Oxford Woods Subdivision	Status of Amended Plat
2017-11-DSV	Fischer Homes	Ansley Park Subdivision	Status of Amended Plat
2017-12-DSV	Beazer Homes	Hampshire Subdivision	Status of Commitments

Respectfully Submitted:

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



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Monday May 15, 2017**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday May 15, 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 April 17, 2017 Plan Commission Meeting Minutes
- IV. Continued Business

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

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2017-06-DP	J Viewegh	7625 W Stonegate Drive	Petition for Development Plan approval to provide for an approximately 2900 S.F. Commercial and Residential Structure in the (UB) Rural Urban Business Zoning District
2017-07-DP	HNK LLC	95 E. Pine Street	Petition for Development Plan approval to provide for the remodel of a Commercial Structure to include a Walk In Cooler and an Addition in the (VBD) Village Business Zoning District

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
2017-02-DP	Boone Village	51 N. Ford Road	Status Update-Commitments
2017-04-DP	Tom Wood	6408 Crane Drive	Status Update-Commitments

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

April 25, 2017