



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

June 2015

Total permits issued for the month of June: 82

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Permit Activity Breakdown

Commercial Permits	June 2015	June 2014	YTD 2015	YTD 2014	YTD Diff
New	1	7	3	10	-7
Interior Remodel	7	4	21	23	-2
Addition	1	2	1	6	-5
Sign	2	4	13	22	-9
Electric	0	0	3	6	-3
Other	2	11	23	40	-17
Sewer	0	0	0	1	-1
Commercial Totals	13	28	64	108	-44
Residential Permits					
Single Family	13	18	78	100	-22
Addition	19	10	61	56	5
Remodel	4	13	41	50	-9
Electric	3	5	17	18	-1
Pool/Spa	4	7	16	17	-1
Demolition	4	4	14	11	3
Other	21	23	92	84	8
Sewer/Repairs	1	0	7	10	-3
Residential Totals	69	80	326	346	-20
Combined Totals	82	108	390	454	-64

Building/Site Inspections: 267 Number Of Inspections: 439

Certificates Of Occupancy Issued: 49

Easement Encroachments Authorized: 2 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 17

Number of violations that resulted in a violation and/or stop work order: 18

Number of Investigations closed this month: 34

Total number of zoning code violations to date: 106



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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
U2015-309	June	1	\$25,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Heather Minor	Res Remodel	Colony Woods	12	140 Williamsburg	46077
U2015-310	June	1	\$12,000	\$75	\$0	\$0	\$0	Republic Roofing	Sheryl-Ann Stephen	Res Reroof	Brittany Chase	283	4140 Huntsman	46077
13U2015-311	June	1	\$283,000	\$964	\$0	\$1,221	\$1,009	MI Homes	MI Homes	Res New	The Sanctuary	27	11863 Avedon Way	46077
R2015-312	June	1	\$288,000	\$1,355	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	139	2787 W High Grove Circle	46077
U2015-313	June	1	\$35,500	\$410	\$0	\$0	\$0	TT Renovations	Aaron Lasley	Res Remodel	Clifden Pond	30	1 Stone Wall Lane	46077
U2015-314	June	2	\$15,000	\$528	\$0	\$0	\$0	CBS Properties	CBS Properties	Comm Tenant Finish		Waddell & Reed,	262 S Ford Road	46077
U2015-315	June	3	\$15,400	\$268	\$0	\$0	\$0	Coachhouse Garages	Glenn & Paula Wright	Res Add	RV		95 E Poplar Street	46077
U2015-316	June	3	\$0	\$100	\$0	\$0	\$0	Hittle Construction	Mark Inman	Res Demo	Oak Ridge	98	10562 Oak Ridge Drive	46077
R2015-317	June	4	\$131,000	\$489	\$0	\$0	\$0	Burke Pool Company	Frank KaFoure	Res Add Pool			8000 Hunt Club Road	46077
U2015-318	June	4	\$0	\$25	\$0	\$0	\$0	Benjamin Franklin	Jeffrey & Martha Laswell	Res Sewer			525 S Fifth Street	46077
U2015-319	June	4	\$0	\$75	\$0	\$0	\$0	Joseph Cooper	Joseph Cooper	Res Electric		14	410 S Fourth Street	46077
U2015-320	June	5	\$16,000	\$100	\$0	\$0	\$0	Hittle Construction	Mark Inman	Res Add Deck	Oak Ridge	98	10562 Oak Ridge Drive	46077
U2015-321	June	5	\$7,000	\$91	\$0	\$0	\$0	Commercial Awning	Ossip Optometry	Comm Sign		Access Family	1503 W Oak Street	46077
U2015-322	June	5	\$9,000	\$100	\$0	\$0	\$0	Dan Schlegelmilch	Dan Schlegelmilch	Res Other	RV		650 W Pine Street	46077
R2015-323	June	8	\$0	\$75	\$0	\$0	\$0	Swan Electrical Systems	Mark & Erica Giblin	Res Electric			8493 E 500 South	46077
U2015-324	June	8	\$18,200	\$75	\$0	\$0	\$0	Cochran Exteriors	Glen Larsen	Res Reroof	Oak Ridge	112	10064 Hickory Ridge	46077
U2015-325	June	8	\$10,000	\$75	\$0	\$0	\$0		William & Courtney Gallup	Res Reroof	Colony Woods	96	1055 Park Place	46077
U2015-326	June	8	\$17,000	\$75	\$0	\$0	\$0	Daahl Roofing	Sam Scheidler	Res Reroof	Oak Ridge	130	10325 Cottonwood	46077



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U2015-327	June	9	\$0	\$100	\$0	\$0	\$0	Wayne Heller	Wayne Heller	Res Demo	RV		365 S Fifth Street	46077
R2015-328	June	9	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Cell Tower			7417 S Ford Road	46077
13U2015-329	June	9	\$535,000	\$1,549	\$0	\$1,221	\$1,009	Monogram Homes	Chris & Allison Ackert	Res New	The Willows	74	3234 Polo Trail	46077
U2015-330	June	9	\$35,000	\$392	\$0	\$0	\$0	Zionsville Presbyterian	Zionsville Presbyterian	Comm Remodel			4775 W 116th Street	46077
R2015-331	June	9	\$2,570	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Tom & Shelagh Chope	Res Reroof			11050 E 200 South	46077
R2015-332	June	9	\$9,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Denny & Paulet Shoemaker	Res Reroof			748 S 800 East	46077
R2015-333	June	9	\$340,000	\$1,509	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	249	11328 Still Creek Drive	46077
R2015-334	June	9	\$345,000	\$1,450	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	360	7665 Deerfield	46077
R2015-335	June	10	\$20,000	\$410	\$0	\$0	\$0	Sooner Construction	Mariea Best	Res Add			1232 N 1200 East	46069
U2015-336	June	10	\$5,800	\$100	\$0	\$0	\$0	Surroundings By Natureworks	Dan & Amanda Lewallen	Res Other	Cobblestone Lakes	187	4544 Skipping	46077
U2015-337	June	10	\$283,000	\$1,172	\$4,025	\$1,221	\$1,009	Schaffer Custom Homes	Trent & Anneliese	Res New			6823 S Ford Road	46077
U2015-338	June	10	\$100	\$77	\$0	\$0	\$0	USA Fireworks	Kosene & Kosene	Comm Sign	Ford Center	USA Fireworks	1474 W Oak Street	46077
13U2015-339	June	10	\$325,000	\$1,314	\$0	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	The Willows	231	11502 Golden	46077
13U2015-340	June	10	\$419,000	\$1,461	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	148	11551 Willow Bend Drive	46077
R2015-341	June	11	\$40,000	\$410	\$0	\$0	\$0	L.E. Kraus Company	Ed Abel	Res Remodel	Fox Hollow	87	9957 Ford Valley Lane	46077
U2015-342	June	11	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1345 Robert Court	46077
U2015-343	June	11	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		104 Keith Drive	46077
U2015-344	June	11	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		122 Kevin Drive	46077



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U2015-345	June	15	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		145 Kevin Court	46077
U2015-346	June	11	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		135 Kevin Drive	46077
R2015-347	June	12	\$4,000	\$100	\$0	\$0	\$0	Brett & Anne Johnson	Brett & Anne Johnson	Res Add Deck	Blackstone	51	7472 Independence	46077
R2015-348	June	12	\$338,000	\$1,424	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	258	2486 Still Creek Drive	46077
U2015-349	June	15	\$0	\$75	\$0	\$0	\$0	Chris Kukulhan	Chris Kukulhan	Res Electric	Hunter Glen Townhome	Unit 2 Bldg. 8	11705 Chant Lane	46077
13U2015-350	June	15	\$40,000	\$455	\$0	\$0	\$0	Fox Pools of Indianapolis	Nick Johnson	Res Add Pool	The Willows	221	11625 Willow Springs Drive	46077
U2015-351	June	15	\$39,950	\$769	\$0	\$0	\$0	Fox Pools of Indianapolis	Jeff & Liz Leising	Res Add Pool	Cobblestone Lakes	71	9151 Whisper Bay Circle	46077
R2015-352	June	15	\$8,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Noel Carson	Res Reroof			7945 Royal Avenue	46077
R2015-353	June	16	\$2,936	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Noel Carson	Res Reroof		Garage	7945 Royal Avenue	46077
R2015-354	June	16	\$0	\$0	\$0	\$0	\$0	Wurster Construction	Cornerstone Zionsville MOB	Comm New		GRADING Only	6866 Stonegate	46077
R2015-355	June	16	\$3,000	\$100	\$0	\$0	\$0	Matt Kraus	Wesley & Bevin Sloan	Res Add Deck	Blackstone	56	7403 English Court	46077
R2015-356	June	16	\$200,000	\$497	\$0	\$0	\$0	Jeff Stephenson	Ned Zink	Res Add			672 Russell Lake Drive	46077
U2015-357	June	17	\$8,000	\$100	\$0	\$0	\$0	Davidson Construction	Robert & Kathy Masters	Res Add Deck	Cobblestone Lakes	156	9335 Windrift Way	46077
R2015-358	June	17	\$25,000	\$425	\$0	\$0	\$0	Kevin Channell	Kevin Channell	Res Add		Equipment Barn	6895 S 775 East	46077
R2015-359	June	18	\$120,000	\$490	\$0	\$0	\$0	Gradison Building	Frank KaFoure	Res Add			8000 Hunt Club Road	46077
R2015-360	June	18	\$20,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Richard & Sara Michael	Res Reroof	Saddle Brook Farms	37	224 Saddlebrook	46077
U2015-361	June	19	\$13,000	\$100	\$0	\$0	\$0	James & Angela Holmes	James & Angela Holmes	Res Add Deck	Cobblestone Lakes	233	8775 Sugar Cay Court	46077
U2015-362	June	19	\$4,000	\$100	\$0	\$0	\$0		Charles Reeves	Res Other	Ravinia	22	4614 Summersong	46077



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R2015-363	June	19	\$10,000	\$75	\$0	\$0	\$0	American Dream Home	Andres & Lourdes Castro	Res Reroof	Royal Run	11	6556 Amherst Way	46077
R2015-364	June	19	\$48,000	\$410	\$0	\$0	\$0	Steven Way	Michael & Tracy Coussens	Res Add	Fox Run	23	10350 Fox Trace	46077
R2015-365	June	19	\$20,000	\$75	\$0	\$0	\$0	Graham Construction	Timothy & Deborah Perry	Res Reroof	Countrywood	11	1110 Foxglove	46077
R2015-366	June	22	\$5,575	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Richard & Lisa Mack	Res Reroof			2075 S 950 East	46077
R2015-367	June	22	\$21,000	\$100	\$0	\$0	\$0	Lawn Landscape	Eric & Jacqueline	Res Other	Blackstone	3	6393 Blackstone	46077
R2015-368	June	22	\$0	\$100	\$0	\$0	\$0	Larry Fedor	Larry Fedor	Res Demo			1481 N 750 East	46075
R2015-369	June	22	\$150,000	\$807	\$0	\$0	\$0	Smith Building Inc.	Luke Phenicie	Res Add			7201 S 775 East	46077
U2015-370	June	22	\$0	\$200	\$0	\$0	\$0	Coppola Construction	Lee Kleiner	Comm Demo	Village Business Dis	Dairy Queen	340 S First Street	46077
U2015-371	June	22	\$3,500	\$100	\$0	\$0	\$0	Renovation Plus	James Harris	Res Add Deck	The Sanctuary	60	11863 Avedon Way	46077
U2015-372	June	23	\$3,643	\$58	\$0	\$0	\$0	Miller's Mini Barns	St Francis Episcopal	Comm Add			1525 Mulberry	46077
U2015-373	June	23	\$15,000	\$0	\$0	\$0	\$0	Backyard Living	Steven & Stacy Carmichael	Res Add Deck	Cobblestone Lakes	220	8722 Windpointe	46077
U2015-374	June	23	\$12,500	\$200	\$0	\$0	\$0	Jon Koonce	Sam & Sandy Bedwell	Res Add Deck	Colony Woods	14	120 Williamsburg	46077
U2015-375	June	23	\$5,000	\$75	\$0	\$0	\$0	Joseph Landis	Joseph Landis	Res Reroof			410 W Ash Street	46077
R2015-376	June	23	\$25,000	\$312	\$0	\$0	\$0	Resolute LLC	Craig & Kathy Michael	Res Add			7226 E 550 South	46075
R2015-377	June	23	\$0	\$100	\$0	\$0	\$0	Pearson Smith	Nancy Wilson	Res Demo		Garage & Shed	9485 Hunt Club Road	46077
U2015-378	June	23	\$4,200	\$75	\$0	\$0	\$0	Casey Short	S & C Financial Group, LLC	Res Reroof	RV		260 W Hawthorne	46077
U2015-379	June	24	\$5,000	\$100	\$0	\$0	\$0	Niraj Patel	Niraj Patel	Res Add Deck	Village Walk	94	30 Village Place	46077
R2015-380	June	24	\$328,000	\$1,376	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	187	2693 East High Grove	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
R2015-381	June	25	\$322,300	\$1,082	\$0	\$1,221	\$1,009	Woodstock Custom Homes	John & Cheryl Komenda	Res New	Stonegate	61	7643 E Stonegate	46077
U2015-382	June	25	\$37,500	\$477	\$0	\$0	\$0	Fox Pools of Indianapolis	Shari Jenkins	Res Add Pool	Bloor Woods	20	747 Bloor Woods Court	46077
U2015-383	June	25	\$29,000	\$410	\$0	\$0	\$0	Maxson Remodeling	Charles & Mica Wilson	Res Remodel	Thornhill	64	1932 Camargue	46077
R2015-384	June	29	\$300,000	\$563	\$0	\$0	\$0	New Generation Homes	Dave Haun	Res Add			2902 S 975 East	46077
R2015-385	June	30	\$5,000	\$125	\$0	\$0	\$0	Mike Woodrum	Zionsville Mobile Home Park	Res Other	Zionsville Mobile Home Park	59	6034 Cheryl Lane	46077
U2015-386	June	30	\$39,500	\$100	\$0	\$0	\$0	Case Design and Remodeling	David & Elaine Cox	Res Other	Austin Oaks	188	11733 Creekstone	46077
U2015-387	June	30	\$11,712	\$75	\$0	\$0	\$0	Fentress Builders	Rick & Shelia Travis	Res Reroof	Cedar Bend	96	9951 Barth Drive	46077
U2015-388	June	30	\$5,400	\$100	\$0	\$0	\$0	Lowes	Daryl Humble	Res Add	Sanctuary	36	11816 Avedone Way	46224
R2015-389	June	30	\$539,500	\$1,479	\$0	\$1,221	\$1,009	DeGeyter Custom Homes	Joesph Cates	Res New	Cheval De Salle	12	7885 Cheval Rue Court	46163
U2015-390	June	30	\$1,400,000	\$1,817	\$4,025	\$1,221	\$1,009	Homes by Design	Monty Korte	Res New	Cramer Subdivision	2	4522 S 975 East	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2013-580	Havencrest Homes	Neal Lewis	Res Add			1581 S 825 East	46077	2015/06/15
R2013-581	Havencrest Homes	Neal Lewis	New Res			1581 S 825 East	46077	2015/06/15
U2013-741	Wedgewood Building Company	Wedgewood Building Company	New Res			11425 E. 550 South	46077	2015/06/26
R2014-207	Mudslingers Pool & Patio	Trisha Ripperger	Res Add Pool	Fieldstone	42	2516 Fawn Bluff Court	46077	2015/06/12
13U2014-354	Wedgewood Building Company	Wedgewood Building Company	Res New	The Willows	234	11507 Golden Willow Court	46077	2015/06/12
U2014-420	Nazareth Building Services	Scott & Lisa Eckart	Res Add	Spring Knoll	40	4559 Sunflower Court	46077	2015/06/19
R2014-448	Drees Homes	Drees Homes	Res New	Brookhaven	163	2798 W High Grove Circle	46077	2015/06/02
R2014-514	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	239	11512 Golden Willow Court	46077	2015/06/16
R2014-526	Old World Custom Builders	Jeff & Elizabeth Hopper	Res Add			6360 W 96th Street	46077	2015/06/04
U2014-597	Keesling Custom Pools & Patios	Andrew & Julia Detherage	Res Add Pool	Oldfields	2	6919 Foxland Run Court	46077	2015/06/02
13U2014-611	Fischer Homes	Fischer Homes	Res New	The Willows	126	11558 Bent Tree Court	46077	2015/06/01
R2014-638	Fischer Homes	Fischer Homes	Res New	The Willows	128	11568 Bent Tree Court	46077	2015/06/01
U2014-653	Tom Simmons	Mike Cole	Comm Remodel	Village Business Dis	Greek's Pizzeria	30 N Main Street	46077	2015/06/10
R2014-662	Drees Homes	Drees Homes	Res New	Brookhaven	176	11226 Aviemore Court	46077	2015/06/02
13U2014-672	Fischer Homes	Fischer Homes	Res New	The Willows	139	11552 Willow Bend Drive	46077	2015/06/12
R2014-731	Drees Homes	Drees Homes	Res New	Brookhaven	256	11333 Still Creek Drive	46077	2015/06/24



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-761	Shane Wagner	Shane Wagner	Res Remodel			7880 Circle Drive	46077	2015/06/08
R2014-767	Final Grade Excavating	Bryan Schneider	Res Add Pool	The Willows	223	11621 Willow Springs Drive	46077	2015/06/03
R2014-779	Ryland Homes	Ryland Homes	Res New	Blackstone	24	7465 Independence Drive	46077	2015/06/17
U2014-799	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	55	9160 Stonington Place	46077	2015/06/02
U2014-807	David Regnier	David Regnier	Res Other			185 S Sixth Street	46077	2015/06/18
R2014-812	Drees Homes	Drees Homes	Res New	Brookhaven	175	11230 Aviemore Court	46077	2015/06/02
13U2014-815	Fischer Homes	Fischer Homes	Res New	The Willows	138	11551 Bent Tree Court	46077	2015/06/10
U2015-25	Reynolds Construction Group	Carol Chuck	Comm Remodel	Village Business Dis	Village Kitchen	112 S Main Street	46077	2015/06/25
13U2015-26	Fischer Homes	Fischer Homes	Res New	The Willows	5	3211 Wildlife Trail	46077	2015/06/09
13U2015-33	Fischer Homes	Fischer Homes	Res New	Willows	31	3260 Wildlife Trail	46077	2015/06/03
R2015-40	Ryland Homes	Ryland Homes	Res New	Blackstone	48	6480 Blackstone Drive	46077	2015/06/08
13U2015-48	Fischer Homes	Fischer Homes	Res New	The Willows	161	11513 Willow Bend Drive	46077	2015/06/23
U2015-72	Crown Castle	Pinnacle Towers	Comm Cell Tower			900 Mulberry Street	46077	2015/06/11
13U2015-73	Fischer Homes	Fischer Homes	Res New	The Willows	39	11504 Willow Bend Drive	46077	2015/06/16
13U2015-74	Fischer Homes	Fischer Homes	Res New	The Willows	24	3259 Wildlife Trail	46077	2015/06/30
13U2015-98	Fox Pools of Indianapolis	Kyle & Lauren Masur	Res Add Pool	Willow Glen	14	3271 Cimmaron Ash Court	46077	2015/06/04



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U2015-106	MI Homes	MI Homes	Res New	The Sanctuary	26	11875 Avedon Drive	46077	2015/06/26
R2015-120	North Ridge Construction	Luke Mitchel	Res Remodel	Timberwolf	18	9389 Timberwolf Lane	46077	2015/06/15
U2015-141	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		137 Kevin Drive	46077	2015/06/25
U2015-146	Thomison Interiors	Angus & Josephine Lock	Res Remodel	Brittany Chase	44	4110 Huntsman Drive	46077	2015/06/22
U2015-148	Kort Builders	Ossip Optometry	Comm Tenant Finish		Dr. Lynley Rader	1503 W Oak Street	46077	2015/06/17
U2015-168	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1375 Saylor Court	46077	2015/06/25
U2015-169	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1365 James Court	46077	2015/06/25
R2015-204	Mark Myette Pools	Paul & Angela Kolman	Res Add Pool			9016 Hunt Club Road	46077	2015/06/18
13U2015-250	Fischer Homes	Fischer Homes	Res Remodel	The Willows	139	11552 Willow Bend Drive	46077	2015/06/12
U2015-255	Susan Rydell	Susan Carr	Res Add Deck	RV		85 E Poplar Street	46077	2015/06/05
13U2015-277	Julie Fisbeck	Julie Fisbeck	Res Add Deck	Willow Glen	45	3226 Autumn Ash Drive	46077	2015/06/16
U2015-280	Michael Shaw	Dave Chetan	Res Remodel	Rock Bridge	120	4358 Weatherstone Crossing	46077	2015/06/10
U2015-288	Eric Criswell	Courtney Brown	Res Add	Cobblestone Lakes	266	9070 Pebble Pointe Circle	46077	2015/06/24
13U2015-308	Chad Grey	Chad Grey	Res Other	Willow Glen	24	11171 Patmore Ash Drive	46077	2015/06/05
U2015-314	CBS Properties	CBS Properties	Comm Tenant Finish		Waddell & Reed, Suite 300	262 S Ford Road	46077	2015/06/05
U2015-336	Surroundings By Natureworks	Dan & Amanda Lewallen	Res Other	Cobblestone Lakes	187	4544 Skipping Rock Court	46077	2015/06/29



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R2015-355	Matt Kraus	Wesley & Bevin Sloan	Res Add Deck	Blackstone	56	7403 English Court	46077	2015/06/23



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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	6	15	3	9	4	7	2	16	1	0	69	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	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	63
June	1	1	7	2	0	2	13	19	4	3	4	4	21	1	0	82	0	2	267	439	49
July																					
August																					
September																					
October																					
November																					
December																					
Totals	3	1	21	13	3	23	78	61	41	17	16	14	92	7	0	390	1	7	1558	2503	210

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 2015

Planning

Intake

- The Department reviewed / issued 80 building permits and conducted 439 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 the Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- 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
- Met with interested parties regarding residential development in the north west quadrant (Urban) of the Town
- Attended various building inspection appointments
- Attended various working group meetings related to town resources / infrastructure

Reporting

- Prepared four staff reports for the May Plan Commission meeting (as detailed in the attached pages as well as at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-05-Z-Inglenook-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-10-Z-PUD-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-11-DP-Dairy-Queen-Staff-Report-2.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-13-PP-Hidden-Hollow-Staff-Report.pdf>; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/04/June-15-2015-Plan-Commission-Meeting-Results.pdf> (results page attached to this report for reference)
- Prepared the Department's June 2015 month-end report
- Assisted with mid-year budget report preparation and preparation for 2016 budget considerations

Communications

- Conducted various communications with applicants for the June Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the June 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 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 Plan Commission's consideration of the Inglenook PUD
- Conducted communications regarding the Plan Commission's consideration of the Dairy Queen Development Plan petition
- Conducted communications regarding Darrin's Coffee planned relocation to a new tenant space
- Conducted communications regarding the cancellation of the June BZA meeting (due to a continuance request of pending business)
- Conducted communications regarding the Plan Commission's consideration of the 2015 Hampshire petition
- Conducted communications regarding the Town's enactment of 2014 Reorganization

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- 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
- Staff attended a FEMA Flood Hazard Mitigation training class - (8) hours
- Staff monitored and reported on June flood events resulting from recent rains
- Staff continued with various activities associated with the implementation of 2014 Reorganization

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 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 Creekside
- Met with Chamber of Commerce representatives regarding business retention and recruiting efforts
- Met with Boone EDC representatives related to support of the Town of Zionsville
- Met with Town Council leadership and RDC membership regarding business recruiting efforts
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Met with various well contractors related to Creekside Corporate Park (well closures)
- Attended the June 22, 2015 RDC meeting
- Attended the June 23, 2015 ZARC meeting

Reporting

- Prepared the June 2015 TIF activity report
- Assisted with preparation of required July 2015 TIF reporting to various taxing entities related to calendar year 2016
- Prepared / finalized Memorandums associated with the May 26, 2015 meeting 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
- 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 PNC / HWC project (community charrette)
- Conducted various communications with Town Council leadership regarding various projects
- Conducted communications regarding the Microloan Committee's processes
- Conducted communications regarding receipt of an Offer to Purchase the RDC's 1.3 acre remnant parcel
- Conducted communications regarding intentions to dispose of 3.2 acres owned by the Building Corporation on Oak Street

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)
- Contract Management: Creekside Tree Clearing
- Contract Management: Creekside Schematic Design
- Contract Management: HWC (community charrette)
- Land disposal: remnant right of way (106th Street / Bennett Parkway)
- Developed Quote documentation associated with Well Closures within Creekside Corporate Park
- Developed a draft application for the ZARC's accessory building enhancement grant program
- Reviewed information associated with RDC bonding capacity
- 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 June meeting of the 2014-2015 Indiana Certified Public Manager's (CPM) program
- CPM material review (associated with the June meeting)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JUNE 2015

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH, in final stages of project)
Hardware installation - field data entry (internal)
HEA 1301 implementation (internal)
2014 Reorganization (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC Community Charrette (HWC)
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 (ongoing internal monitoring)
Tall Grass / Weed abatement
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)
Website transition (internal)



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS July 14, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled July 14, 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 May 12, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered:
2015-18-DSV	D. McClain	5255 S. U.S. 421	<p>Continued from the June 9, 2015 Board of Zoning Appeals Meeting</p> <p>Petition for Development Standards Variance in order to provide:</p> <ul style="list-style-type: none"> 1) Accessory Structure square footage to exceed the Primary Structure square footage 2) Provide for the height allowance of an Accessory Structure to exceed the height allowance of the Primary Structure in the (R-SF-2), Residential Single Family Zoning District

VI. New Business

2015-19-SE	K. Carrell	1171 S 700 East	Petition for a Special Exception to permit a new single family dwelling in an (AG) Agricultural Zoning District
2015-20-DSV	K. Channell	6895 S 775 East	Petition for Development Standards Variance seeking approval for an 18 acre farm (Town Zoning Ordinance defines a Farm as an operation occupying at least 20 acres) by right, with the Accessory Structures which exceed the square footage of any Primary Structures), to allow the 18 acre parcel to be improved with occupied Accessory Structures prior to the completion of construction of the Primary Structure (thereby modifying conditions of approval associated with Petition 2013-03-UV), and to provide for a signage associated with the farm stand (signage not supported by right)

Other Matters to be considered:

Findings of Fact for consideration for execution:

Docket # 2015-07-UV, C. Fishero

Docket # 2015-11-UV S. Packer

Docket \$ 2015-12-DSV, S. Packer

Docket # 2015-14-DSV, K. Morris-N. Swiney

Docket # 2015-16-DSV P. Dreier

Review of Commitments:

Status Update-Commitments for 2015-15-DSV, Rural Partners LLC

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development

July 2, 2015



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
July 20, 2015**

A meeting of the Zionsville Plan Commission is scheduled for Monday July 20, 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 June 15, 2015 Meeting Minutes
- IV. Continuance Requests
None at this time
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-10-Z	Town of Zionsville	1100 W. Oak Street	Continued from April 20, 2015 and May 18, 2015 Plan Commission Meeting to the June 15, 2015 Plan Commission Meeting 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
2015-14-OA	Town of Zionsville	1100 W. Oak Street	Continued from the June 15, 2015 Plan Commission Meeting Petition to amend both Article 4 of the Town of Zionsville Zoning Ordinance and Article 2 of the Town of Zionsville Subdivision Control Ordinance to both include criteria establishing an automatic time period for both Development Plan Approvals and/or Subdivision Plats for which said approval(s) would expire if certain criteria were not met

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-18-DPA	Interactive Academy	3795 S. U.S. 421	Petition for Development Plan Amendment to provide for planned improvements to the site, including paved parking, building additions, and new free standing structures

- VII: Other matters to be considered:
Status Update-Docket # 2014-16-DP, Marten Transportation

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

July 1, 2015