



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### April 2015

Total permits issued for the month of April: 74

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#### Permit Activity Breakdown

Commercial Permits	April 2015	April 2014	YTD 2015	YTD 2014	YTD Diff
New	0	0	2	2	0
Interior Remodel	4	3	11	12	-1
Addition	0	1	0	3	-3
Sign	5	5	9	14	-5
Electric	1	1	2	3	-1
Other	6	5	18	13	5
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>16</b>	<b>15</b>	<b>42</b>	<b>47</b>	<b>-5</b>
<b>Residential Permits</b>					
Single Family	13	25	54	60	-6
Addition	11	14	25	28	-3
Remodel	6	6	29	29	0
Electric	1	4	11	10	1
Pool/Spa	2	3	9	7	2
Demolition	3	0	9	6	3
Other	21	26	44	36	8
Sewer/Repairs	1	2	6	9	-3
<b>Residential Totals</b>	<b>58</b>	<b>80</b>	<b>187</b>	<b>185</b>	<b>2</b>
<b>Combined Totals</b>	<b>74</b>	<b>95</b>	<b>229</b>	<b>232</b>	<b>-3</b>

Building/Site Inspections: 332      Number Of Inspections: 516

Certificates Of Occupancy Issued: 43

Easement Encroachments Authorized: 2      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 15

Number of violations that resulted in a violation and/or stop work order: 12

Number of Investigations closed this month: 11

Total number of zoning code violations to date: 58



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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
13U2015-157	April	1	\$16,519	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bruce & Sherry Keene	Res Reroof	Fox Hollow		7229 Sunset Court	46077
13U2015-158	April	1	\$269,000	\$1,326	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	6	11500 Wildlife Court	46077
U2015-159	April	1	\$3,000	\$100	\$0	\$0	\$0	David Weekley Homes	David Weekley Homes	Res Remodel	Rock Bridge	80	3915 Rock Bridge Drive	46077
13U2015-160	April	1	\$150,000	\$317	\$0	\$0	\$0	Homes by Design	Daniel & Heather Towriss	Res Add	Willow Ridge	63	11541 Willow Springs Drive	46077
U2015-161	April	2	\$47,245	\$564	\$0	\$0	\$0	CK Price Properties	CK Price Properties	Comm Remodel	Village Business Dis	Potpourri Bldg.	99 N First Street	46077
13U2015-162	April	2	\$7,030	\$100	\$0	\$0	\$0	The Deck Store	Andrew & Kristin Bargeron	Res Add Deck	The Willows	43	11514 Willow Bend Drive	46077
U2015-163	April	2	\$20,000	\$915	\$0	\$0	\$0	David Rausch Studio	Dan Moyers	Comm Remodel	Village Business Dis	Z-works	85 E Cedar Street	46077
R2015-164	April	2	\$30,000	\$410	\$0	\$0	\$0	Remarkable Creative	Pradeep & Arundathi	Res Remodel	Blackstone	17	7533 Patriot Court	46077
U2015-165	April	3	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		114 Keith Drive	46077
U2015-166	April	3	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1379 James Drive	46077
U2015-167	April	3	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1355 James Court	46077
U2015-168	April	3	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1375 Saylor Court	46077
U2015-169	April	3	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1365 James Court	46077
U2015-170	April	3	\$5,000	\$200	\$0	\$0	\$0	Michael & Heather Brace	Michael & Heather Brace	Res Add Deck	Cobblestone Lakes	243	8990 Snowberry	46077
U2015-171	April	6	\$1,200,000	\$1,703	\$4,025	\$1,221	\$1,009	Christopher Scott Homes	Benjamin & Ashlee Wheat	Res New	Lost Run Farms	7	7 Woodard Place	46077
U2015-172	April	6	\$14,120	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Gary & Joanne Mitchner	Res Reroof	Austin Oaks	56	4401 River Birch	46077
U2015-173	April	6	\$0	\$150	\$0	\$0	\$0	Dorsey Paving	Hoosier Village	Res Demo			9850 Zionsville	46077
U2015-174	April	6	\$0	\$100	\$0	\$0	\$0	Dorsey Paving	Hoosier Village	Res Demo	Hoosier Village	Building 11	5300 W 96th Street	46077



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R2015-175	April	6	\$22,000	\$379	\$0	\$0	\$0	Pro Custom Construction	Matthew & Julie Beck	Res Add			1541 S 825 East	46077
U2015-176	April	7	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Sarah Johnston	Res Sewer	Village		810 W Pine Street	46077
13U2015-177	April	7	\$1,028,682	\$6,896	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Tenant Finish	Northwest Technology	Mobi, Ste 200	6100 W 96th Street	46077
13U2015-178	April	7	\$950,000	\$1,688	\$0	\$1,221	\$1,009	Heartwood Custom Homes	Michael & Lauren	Res New	The Willows	207	11640 Willow Springs Drive	46077
R2015-179	April	7	\$530,000	\$1,348	\$0	\$1,221	\$1,009	R. A. Fulton Construction	Nick & Alex Stark	Res New		3	2329 S 900 East	46077
R2015-180	April	8	\$200,000	\$410	\$0	\$0	\$0	Viewegh and Assoc	Kelly Carnes	Res Remodel	Stonegate	3	7667 Carriage	46077
U2015-181	April	7	\$21,000	\$410	\$0	\$0	\$0	DCS Inc	Jeremy & Allison Janoski	Res Add	Perserve of Spring K	24	8856 Pin Oak Drive	46077
R2015-182	April	9	\$338,000	\$1,402	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	170	2788 West High Grove	46077
U2015-183	April	10	\$8,400	\$75	\$0	\$0	\$0	Daahl Roofing	Ben & Amelia Bruner	Res Reroof	Huntington Woods	15	1325 Wood Valley Court	46077
U2015-184	April	10	\$530,000	\$1,334	\$0	\$1,954	\$2,018	Bedrock Builders	BHI Senior Living	Res New 2 Family	Hoosier Village	21 & 22	5605 & 5611 Cherryleaf	46077
U2015-185	April	10	\$530,000	\$1,334	\$0	\$1,954	\$2,018	Bedrock Builders	BHI Senior Living	Res New 2 Family	Hoosier Village	25 & 26	5631 & 5641 Cherryleaf	46077
U2015-186	April	10	\$530,000	\$1,334	\$0	\$1,954	\$2,018	Bedrock Builders	BHI Senior Living	Res New 2 Family	Hoosier Village	23 & 24	5615 & 5625 Cherryleaf	46077
13U2015-187	April	10	\$3,000	\$100	\$0	\$0	\$0	Anthony & Andrea Price	Anthony & Andrea Price	Res Add Deck	Willow Glen	19	3274 Cimmaron	46077
R2015-188	April	10	\$25,000	\$303	\$0	\$0	\$0	Kevin Channell	Kevin Channell	Res Add		Barn Produce	6895 S 775 East	46077
13U2015-189	April	13	\$304,000	\$1,339	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	33	3248 Wildlife Trail	46077
13U2015-190	April	13	\$850,000	\$1,788	\$0	\$1,221	\$1,009	Coronado Custom Homes	Coronado Custom Homes	Res New	The Willows	216	11639 Willow Springs Drive	46077
U2015-191	April	13	\$17,793	\$75	\$0	\$0	\$0	Universal Roofing	Charles Miller	Res Reroof	Coventry Ridge	98	11060 Brentwood	46077
R2015-192	April	14	\$12,000	\$75	\$0	\$0	\$0	Eric Nelson	Eric Nelson	Res Reroof			9805 E 100 South	46077



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U2015-193	April	14	\$2,000	\$97	\$0	\$0	\$0	Miller-Valentine Construction	Black Forest Holding VII Inc	Comm Sign			Sims-Lohman Fine 7113 Mayflower	46077
R2015-194	April	14	\$8,000	\$229	\$0	\$0	\$0	BPI Outdoor Living	Michael House	Res Add	Stonegate	51	7686 St. Lawrence	46077
U2015-195	April	14	\$5,400	\$410	\$0	\$0	\$0	Derek Bocock	Joseph & Carrie Williamson	Res Remodel	Cedar Bend	100	9838 Barth Drive	46077
U2015-196	April	15	\$4,000	\$200	\$0	\$0	\$0	Robin Campbell Builders	Lance & Megan Mills	Res Add Deck	Austin Oaks	218	4366 Creekside	46077
U2015-197	April	16	\$500	\$410	\$0	\$0	\$0	Douglas Rapp	Doug Rapp	Res Remodel			10550 Zionsville	46077
U2015-198	April	16	\$250,000	\$760	\$4,025	\$977	\$0	Heritage Realty Group	Manchester Square	Res New 2 Family	Manchester Square	2E	117 Wakefield	46077
U2015-199	April	17	\$75,000	\$578	\$0	\$0	\$0	Susan Rydell	BSM Real Estate &	Res Remodel			335 S Fifth Street	46077
13U2015-200	April	20	\$35,000	\$410	\$0	\$0	\$0	Wes Wheeler	Trent & Lauren Griswold	Res Add	The Willows	162	11509 Willow Bend Drive	46077
U2015-201	April	20	\$1,500	\$68	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zionsville East	REMAX	625 S Main Street	46077
U2015-202	April	20	\$10,000	\$75	\$0	\$0	\$0	JRP Construction	Adam Rausch	Res Reroof	Smith Meadows		4423 Summer	46077
R2015-203	April	20	\$108,000	\$358	\$0	\$0	\$0	Cory Kroger & Shelly Savin	Cory Kroger & Shelly Savin	Res Add	Colony Woods	252	125 Scranton Court	46077
R2015-204	April	21	\$50,100	\$541	\$0	\$0	\$0	Mark Myette Pools	Paul & Angela Kolman	Res Add Pool			9016 Hunt Club Road	46077
R2015-205	April	21	\$0	\$75	\$0	\$0	\$0	William & Brenda	William & Brenda	Res Electric			3290 S 421	46077
R2015-206	April	21	\$362,000	\$1,537	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	257	2480 Still Creek Drive	46077
R2015-207	April	22	\$47,000	\$517	\$0	\$0	\$0	Perma Pools	Thomas Hahn & Michelle Hanson	Res Add Pool	Brookhaven	155	2837 E High Grove Circle	46077
U2015-208	April	22	\$1,500	\$94	\$0	\$0	\$0	A Sign By Design	Matt Schuckman	Comm Sign			Olympia Stone 870 Lennox Court	46077
U2015-209	April	23	\$5,000	\$68	\$0	\$0	\$0	Hutchinson Sign	Ken Woods	Comm Sign			Adamson's Karate 1217 W Oak Street	46077
U2015-210	April	24	\$2,000	\$100	\$0	\$0	\$0	Trent Childress	Trent Childress	Res Other	Cobblestone Lakes	196	8962 Windpointe	46077



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U2015-211	April	24	\$6,800	\$75	\$0	\$0	\$0	Doug Salby	Bonnie Jones	Res Reroof			505 W Hawthorne	46077
U2015-212	April	27	\$8,000	\$75	\$0	\$0	\$0	Damage Doctors of	Susan Danner	Res Reroof			150 W Walnut Street	46077
U2015-213	April	27	\$0	\$100	\$0	\$0	\$0	Cedar Street LLC	Adam & Cara Weber	Res Demo			30 N Sixth Street	46077
U2015-214	April	27	\$9,975	\$90	\$0	\$0	\$0	Wes Knox Sons Construction	Cedar Street Square LLC	Comm Reroof		A King's Art Studio	60 E Cedar Street	46077
U2015-215	April	27	\$14,000	\$75	\$0	\$0	\$0	Republic Roofing	Yvette Feghali	Res Reroof	Brittany Chase		4121 Huntsman	46077
U2015-216	April	28	\$500	\$78	\$0	\$0	\$0	Luminaire Service	Ryerson Holdings, LLC	Comm Sign	Andrade Industrial Park	Luminaire	10652 Deandra	46077
R2015-217	April	28	\$3,000	\$175	\$0	\$0	\$0	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077
R2015-218	April	28	\$1,700	\$100	\$0	\$0	\$0	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077
U2015-219	April	28	\$1,700	\$100	\$0	\$0	\$0	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077
U2015-220	April	29	\$9,000	\$75	\$0	\$0	\$0	Daahl Roofing	Dean & Jennifer Mourfield	Res Reroof	Austin Oaks	140	11675 Arborhill	46077
U2015-221	April	29	\$7,200	\$75	\$0	\$0	\$0	Universal Roofing	Michael & Jane Barrett	Res Reroof	Austin Oaks	107	4671 Ridgewood	46077
U2015-222	April	29	\$20,000	\$683	\$0	\$0	\$0	Oak Center LLC	Oak Center LLC	Comm Remodel		Retail Skin Care	1213 W Oak Street	46077
U2015-223	April	29	\$2,500	\$125	\$0	\$0	\$0	Nicholas Bechert	Nicholas Bechert	Res Other			70 N Second Street	46077
U2015-224	April	29	\$1,800,000	\$2,359	\$4,025	\$1,221	\$1,009	Integra Builders	Robert & Jeanne Bernard	Res New	Oldfields	35	9145 Farmington	46077
13U2015-225	April	30	\$17,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Aboulghasem & Amy Mansoori	Res Reroof	Fox Hollow		7176 Sunset Court	46077
U2015-226	April	30	\$14,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Blake Shelby	Res Reroof	Thornhill		1511 Continental	46077
R2015-227	April	30	\$13,546	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Peter Dykema	Res Reroof			8225 E 550 South	46077
R2015-228	April	30	\$2,695	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Peter Dykema	Res Reroof		Barn	8225 E 550 South	46077



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U2015-229	April	30	\$0	\$75	\$0	\$0	\$0	R&G Home Improvements	Mr Faber	Res Reroof	Thornhill		1637 Corniche	46007
R2015-230	April	30	\$0	\$75	\$0	\$0	\$0	Telecom Placement		Comm Electric			5490 W 96th Street	46007



# Town Of Zionsville

## Planning and Economic Development C of O Detail

April 2015

Total: C of O issued for the month of April: 43

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2013-737	Heartwood Custom Homes	Greg Pease	Res Add	Willow Ridge	28	11524 Willow Ridge Drive	46077	2015/04/29
U2013-795	Young's Construction	Gary Young	Res Add			945 West Oak Street	46077	2015/04/23
U2014-269	KAB Construction	Ray Cortopassi	Res Add	Village		655 W Hawthorne	46077	2015/04/08
U2014-330	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		134 Kevin Drive	46077	2015/04/22
13U2014-441	Heartwood Custom Homes	Greg Pease	Res Other	Willow Ridge	28	11524 Willow Ridge Drive	46077	2015/04/29
U2014-511	M/I Homes	M/I Homes	Res New	Sanctuary	25	11887 Avedon Drive	46077	2015/04/01
R2014-529	Ryland Homes	Ryland Homes	Res New	Blackstone	20	7507 Independence Drive	46077	2015/04/30
U2014-541	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	190	3660 Old Quarry Drive	46077	2015/04/17
U2014-542	MI Homes	MI Homes	Res New	The Sanctuary	43	11900 Avedon Way	46077	2015/04/01
13U2014-594	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	121	11597 Weeping Willow Court	46077	2015/04/16
U2014-599	M/I Homes	M/I Homes	Res New	The Sanctuary	3	11852 Avedon Drive	46077	2015/04/01
U2014-617	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	79	3891 Rock Bridge Drive	46077	2015/04/17
13U2014-640	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	94	11574 Weeping Willow Drive	46077	2015/04/16
U2014-646	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	205	9180 Keystone Court	46077	2015/04/17
U2014-647	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	194	3580 Old Quarry Drive	46077	2015/04/17
U2014-679	M/I Homes	M/I Homes	Res New	The Sanctuary	44	11912 Avedon Way	46077	2015/04/01



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-720	Joe Hoover	Roy Trowbridge	Res Add			11998 Greenfield Road	46077	2015/04/17
U2014-724	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	81	3935 Rock Bridge Drive	46077	2015/04/17
13U2014-730	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	108	11642 Weeping Willow Court	46077	2015/04/30
U2014-740	M/I Homes	M/I Homes	Res New	The Sanctuary	32	11803 Avedon Drive	46077	2015/04/02
R2014-760	Greg Smith	Randy Stokely	Res Add			9275 Hunt Club Road	46077	2015/04/16
U2014-783	KJ's Handyman Service	Steven & Heather Magnusen	Res Add	Rock Bridge	36	8840 Flagstone Drive	46077	2015/04/28
U2014-808	H & R Construction	Joseph & Lori Varas	Res Remodel	Thornhill	96	1765 Continental Drive	46077	2015/04/14
U2014-809	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	209	9165 Keystone Court	46077	2015/04/24
13U2014-835	Fischer Homes	Fischer Homes	Res New	The Willows	29	3274 Wildlife Trail	46077	2015/04/29
U2014-838	M/I Homes	M/I Homes	Res New	The Sanctuary	28	11851 Avedon Drive	46077	2015/04/01
U2015-11	MI Homes	MI Homes	Res New	The Sanctuary	45	11924 Avedon Way	46077	2015/04/29
R2015-51	American Sunspace	Jonathan Mangold	Res Add	Lakeview	34	628 Karen Drive	46077	2015/04/29
U2015-52	CMH Builders	Jerrod Carter	Res Remodel	Cedar Bend	25	10346 Wildwood Drive	46077	2015/04/23
13U2015-53	Mike Qualters	Jack Schwarz	Res Add Deck	The Willows	194	11501 Golden Willow Drive	46077	2015/04/17
R2015-61	Ryan Homes	Ryan Homes	Res Add	Willow Glen	1	3211 Cimmaron Ash Drive	46077	2015/04/02
U2015-65	Buckingham Construction	Quail Run Investors II, LLC	Comm Remodel	Quail Run	Clubhouse/Amenity Leasing Center	1380 Saylor Court	46077	2015/04/23



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U2015-77	Concrete Tailors	Chris & Kathy Helton	Res Other	Cobblestone Lakes	216	8762 Windpointe Pass	46077	2015/04/30
U2015-85	Doug Martin	David Ceryak	Res Remodel	Oak Ridge	129	10351 Cottonwood Court	46077	2015/04/16
13U2015-100	Deckmasters	Burke & Gretchen Lashell	Res Add Deck	The Willows	174	3244 Sunrise Court	46077	2015/04/17
U2015-116	Tom Simmons	David Brown	Comm Remodel	Village Business Dis	Zworks future space (bathroom)	85 E Cedar Street	46077	2015/04/29
R2015-145	Dave Hoffman	Joel & Kate McGormely	Res Other	Enclave	40	6828 Woodhaven Place	46077	2015/04/17
U2015-147	John & Janna Ulbright	John & Janna Ulbright	Res Other	Village		595 W Ash Street	46077	2015/04/17
13U2015-162	The Deck Store	Andrew & Kristin Bargeron	Res Add Deck	The Willows	43	11514 Willow Bend Drive	46077	2015/04/17
U2015-163	David Rausch Studio	Dan Moyers	Comm Remodel	Village Business Dis	Z-works	85 E Cedar Street	46077	2015/04/29
R2015-217	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077	2015/04/29
R2015-218	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077	2015/04/29
U2015-219	Paul Deinlein	Paul Deinlein	Res Other	Lakeview		641 Karen Drive	46077	2015/04/29



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2015

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### Activity Report

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity		
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	C of O
January	0	0	1	3	1	5	13	6	8	3	0	0	3	2	0	45	0	1	199	336	22
February	0	0	3	0	0	2	13	5	6	3	0	4	4	2	0	42	0	0	176	318	12
March	2	0	3	1	0	5	15	3	9	4	7	2	16	1	0	68	1	0	262	399	21
April	0	0	4	5	1	6	13	11	6	1	2	3	21	1	0	74	0	3	332	516	43
May																					
June																					
July																					
August																					
September																					
October																					
November																					
December																					
Totals	2	0	11	9	2	18	54	25	29	11	9	9	44	6	0	229	1	4	969	1569	98





**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS May 12, 2015**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled May 12, 2015 at 6:30 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street the following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of April 14, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered:</b>
2015-13-DSV	D. Schaaf	7968 E. 200 South	Petition for Development Standards Variance in order to provide for Accessory Structure square footage, in excess of the Primary Structure square footage, in the (AG) Agricultural Zoning District
2015-14-DSV	K. Morris N. Swiney	5755 S. 900 East	Petition for Development Standards variance to provide for a deviance from 1) The required (3:1) Lot to Width Depth Ratio (minimum) 2) The Road Frontage requirement in the (R2) Rural Low Density Single Family and Two- Family Residential Zoning District
2015-15-DSV	Rural Partners, LLC	8162 Hunt Club Road	Petition for Development Standards variance in order to provide for (2) two Primary Structures to exist within the same parcel, in the (RE), Rural Equestrian Zoning District
2015-16-DSV	P. Dreier	535 W. Pine Street	Petition for Development Standards variance to provide for a reduced side yard setback on the west side of the parcel, and a reduced aggregate side yard setback, for the overall parcel, in the (RV) Urban Special Residential Zoning District

2015-17-DSV	C. Webber	30 N. 6 <sup>th</sup> Street	Petition for Development Standards Variance to provide for a reduction of the required front yard setback in the (R-V), Residential Village Zoning District
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**Other Matters to be considered:**

Findings of Fact for consideration for execution:

- Docket # 2015-07-UV, C. Fishero
- Docket # 2015-09-DSV, S. Leffler
- Docket # 2015-10-SE, S. Leffler
- Docket # 2015-11-UV S. Packer
- Docket \$ 2015-12-DSV, S. Packer

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

April 24, 2015



## MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING May 18, 2015

A meeting of the Zionsville Plan Commission is scheduled for Monday May 18, 2015 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of April 20, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-02-Z	Town of Zionsville	5400 W. 106 <sup>th</sup> Street (Approximately)	<b>Continued from the March 16, 2015 and April 20, 2015 Meeting to the May 18, 2015 Plan Commission Meeting</b> Petition for Zone Map Change to rezone 75 acres from the (PUD) Planned Unit Development District to a (PUD) Planned Unit Development (Town of Zionsville owned land within DOW PUD Ord. 2011-02)
2015-05-Z	Inglenook Zionsville, LLC	10371 Zionsville Road	<b>Continued from the March 16, 2015 and April 20, 2015 Meeting to the May 18, 2015 Plan Commission Meeting</b> Petition for Zone Map Change to rezone 18.06 acres from the (R-SF-2) Residential Single Family Zoning District to a (PUD) Planned Unit Development
2014-18-DPA	My Sugar Pie	40 E. Pine Street	<b>Withdrawn at the request of the Petitioner</b> Petition for Development Plan Approval in order to permit installation of a Six (6) foot x Eight (8) foot refrigeration unit to the northwest side of the building located at 40 E. Pine Street, which is within the (VBD) Village Business Zoning District
2015-10-Z	Town of Zionsville	1100 W. Oak Street	<b>Continued from the April 20, 2015 Meeting to the May 18, 2015 Plan Commission Meeting</b> Petition for Zone Map Change to rezone 6.85 acres from the SU-8 Special Use Development District to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of government, professional office, retail, and public use open space/pedestrian trail
2005-26-DP	Hampshire	5001 S. County Road 800 East	<b>Continued from the April 20, 2015 Meeting to the May 18, 2015 Plan Commission Meeting</b> Affirmation of Development Commitments associated with Development Plan Docket #2005-26-DPA by finalizing

			Commitments required with 2006 Development Plan approval and filing for modifications therein (associated with a 322 lot subdivision Approved by the Plan Commission on October 16, 2006)
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VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2015-11-DP	L. Kleiner	340 S 1 <sup>st</sup> Street	Petition for Development Plan Approval to provide for a change in paint color of the exterior elevation, and update the façade of a restaurant, in the (B-3) Urban Outdoor Business District
2015-12-MP	S. Leffler	478 N. 1200 East (unassigned address). 1752 S. 1200 East (proposed address)	Petition for Minor Plat in order to establish 2 lots in the Agricultural Zoning District (Rural)

VII: Other matters to be considered:  
None at this time

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

April 30, 2015

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 2015

### *Planning*

#### **Intake**

- The Department reviewed / issued 69 building permits and conducted 516 inspections (as detailed in the attached pages)
- The Department conducted 15 new zoning / compliance investigations (in addition to follow-up on prior matters)

#### **Meetings**

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended both the Board of Zoning Appeals monthly meeting and Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the April 17, 2015 meeting of the Road Impact Fee Appeals Committee meeting
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with future applicants regarding potential BZA filings and/or PC filings
- Attended various building inspection appointments
- Attended various working group meetings related to town resources / infrastructure

#### **Reporting**

- Prepared five staff reports for the April Board of Zoning Appeals meeting (as detailed in the attached pages as well as at the following links): <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-07-UV-Fishero-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-09-DSV-Leffler-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-10-SE-Leffler-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-12-DSV-Packer-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-11-UV-Packer-Staff-Report.pdf>; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/04/April-14-2015-Board-of-Zoning-Appeals-Results.pdf> (results page attached to this report for reference)
- Prepared two staff reports for the April Plan Commission meeting (as detailed in the attached pages as well as at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-09-DP-Medical-Building-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-02-Z-PUD-Staff-Report.pdf>; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/04/April-20-2015-Plan-Commission-Meeting-Results.pdf> (results page attached to this report for reference)
- Prepared the Department's April 2015 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 with various project representatives related to status of current projects
- Conducted communications with interested parties regarding sewer capacity in the northwest portion of Zionsville
- Conducted communications regarding 870 Lennox Ct and analysis of mezzanine collapse
- Conducted communications regarding the consideration of the Oak Street Economic Development Area and EDP
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)
- Conducted communications regarding the April 17, 2015 meeting of the RIF appeal board

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests / FIRM Map amendments
- Assigned addresses to new properties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 2015

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96<sup>th</sup> Street TIF district
- Met with individuals regarding development opportunities in Creekside
- Met with Chamber of Commerce Director Julie Cole regarding business retention and recruiting efforts
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Attended the April 1, 2015 meeting of the Microloan Committee
- Attended the April 20, 2015 106<sup>th</sup> Street right of way improvement project (Creekside / Lids) project coordination meeting
- Attended the April 27, 2015 RDA meeting
- Attended the April 27, 2015 RDC meeting
- Attended the April 28, 2015 ZARC meeting

#### **Reporting**

- Prepared the April 2015 TIF activity report
- Prepared Memorandums associated with the February 23, 2015 and March 9, 2015 meetings of the RDC

#### **Communications**

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting, special meetings, and committee meetings associated with the RDC and RDA
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, Indianapolis Business Journal
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding Zionsville's RDA (internal and external)
- Conducted communications regarding RDC / Town Incentive programs
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications regarding the finalization of the Oak Street Economic Development Area
- Conducted communications regarding PNC / HWC project (community charrette)
- Conducted various communications regarding Village Kitchen's Microloan application and disposition
- Conducted various communications with Town Council leadership regarding various projects
- Conducted communications regarding the Microloan Committee's new member (and onboarding activities)
- Conducted communications with interested parties regarding Creekside Corporate Park (adjoining property owners)

#### **Projects / Training**

- The Department provided staff support to the Town Council, Redevelopment Commission, Redevelopment Authority, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Continued efforts related to the draft of the proposed amendments to the DOW PUD Ordinance (for Town Owned Property within Creekside)
- Contract Management: Creekside Tree Clearing
- Contract Management: Creekside Schematic Design
- Contract Management: HWC (community charrette)
- Land disposal: remnant right of way (106<sup>th</sup> Street / Bennett Parkway)
- Reviewed information associated with RDC bonding capacity
- Reviewed information associated with the creation of the Oak Street EDA
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the April meeting of the 2014-2015 Indiana Certified Public Manager's(CPM) program
- CPM material review (associated with the May meeting)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-APRIL 2015

### *Current Project Specific Ongoing Matters - Department Wide (Consultant)*

Software upgrade for permit tracking (WTH, kickoff January 2015)  
Hardware considerations related to field data entry (internal)  
HEA 1301 implementation (internal)  
Perry Township Consolidation (internal)  
ADA Transition Plan (VS Engineering/internal)  
Downtown Marketing Study & Parking Analysis implementation (internal)  
Economic Development Strategic Plan implementation (internal)  
PNC Community Charrette (HWC)  
106<sup>th</sup> Street Right of Way Improvements (BLN)  
Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)  
Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)  
Creekside Corporate Park @ Zionsville marketing (Rockland/internal)  
Zoning Ordinance maintenance (internal)  
Walmart litigation (Beckman Lawson / Drake Law)  
Flood plain project review (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)  
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)  
Road Impact Fee calculations (A&F)  
Subdivision Bonding (BLN, Internal)  
Creekside EDA (BT, Crowe, Internal)  
Oak Street TIF (BT, Crowe, Internal)  
Western TIF (Internal)