



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

February 2015

Total permits issued for the month of February: 42

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Permit Activity Breakdown

| Commercial Permits | February 2015 | February 2014 | YTD 2015 | YTD 2014 | YTD Diff |
|----------------------------|---------------|---------------|-----------|-----------|-----------|
| New | 0 | 0 | 0 | 1 | -1 |
| Interior Remodel | 3 | 4 | 4 | 5 | -1 |
| Addition | 0 | 1 | 0 | 1 | -1 |
| Sign | 0 | 5 | 3 | 7 | -4 |
| Electric | 0 | 0 | 1 | 1 | 0 |
| Other | 2 | 3 | 7 | 3 | 4 |
| Sewer | 0 | 0 | 0 | 0 | 0 |
| Commercial Totals | 5 | 13 | 15 | 18 | -3 |
| Residential Permits | | | | | |
| Single Family | 13 | 9 | 26 | 19 | 7 |
| Addition | 5 | 2 | 11 | 5 | 6 |
| Remodel | 6 | 5 | 14 | 11 | 3 |
| Electric | 3 | 0 | 6 | 2 | 4 |
| Pool/Spa | 0 | 0 | 0 | 1 | -1 |
| Demolition | 4 | 2 | 4 | 4 | 0 |
| Other | 4 | 2 | 7 | 4 | 3 |
| Sewer/Repairs | 2 | 1 | 4 | 2 | 2 |
| Residential Totals | 37 | 21 | 72 | 48 | 24 |
| Combined Totals | 42 | 34 | 87 | 66 | 21 |

Building/Site Inspections: 176 Number Of Inspections: 318

Certificates Of Occupancy Issued: 12

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 17

Number of violations that resulted in a violation and/or stop work order: 17

Number of Investigations closed this month: 10

Total number of zoning code violations to date: 32



Town Of Zionsville

Planning and Economic Development Permit Detail

February 2015

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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 |
|------------|--------------|------------|-------------------|----------|------------|-----------------|-----------------|--------------------------|--------------------------|----------------------|---------------|-------|----------------------------|----------|
| R2015-46 | February | 2 | \$16,000 | \$100 | \$0 | \$0 | \$0 | Drees Homes | Drees Homes | Res Other | Brookhaven | 13 | 11164 Fontaine Way | 46077 |
| R2015-47 | February | 2 | \$10,700 | \$410 | \$0 | \$0 | \$0 | Maxson Remodeling | Mary Jean Ottinger | Res Remodel | | | 6833 E 650 South | 46077 |
| 13U2015-48 | February | 4 | \$241,000 | \$1,287 | \$0 | \$1,221 | \$1,009 | Fischer Homes | Fischer Homes | Res New | The Willows | 161 | 11513 Willow Bend Drive | 46077 |
| 13U2015-49 | February | 4 | \$350,000 | \$1,229 | \$0 | \$1,221 | \$1,009 | Homes by McKenzie | Homes by McKenzie | Res New | The Willows | 123 | 11593 Weeping | 46077 |
| R2015-50 | February | 4 | \$0 | \$75 | \$0 | \$0 | \$0 | Haywood Electric | Andrea Stevens | Res Electric | Sycamore Bend | | 533 Quail Valley Drive | 46077 |
| R2015-51 | February | 5 | \$17,156 | \$410 | \$0 | \$0 | \$0 | American Sunspace | Jonathan Mangold | Res Add | Lakeview | 34 | 628 Karen Drive | 46077 |
| U2015-52 | February | 5 | \$40,000 | \$410 | \$0 | \$0 | \$0 | CMH Builders | Jerrold Carter | Res Remodel | Cedar Bend | 25 | 10346 Wildwood | 46077 |
| 13U2015-53 | February | 5 | \$15,000 | \$410 | \$0 | \$0 | \$0 | Mike Qualters | Jack Schwarz | Res Add Deck | The Willows | 194 | 11501 Golden | 46077 |
| U2015-54 | February | 6 | \$0 | \$0 | \$0 | \$0 | \$0 | Earth & Turf | Town of Zionsville | Res Demo | | | 1195 Bloor Lane | 46077 |
| R2015-55 | February | 6 | \$40,000 | \$410 | \$0 | \$0 | \$0 | Jim & Kim Fisher | Jim & Kim Fisher | Res Remodel | | | 7086 E 550 South | 46077 |
| U2015-56 | February | 6 | \$0 | \$75 | \$0 | \$0 | \$0 | Maxetal Turley | Maxetal Turley | Res Demo | | | 120 N. Main Street | 46077 |
| R2015-57 | February | 6 | \$0 | \$75 | \$0 | \$0 | \$0 | Gene Johnson | Corban Properties | Res Electric | | | 9669 S Pine Ridge Street | 46077 |
| U2015-58 | February | 9 | \$140,000 | \$410 | \$0 | \$0 | \$0 | E B Rayburn Construction | Mark & Terri Moyer | Res Remodel | | | 420 W Pine Street | 46077 |
| U2015-59 | February | 10 | \$186 | \$100 | \$0 | \$0 | \$0 | Dirk Hendrix | Dirk Hendrix | Res Other | | | 11455 S 421 | 46077 |
| 13U2015-60 | February | 10 | \$350,000 | \$1,094 | \$0 | \$1,221 | \$1,009 | Homes by McKenzie | Homes by McKenzie | Res New | The Willows | 122 | 11595 Weeping | 46077 |
| R2015-61 | February | 12 | \$45,000 | \$410 | \$0 | \$0 | \$0 | Ryan Homes | Ryan Homes | Res Add | Willow Glen | 1 | 3211 Cimmaron | 46077 |
| R2015-62 | February | 12 | \$1,199,001 | \$3,936 | \$0 | \$1,221 | \$1,009 | Heartwood Custom Homes | Praveen & Stefanie Perni | Res New | The Willows | 222 | 11623 Willow Springs Drive | 46077 |
| R2015-63 | February | 12 | \$100,000 | \$904 | \$0 | \$0 | \$0 | Hans Schmitter | Hans Schmitter | Res Add | | | 4225 S 875 East | 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 |
|------------|--------------|------------|-------------------|----------|------------|-----------------|-----------------|-------------------------|-----------------------------|----------------------|-------------------|---------------|--------------------------|----------|
| 13U2015-64 | February | 12 | \$1,200,000 | \$1,652 | \$0 | \$1,221 | \$1,009 | Hoss Building Group | Ted & Sara Brauer | Res New | Willow Ridge | 49 | 4073 Wild Wood Court | 46077 |
| U2015-65 | February | 12 | \$30,000 | \$655 | \$0 | \$0 | \$0 | Buckingham Construction | Quail Run Investors II, LLC | Comm Remodel | Quail Run | Clubhouse | 1801 Saylor Court | 46077 |
| U2015-66 | February | 12 | \$0 | \$25 | \$0 | \$0 | \$0 | Roto Rooter | Don Hahn | Res Sewer | | | 575 W Pine Street | 46077 |
| U2015-67 | February | 13 | \$6,391 | \$200 | \$0 | \$0 | \$0 | Decks by Design | Matt McIntyre | Res Add Deck | Raintree | 63 | 220 Raintree Drive | 46077 |
| U2015-68 | February | 18 | \$0 | \$75 | \$0 | \$0 | \$0 | Haywood Electric | George Elmes | Res Electric | Sugarbush | 66P | 700 Morningside | 46077 |
| R2015-69 | February | 18 | \$348,000 | \$1,487 | \$0 | \$1,221 | \$1,009 | Drees Homes | Drees Homes | Res New | Brookhaven | 246 | 11338 Copley Court | 46077 |
| R2015-70 | February | 18 | \$340,000 | \$1,357 | \$0 | \$1,221 | \$1,009 | Drees Homes | Drees Homes | Res New | Brookhaven | 140 | 2789 W High Grove Circle | 46077 |
| U2015-71 | February | 19 | \$20,000 | \$434 | \$0 | \$0 | \$0 | Lawrence & Reckel | Boone Village Shopping | Comm Remodel | Boone Village | Pinky's Nails | 63 Boone Village | 46077 |
| U2015-72 | February | 19 | \$15,000 | \$115 | \$0 | \$0 | \$0 | Crown Castle | Pinnacle Towers | Comm Cell Tower | | | 900 Mulberry Street | 46077 |
| 13U2015-73 | February | 23 | \$267,000 | \$1,376 | \$0 | \$1,221 | \$1,009 | Fischer Homes | Fischer Homes | Res New | The Willows | 39 | 11504 Willow Bend Drive | 46077 |
| 13U2015-74 | February | 23 | \$286,000 | \$1,434 | \$0 | \$1,221 | \$1,009 | Fischer Homes | Fischer Homes | Res New | The Willows | 24 | 3259 Wildlife Trail | 46077 |
| 13U2015-75 | February | 23 | \$329,000 | \$1,512 | \$0 | \$1,221 | \$1,009 | Fischer Homes | Fischer Homes | Res New | The Willows | 127 | 11564 Bent Tree Court | 46077 |
| U2015-76 | February | 24 | \$0 | \$100 | \$0 | \$0 | \$0 | R&D Excavating | Kanis Partnership | Res Demo | | | 11080 E 550 South | 46077 |
| U2015-77 | February | 25 | \$6,000 | \$100 | \$0 | \$0 | \$0 | Concrete Tailors | Chris & Kathy Helton | Res Other | Cobblestone Lakes | 216 | 8762 Windpointe | 46077 |
| U2015-78 | February | 25 | \$0 | \$25 | \$0 | \$0 | \$0 | Williams Comfort Air | Charles & Gloria Labolt | Res Sewer | Irongate | | 55 Village Court | 46077 |
| R2015-79 | February | 25 | \$332,000 | \$1,439 | \$0 | \$1,221 | \$1,009 | Drees Homes | Drees Homes | Res New | Brookhaven | 251 | 11320 Still Creek Drive | 46077 |
| 13U2015-80 | February | 26 | \$24,800 | \$75 | \$0 | \$0 | \$0 | Bone-Dry Roofing | Scott & Shelly Cary | Res Reroof | Fox Hollow | 92 | 7181 Sunset Court | 46077 |
| R2015-81 | February | 26 | \$650,000 | \$1,660 | \$0 | \$0 | \$0 | Old World Development | Craig Alderson | Res New | | | 9180 Hunt Club Road | 46077 |



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|----------|--------------|------------|-------------------|----------|------------|-----------------|-----------------|-------------------|----------------------|----------------------|----------------------|---------------|-------------------|----------|
| U2015-82 | February | 26 | \$0 | \$200 | \$0 | \$0 | \$0 | LR Construction | Matt Schuckman | Comm Demo | | Olympia Stone | 870 Lennox Court | 46077 |
| R2015-83 | February | 26 | \$43,700 | \$410 | \$0 | \$0 | \$0 | CMH Builders | Tyler & Katie Hermon | Res Remodel | Fieldstone | 82 | 2972 Alamosa | 46077 |
| R2015-84 | February | 27 | \$0 | \$100 | \$0 | \$0 | \$0 | John Weaver | John Weaver | Res Demo | | | 7681 E 500 South | 46077 |
| U2015-85 | February | 27 | \$20,000 | \$410 | \$0 | \$0 | \$0 | Doug Martin | David Ceryak | Res Remodel | Oak Ridge | 129 | 10351 Cottonwood | 46077 |
| U2015-86 | February | 27 | \$200,000 | \$964 | \$0 | \$0 | \$0 | Kerry Wagoner | Cedar Street LLC | Comm Remodel | Village Business Dis | Moody Meats | 20 E Cedar Street | 46077 |
| R2015-87 | February | 27 | \$375,000 | \$1,260 | \$0 | \$1,221 | \$1,009 | Homes by McKenzie | Homes by McKenzie | Res New | Stonegate | 359 | 7669 Deerfield | 46077 |



Town Of Zionsville

Planning and Economic Development C of O Detail

February 2015

Total: C of O issued for the month of February: 12

C of O Detail

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| Permit # | Builder | Owner | Type Of Construction | Subdivision | Lot# | Address | Zip Code | C of O Approved |
|-------------|-------------------------|----------------------|----------------------|----------------------|----------------------------|------------------------------|----------|-----------------|
| R2014-279 | R&G Home Improvements | Jennifer Revercomb | Res Add | | | 9019 E 100 North | 46075 | 2015/02/23 |
| U2014-388 | Jason Kidwell | Simaran Trana | Res Remodel | Bakers Place | 1 | 630 Bloor Lane | 46077 | 2015/02/03 |
| R2014-445 | Goldenleaf Homes | Goldenleaf Homes | Res New | Stonegate | 297 | 6745 Regents Park Drive | 46077 | 2015/02/09 |
| U2014-645 | Meyer Najem | Charles Elliott | Comm Remodel | Village Business Dis | Rosie's Restaurant | 10 S Main Street | 46077 | 2015/02/19 |
| U2014-663 | Buckingham Construction | Buckingham Companies | Comm Other | Quail Run | | 1353 James Court | 46077 | 2015/02/26 |
| U2014-664 | Buckingham Construction | Buckingham Companies | Comm Other | Quail Run | | 1378 Robert Drive | 46077 | 2015/02/26 |
| U2014-697 | Mahvash Hariri | Mahvash Hariri | Res Other | Colony Woods | 267 | 200 Scranton Court | 46077 | 2015/02/02 |
| U2014-756 | Buckingham Construction | Buckingham Companies | Comm Remodel | Quail Run | | 1363 Saylor Court | 46077 | 2015/02/26 |
| U2014-757 | Buckingham Construction | Buckingham Companies | Comm Remodel | Quail Run | | 1347 Robert Court | 46077 | 2015/02/26 |
| R2014-791 | Jay Shultz | Jay Shultz | Res Add | | | 7279 E 100 North | 46077 | 2015/02/20 |
| R2014-811 | Tom Harris | Robert Postlethwait | Res Remodel | Irishmans Run | 10 | 7274 Hunt Club Lane | 46077 | 2015/02/27 |
| 13U2014-830 | Browning Construction | Browning Investments | Comm Tenant Finish | Northwest Technology | American Heart Association | 6500 Technology Center Drive | 46278 | 2015/02/13 |



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 | | | | | | | | | | | | | | | | | | | | | |
| April | | | | | | | | | | | | | | | | | | | | | |
| May | | | | | | | | | | | | | | | | | | | | | |
| June | | | | | | | | | | | | | | | | | | | | | |
| July | | | | | | | | | | | | | | | | | | | | | |
| August | | | | | | | | | | | | | | | | | | | | | |
| September | | | | | | | | | | | | | | | | | | | | | |
| October | | | | | | | | | | | | | | | | | | | | | |
| November | | | | | | | | | | | | | | | | | | | | | |
| December | | | | | | | | | | | | | | | | | | | | | |
| Totals | 0 | 0 | 4 | 3 | 1 | 7 | 26 | 11 | 14 | 6 | 0 | 4 | 7 | 4 | 0 | 87 | 0 | 1 | 375 | 654 | 34 |



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS March 10, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled March 10, 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 February 10, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

| Docket Number | Name | Address of Project | Item to be Considered: |
|----------------------|-------------------|---------------------------|--|
| 2015-04-DSV | W. Achenbach | 801 N 1000 East (Est) | Petition for Development Standards Variance, to provide for : 1) Two (2) Primary Structures to temporarily exist on the same parcel. 2) The accessory square footage of the first structure to exceed the square footage of that primary. 3) The accessory square footage of the second structure to exceed that of the primary square footage. |
| 2015-05-UV | MS Zionsville LLC | 7105 E CR 700 E & SR 334 | Petition for Use Variance to permit a Transitional Care Facility in the (GB) General Business Zoning District |
| 2015-06-SE | S. Harvey | 1875 N 1100 East (est) | Petition to allow a Special Exception to permit a new single family dwelling in an (AG) Agricultural Zoning District |

Other Matters to be considered:

- Findings of Fact
- 2014-25-(A)-DSV D' Angelo
- 2015-02-DSV-M. Mills
- 2015-03-DSV-D. Berman

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

February 5, 2015



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
March 16, 2015

A meeting of the Zionsville Plan Commission is scheduled for **Monday** March 16, 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 January 20, 2015 and February 16, 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 West 106 th Street (Approximately) | Continued from the February 17, 2015 Plan Commission Meeting to the March 16, 2015 Meeting 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). |
| 2014-18-DPA | My Sugar Pie | 40 E. Pine Street | Continued from the November 17, 2014 Plan Commission Meeting to the May 18, 2015 Plan Commission Meeting 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 |

VI. New Business

| Docket Number | Name | Address of Project | Item to be Considered |
|----------------------|---------------------------------|---------------------------|---|
| 2015-03-DP | MS Zionsville LLC | CR 700 E & S.R. 334 | Petition for Development Plan Approval for a Transitional Care Facility in the (GB) Rural General Business District |
| 2015-04 PP | CarDon Development Company, LLC | 8775 West Oak Street | Petition for Primary Plat approval for an Assisted Living Facility in the (R1) Rural Single Family Residential, (PUD Pending) Zoning District |

| | | | |
|------------|---------------------------|-----------------------|---|
| 2015-05-Z | Inglenook Zionsville, LLC | 10371 Zionsville Road | 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 |
| 2015-06-DP | S. Jenkins | 55 East Oak Street | Withdrawn at the request of the Petitioner from the March 16, 2015 Plan Commission Meeting Petition for Development Plan Approval to add a 320 square foot patio on the east side of an existing restaurant in the (VBD) Village Business Zoning District |

VII: Other matters to be considered:

Docket #2013-14-DP, Quail Run, Administrative review update

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

February 26, 2015

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2015

Planning

Intake

- The Department reviewed / issued 42 building permits and conducted 318 inspections (as detailed in the attached pages)
- The Department conducted 17 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 February 19, 2015 TAC 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 the Department Staff regarding 2015 Goals / Objectives
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties regarding the development of Hampshire Subdivision
- Met with interested parties regarding the former "Crossings" project
- Met with future applicants regarding potential BZA filings and/or PC filings
- Met with interested parties regarding the CarDon proposal
- Attended various building inspection appointments
- Attended various working group meetings related to town resources / infrastructure

Reporting

- Prepared four staff reports for the January Board of Zoning Appeals meeting
- Prepared one staff report for the January Plan Commission meeting
- Prepared the Department's February 2015 month-end report

Communications

- Conducted various communications with applicants for the February Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the February Plan Commission meeting (agenda attached)
- Conduct communications regarding Catio land on 200 South / access to CTRWD infrastructure
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications regarding sewer service to the western 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 Hampshire Subdivision
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications with interested parties regarding CarDon filing
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests / IDNR permit request responses
- Reviewed materials pertaining to the current Wal-Mart litigation
- Finalize draft zoning ordinance updates pertaining to temporary signage, service retail uses in I-2 (Urban), and rural lot splits
- 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
- Reviewed 2015 department staff draft Goals/Objective forms
- Took delivery of department's new vehicle / undertook activities related to utilization

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2015

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96th Street TIF district
- Met with individuals regarding development opportunities in the Western TIF district
- Met with individuals regarding development opportunities in Creekside
- Attended a meeting regarding professional design services associated with Creekside Corporate Park
- Attended the February 4, 2015 meeting the CEG regarding infrastructure within Creekside Corporate Park
- Attended the February 12, 2015 Rosie's Place Ribbon Cutting
- Attended the February 13, 2015 Creekside Committee meeting
- Attended the February 23, 2015 RDC meeting
- Attended the February 24, 2015 meeting of the ZARC

Reporting

- Prepared the monthly TIF project update report
- Assisted with preparation of the 2015 DLGF RDC report
- Prepared the draft of the January 26, 2015 RDC regular meeting memorandum
- Finalized the draft of the January 29, 2015 RDC special meeting memorandum

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
- Conducted communications regarding activities of the Economic Development Commission
- Conducted communications regarding both regular meetings and special meetings of the RDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, 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 communications regarding the signalization of Zionsville Road and 106th Street
- Conducted communications regarding Creekside Corporate Park Archeological (IDEM, SHPO)
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding RDC / Town Incentive programs
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications regarding the creation of the Oak Street Economic Development Plan
- Conducted communications with Boone County EDC regarding grant pursuits
- Conducted communications with ZCS representatives regarding finalizing closing documents associated its 8.9 acres in Creekside

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Continued drafting of the proposed amendments to the DOW PUD Ordinance (for Town Owned Property within Creekside) and scheduling of interested party meetings regarding the proposed changes
- Undertook preparations for seeking Quotes related to the Creekside Tree Clearing activity
- Reviewed information associated with RDC bonding capacity
- Reviewed information associated with Oak Street EDA
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Reviewed entitlement information regarding Dow's Area 10 access and Duke Energy encroachment
- Project coordination activities associated with Creekside
- Conducted an on-site review of the proposed centerlines of roadways within Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the February meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 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)
Department vehicle acquisition / rotation (internal, February 2015)
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)
106th 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 (board up)
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 EDA (BT, Crowe, Internal)
Western TIF (Internal)