



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

March 2015

Total permits issued for the month of March: 68

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Permit Activity Breakdown

Commercial Permits	March 2015	March 2014	YTD 2015	YTD 2014	YTD Diff
New	2	1	2	2	0
Interior Remodel	3	4	7	9	-2
Addition	0	1	0	2	-2
Sign	1	2	4	9	-5
Electric	0	1	1	2	-1
Other	5	5	12	8	4
Sewer	0	0	0	0	0
Commercial Totals	11	14	26	32	-6
Residential Permits					
Single Family	15	16	41	35	6
Addition	3	9	14	14	0
Remodel	9	12	23	23	0
Electric	4	4	10	6	4
Pool/Spa	7	3	7	4	3
Demolition	2	2	6	6	0
Other	16	6	23	10	13
Sewer/Repairs	1	5	5	7	-2
Residential Totals	57	57	129	105	24
Combined Totals	68	71	155	137	18

Building/Site Inspections: 261 Number Of Inspections: 399

Certificates Of Occupancy Issued: 21

Easement Encroachments Authorized: 1 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 14

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

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 74



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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
R2015-88	March	2	\$0	\$75	\$0	\$0	\$0	Powerhouse Electric	Tom Kontos	Res Electric			1850 S 421	46077
13U2015-89	March	2	\$15,565	\$100	\$0	\$0	\$0	Hittle Construction	Jo Ann Mizell	Res Other	Willow Glen	20	3268 Cimmaron	46077
13U2015-90	March	2	\$71,000	\$582	\$0	\$0	\$0	Pools of Fun	Jeffery & Pamela Sterling	Res Add Pool	Willow Ridge	20	11504 Willow Ridge Drive	46077
U2015-91	March	2	\$16,000	\$410	\$0	\$0	\$0	David Weekley Homes	David Weekley Homes	Res Remodel	Rock Bridge	194	3580 Old Quarry Drive	46077
R2015-92	March	3	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Zionsville Community	Comm Cell Tower			9275 SR 32	46077
13U2015-93	March	4	\$0	\$0	\$0	\$0	\$0	Keystone Construction	Indiana Assoc. of Homes &	Comm New	Northwest Technology	GRADING ONLY-Leading	6280 W 96th Street	46282
R2015-94	March	4	\$600,000	\$1,365	\$0	\$1,221	\$1,009	G & G Custom Homes Inc	Terry & Carole Bushnell	Res New			3778 S 800 East	46077
U2015-95	March	5	\$18,350	\$410	\$0	\$0	\$0	MI Homes	MI Homes	Res Remodel	The Sanctuary	3	11852 Avedon Drive	46077
U2015-96	March	6	\$0	\$25	\$0	\$0	\$0	L.D. Smith Plumbing	Brad & Abigail Andries	Res Sewer	Irongate		20 Irongate Drive	46077
R2015-97	March	6	\$0	\$200	\$0	\$0	\$0	The Snider Group	Hunter & Jennifer Smith	Res Demo			2140 S 421	46077
13U2015-98	March	6	\$30,000	\$457	\$0	\$0	\$0	Fox Pools of Indianapolis	Kyle & Lauren Masur	Res Add Pool	Willow Glen	14	3271 Cimmaron	46077
R2015-99	March	9	\$359,000	\$1,527	\$0	\$1,221	\$1,009	Drees Homes		Res New			10725 E 300 South	46077
13U2015-100	March	9	\$15,000	\$200	\$0	\$0	\$0	Deckmasters	Burke & Gretchen	Res Add Deck	The Willows	174	3244 Sunrise Court	46077
U2015-101	March	9	\$7,500	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Judith Varner	Res Reroof			290 W Pine Street	46077
U2015-102	March	9	\$350	\$83	\$0	\$0	\$0	Sommer Awning Group	Cedar 25, LLC	Comm Sign	Village Business Dis	Berkshire/Buchanan/Keller	15 South Main Street	46077
U2015-103	March	10	\$0	\$75	\$0	\$0	\$0	Cedar Street LLC	Adam & Cara Weber	Res Electric	Village		30 N 6th Street	46077
U2015-104	March	10	\$44,000	\$484	\$0	\$0	\$0	Pools of Fun	Christopher & Erica	Res Add Pool	RockBridge	213	9229 Keystone	46077
U2015-105	March	10	\$9,000	\$75	\$0	\$0	\$0	Indy Restoration Services	Jedediah Britenriker	Res Reroof	North Hills	5	584 Becker Court	46077



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U2015-106	March	10	\$168,000	\$1,014	\$0	\$1,221	\$1,009	MI Homes	MI Homes	Res New	The Sanctuary	26	11875 Avedon Drive	46077
U2015-107	March	11	\$8,100	\$75	\$0	\$0	\$0	Republic Roofing	Jayson & Marnie Gee	Res Reroof	Brittany Chase	124	4461 Fullcry Circle	46077
R2015-108	March	11	\$5,000	\$410	\$0	\$0	\$0	Estridge Group	Nick Zlotek	Res Remodel	Sycamore Bend	41 - Bath, Bed, Bed,	512 Pheasant Run	46077
R2015-109	March	11	\$10,000	\$410	\$0	\$0	\$0	Nick Zlotek	Nick Zlotek	Res Remodel	Sycamore Bend	41 - Master,	512 Pheasant Run	46077
13U2015-110	March	11	\$264,000	\$1,369	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	46	3277 Wildlife Trail	46077
U2015-111	March	11	\$7,800	\$75	\$0	\$0	\$0	Indiana Residential	Calvin Bryant	Res Reroof			9860 E 600 South	46077
U2015-112	March	12	\$8,300	\$75	\$0	\$0	\$0	Ideal Roofing Solutions	Bailey Heflin	Res Reroof			333 S. 4th Street	46077
R2015-113	March	12	\$835,000	\$1,633	\$0	\$0	\$0	G & G Custom Homes Inc	Hunter & Jennifer Smith	Res New			2140 S 421	46077
U2015-114	March	12	\$0	\$100	\$0	\$0	\$0	Michael Edwards	John & Cheryl Lopes	Res Demo	Austin Oaks	159	4794 Woods Edge Drive	46077
R2015-115	March	12	\$12,000	\$100	\$0	\$0	\$0	Backyard Living	Johnathan Russell	Res Add Deck	Willow Glen	29	3267 Autumn Ash Court	46077
U2015-116	March	12	\$8,000	\$408	\$0	\$0	\$0	Tom Simmons	David Brown	Comm Remodel	Village Business Dis	Zworks future	85 E Cedar Street	46077
R2015-117	March	13	\$0	\$75	\$0	\$0	\$0		Brad Slack	Res Electric			1480 N 1100 East	46069
U2015-118	March	16	\$12,000	\$75	\$0	\$0	\$0	Roof Masters & Exteriors LLC	Jeremy & Ann Bryant	Res Reroof	Austin Oaks	94	11700 Arborhill	46077
U2015-119	March	17	\$10,000	\$410	\$0	\$0	\$0	RPG & Associates	Laura Langen	Res Remodel	Irongate	42	135 Lexington	46077
R2015-120	March	17	\$80,000	\$410	\$0	\$0	\$0	North Ridge Construction		Res Remodel	Timberwolf	18	9384 Timberwolf	46077
R2015-121	March	17	\$298,000	\$1,388	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	178	11231 Aviemore	46077
U2015-122	March	17	\$12,770	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Andrew Eibling	Res Reroof	Smith Meadows	25	9676 Autumn Way	46077
R2015-123	March	18	\$275,000	\$1,236	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	213	7645 Carriage	46077



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R2015-124	March	18	\$275,000	\$1,183	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	240	6714 Chapel Crossing	46077
U2015-125	March	18	\$21,500	\$100	\$0	\$0	\$0	Concrete Tailors	Erik & Kristen Kunttu	Res Other	Rockbridge	78	9115 Brookstone	46077
R2015-126	March	19	\$50,000	\$533	\$0	\$0	\$0	Fox Pools of Indianapolis	John & Bethany Geyman	Res Add Pool	Stonegate	123	6643 E Deerfield	46077
R2015-127	March	19	\$50,000	\$499	\$0	\$0	\$0	Fox Pools of Indianapolis	Justin & Heather Smith	Res Add Pool	Brookhaven	96	2719 Benmore	46077
U2015-128	March	19	\$1,200,000	\$1,828	\$0	\$1,221	\$1,009	Christopher Scott Homes	High Grove Development	Res New	Lost Run Farms	10	10 Lost Run Lane	46077
U2015-129	March	19	\$0	\$75	\$0	\$0	\$0	Crider Electrical & Mechanical	Andrew Laird	Res Electric	Irongate	89	1580 Saylor Street	46077
U2015-130	March	19	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Grading Only	Hidden Pines		3653 S 421	46077
13U2015-131	March	20	\$20,000	\$100	\$0	\$0	\$0	Robert Salem	Robert Salem	Res Other	Fox Hollow	14	7394 Fox Hollow Court	46077
R2015-132	March	20	\$200,000	\$1,298	\$0	\$1,221	\$1,009	Wade Achenbach	Wade Achenbach	Res New			801 N 1000 East	46077
13U2015-133	March	20	\$304,620	\$1,261	\$0	\$0	\$1,009	Ryan Homes	Ryan Homes	Res New	Willow Glen	65	3218 Purple Ash Drive	46077
U2015-134	March	20	\$23,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Gary Ross	Res Reroof	Oak Ridge	71	4865 Willow Ridge Court	46077
R2015-135	March	23	\$10,000	\$75	\$0	\$0	\$0	Carl Stewart	Joesph & Cathy Fischer	Res Reroof	Sycamore Bend	31	916 Warbler Way	46077
R2015-136	March	23	\$45,000	\$521	\$0	\$0	\$0	Perma Pools	Michael House	Res Add Pool	Stonegate	51	7686 St. Lawrence	46077
U2015-137	March	23	\$59,000	\$553	\$0	\$0	\$0	Pools of Fun	Michael & Lacy Robinson	Res Add Pool	Pleasant View Estates	12	9799 Equestrian	46077
U2015-138	March	23	\$500	\$115	\$0	\$0	\$0	Grant Cawi	Zionsville American	Comm Remodel		American Legion	9950 E 600 South	46077
13U2015-139	March	23	\$820,000	\$1,537	\$0	\$0	\$15,052	Keystone Construction	Indiana Assoc. of Homes &	Comm New	Northwest Technology	Leading Age	6280 W 96th Street	46282
U2015-140	March	24	\$25,000	\$125	\$0	\$0	\$0	Mitch Young/Young's	Michael Carpentier	Res Other	Colony Woods	260	135 Scraton Court	46077
U2015-141	March	24	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		137 Kevin Drive	46077



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U2015-142	March	24	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		132 Keith Drive	46077
U2015-143	March	24	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		124 Keith Drive	46077
U2015-144	March	25	\$150,000	\$470	\$0	\$0	\$0	Thomas J Pearson	James Spolyer	Res Remodel	Raintree	79	735 Round Court	46077
R2015-145	March	26	\$6,500	\$100	\$0	\$0	\$0	Dave Hoffman	Joel & Kate McGormely	Res Other	Enclave	40	6828 Woodhaven	46077
U2015-146	March	27	\$24,000	\$410	\$0	\$0	\$0	Thomison Interiors	Angus & Josephine Lock	Res Remodel	Brittany Chase	44	4110 Huntsman	46077
U2015-147	March	27	\$1,000	\$100	\$0	\$0	\$0	John & Janna Ulbright	John & Janna Ulbright	Res Other	Village		595 W Ash Street	46077
U2015-148	March	27	\$180,000	\$688	\$4,025	\$0	\$0	Kort Builders	Ossip Optometry	Comm Tenant Finish		Dr. Lynley Rader	1503 W Oak Street	46077
R2015-149	March	27	\$550,000	\$1,468	\$0	\$1,221	\$1,009	Gregg H Montgomery	George & Kourtney Hester	Res New	Stillwater	1	11824 E 300 South	46077
U2015-150	March	30	\$130,000	\$1,119	\$0	\$1,221	\$1,009	David Berman	David Berman	Res New	RV	88	175 North Maple Street	46077
U2015-151	March	30	\$30,000	\$410	\$0	\$0	\$0	Michael Edwards	John & Cheryl Lopes	Res Remodel	Austin Oaks	159	4794 Woods Edge Drive	46077
R2015-152	March	30	\$1,300,000	\$1,751	\$0	\$1,221	\$1,009	Smith Building Inc.	Luke Phenicie	Res New	Lexington Hall	1 & 2	7201 S 775 East	46077
U2015-153	March	30	\$8,490	\$410	\$0	\$0	\$0	Timothy Morgan		Res Add	Hunt Club Village	40	17 Dapple Court	46077
U2015-154	March	30	\$5,000	\$100	\$0	\$0	\$0	Bone-Dry Roofing	Brian & Leslie Sloan	Res Other	Smith Meadows	5	4452 Spring Court	46077
U2015-155	March	30	\$14,000	\$75	\$0	\$0	\$0	Crews Roofing	South Main Holdings LLC	Comm Reroof	Village Business Dis	The Friendly	290 S Main Street	46077
R2015-156	March	30	\$161,000	\$1,223	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	61	7398 English Court	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

March 2015

Total: C of O issued for the month of March: 21

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2013-565	Bruce Gillen	Bruce Gillen	Res Remodel	The Willows	4	3209 Wildlife Trail	46077	2015/03/04
R2013-582	Thrine Construction	Jerry Fuelling	Res Add			8470 E 300 South	46077	2015/03/16
R2013-644	Pools of Fun	Jeffery Johnson	Res Add	Brookhaven	92	2713 Benmore Court	46077	2015/03/24
U2014-180	Estridge Group	Zachary & Nicole Buchan	Res Other	Cobblestone Lakes	222	8702 Windpointe Pass	46077	2015/03/23
U2014-329	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		108 Kevin Drive	46077	2015/03/30
R2014-343	Ryland Homes	Ryland Homes	Res New	Blackstone	59	7422 English Court	46077	2015/03/25
U2014-567	Viewegh and Assoc	Wayne Heller	Res Add		8	525 Eagle View Court	46077	2015/03/18
R2014-579	Ryland Homes	Ryland Homes	Res New	Blackstone	28	6494 Concord Drive	46077	2015/03/25
U2015-8	Mitch Young/Young's		Res Remodel	Raintree	84	140 Spring Drive	46077	2015/03/03
U2015-16	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1361 Sailor Court	46077	2015/03/13
U2015-17	Buckingham Builders	Buckingham Companies	Comm Other	Quail Run		1389 Robert Drive	46077	2015/03/13
U2015-18	Buckingham Builders	Buckingham Companies	Comm Other	Quail Run		1382 Robert Drive	46077	2015/03/30
U2015-24	DCS, Inc.	Scott Conner	Res Remodel	Manchester Square	Tract E Unit 5B	216 Manchester Drive	46077	2015/03/06
U2015-37	ATR Building Services	Laura Bowers	Res Remodel	Rock Bridge	169	8825 Mossy Rock Drive	46077	2015/03/25
U2015-42	Mitch Young/Young's	Shannon & Gina Heagy	Res Other	Coventry Ridge	107	4705 Clarkston Court	46077	2015/03/19
13U2015-44	Deck Masters of Indy	Gary Shew	Res Add Deck	Willow Glen	77	3256 Cimmaron Ash Drive	46077	2015/03/10



Town Of Zionsville

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2015-46	Drees Homes	Drees Homes	Res Other	Brookhaven	13	11164 Fontaine Way	46077	2015/03/04
R2015-47	Maxson Remodeling	Mary Jean Ottinger	Res Remodel			6833 E 650 South	46077	2015/03/13
U2015-67	Decks by Design	Matt McIntyre	Res Add Deck	Raintree	63	220 Raintree Drive	46077	2015/03/18
U2015-91	David Weekley Homes	David Weekley Homes	Res Remodel	Rock Bridge	194	3580 Old Quarry Drive	46077	2015/03/27
R2015-115	Backyard Living	Johnathan Russell	Res Add Deck	Willow Glen	29	3267 Autumn Ash Court	46077	2015/03/24



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	261	399	21
April																					
May																					
June																					
July																					
August																					
September																					
October																					
November																					
December																					
Totals	2	0	7	4	1	12	41	14	23	10	7	6	23	5	0	155	1	1	636	1053	55

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MARCH 2015

Planning

Intake

- The Department reviewed / issued 67 building permits and conducted 399 inspections (as detailed in the attached pages)
- The Department conducted 14 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 March 26, 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 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 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 three staff reports for the March 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/2015/02/2015-04-DSV-Achenbach-Staff-Report.pdf> ; <http://www.zionsville-in.gov/wp-content/uploads/2015/02/2015-05-UV-MS-Zionsville-Staff-Report.pdf> , <http://www.zionsville-in.gov/wp-content/uploads/2015/02/2015-06-SE-Harvey-Staff-Report.pdf>; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/March-10-2015-Board-of-Zoning-Appeals-Results.pdf> (results page attached to this report for reference)
- Prepared one staff report for the March Plan Commission meeting (as detailed in the attached pages as well as at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-06-DP-MS-Zionsville-Staff-Report.pdf>); results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/March-16-2015-Plan-Commission-Meeting-Results.pdf> (results page attached to this report for reference)
- Prepared the Department's March 2015 month-end report

Communications

- Conducted various communications with applicants for the April Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the April 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 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 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
- Department staff attended Chapter 34 (Building Code) training
- Department staff attended the Spring IPA Professional Development Conference
- 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-MARCH 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 meetings regarding professional design services associated with Creekside Corporate Park
- Attended the March 9, 2015 special RDC meeting
- Attended the March 24, 2015 ZARC meeting
- Attended the March 26, 2015 special RDC meeting

Reporting

- Assisted with the finalization of the 2015 DLGF RDC report
- Prepared a draft of the March TIF activity report
- Prepared a draft of the minutes of the March 9, 2015 special RDC meeting

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 Stream Crossings (Army Corps)
- 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 regarding PNC / HWC project (community charrette)
- Conducted communications regarding update to zoning ordinance specific to downtown development standards
- Conducted communications regarding the Boone County Economic Development Charge

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, 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) and scheduling of interested party meetings regarding the proposed changes
- Contract Management: Creekside Tree Clearing
- Contract Management: Creekside Schematic Design
- Land disposal: remnant right of way (106th Street / Bennett Parkway)
- 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 March meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-MARCH 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)
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)
2015 Tahoe Onboarding (internal)



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

A meeting of the Zionsville Plan Commission is scheduled for Monday April 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 January 20, 2015, February 17, 2015, and March 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 W. 106 th Street (Approximately)	Continued from the March 16, 2015 Plan Commission Meeting to the April 20, 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)
2015-05-Z	Inglenook Zionsville, LLC	10371 Zionsville Road	Continued from the March 16, 2015 Plan Commission Meeting to the April 20, 2015 Meeting 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	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
2015-10-Z	Town of Zionsville	1100 W. Oak Street	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	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)
2015-09-DP	Medical Office Facility	Whitestown Parkway and Stonegate Drive (Northwest Corner)	Petition for Development Plan Approval to provide for a 16,113 square foot office building in the Rural (PB), Professional Business Zoning District

VII: Other matters to be considered:

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

March 23, 2015



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

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

Docket Number	Name	Address of Project	Item to be Considered:
2015-07-UV	C. Fishero	12121 N. Michigan Road	Petition for a Variance of Use to provide for a Contractor (Heating and Cooling Business), to operate in the (B1), Neighborhood Business Zoning District, and the Urban (MRO Michigan Road Overlay, Zoning District)
2015-08-DSV	E. Nelson	9805 E. 100 South	Withdrawn at the request of the Petitioner Petition for Development Standards Variance to provide for the Accessory square footage to exceed the Primary square footage in the (R2), Rural Single and Two-Family Residential Zoning District
2015-09-DSV	S. Leffler	478 N. 1200 East	Petition for Development Standards Variance to provide for the Accessory square footage to exceed the Primary square footage in the (AG), Agricultural Zoning District
2015-10-SE	S. Leffler	478 N. 1200 East	Petition to provide a Special Exception to permit a new single family dwelling in an (AG) Agricultural Zoning District

2015-11-UV	S. Packer	6401 S 950 East	Petition to provide a variance of use within the (R4), Rural Single and Two Family Residential Zoning District, in order to allow the continued operation of a Private Horse Stable
2015-12-DSV	S. Packer	6401 S 950 East	Petition for Development Standards Variance within the (R4), Rural Single and Two Family Residential Zoning District to provide for: <ol style="list-style-type: none"> 1) Variance of height-Accessory Structures will be taller than the Primary Structure 2) Variance of square footage- the Accessory square footage to exceed the Primary square footage in the (AG), Agricultural Zoning District

Other Matters to be considered:

Findings of Fact

Docket # 2015-05-UV, MS Zionsville LLC

Respectfully Submitted

Wayne DeLong AICP Town of Zionsville

Director of Planning and Economic Development

March 20, 2015