



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

May 2015

Total permits issued for the month of May: 78

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### Permit Activity Breakdown

Commercial Permits	May 2015	May 2014	YTD 2015	YTD 2014	YTD Diff
New	0	1	2	3	-1
Interior Remodel	3	7	14	19	-5
Addition	0	1	0	4	-4
Sign	2	4	11	18	-7
Electric	1	3	3	6	-3
Other	2	16	20	29	-9
Sewer	0	1	0	1	-1
<b>Commercial Totals</b>	<b>8</b>	<b>33</b>	<b>50</b>	<b>80</b>	<b>-30</b>
<b>Residential Permits</b>					
Single Family	11	22	65	82	-17
Addition	17	18	42	46	-4
Remodel	8	8	37	37	0
Electric	3	3	14	13	1
Pool/Spa	3	3	12	10	2
Demolition	1	1	10	7	3
Other	27	25	71	61	10
Sewer/Repairs	0	1	6	10	-4
<b>Residential Totals</b>	<b>70</b>	<b>81</b>	<b>257</b>	<b>266</b>	<b>-9</b>
<b>Combined Totals</b>	<b>78</b>	<b>114</b>	<b>307</b>	<b>346</b>	<b>-39</b>

Building/Site Inspections: 322      Number Of Inspections: 495

Certificates Of Occupancy Issued: 63

Easement Encroachments Authorized: 1      Denied: 0

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 28

Number of violations that resulted in a violation and/or stop work order: 27

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 86



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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
U2015-231	May	1	\$0	\$75	\$0	\$0	\$0	Maxetal Turley	Maxetal Turley	Res Demo	RV		130 N Main Street	46077
R2015-232	May	1	\$40,000	\$312	\$0	\$0	\$0	Kevin Channell	Kevin Channell	Res Add			6895 S 775 East	46077
U2015-233	May	1	\$250,000	\$1,043	\$0	\$0	\$0	Cedar Street Builders		Res New			30 N Sixth Street	46077
R2015-234	May	4	\$375,000	\$1,363	\$0	\$1,954	\$2,018	Gradison Building Corp.		Res New 2 Family	Stone gate	251 C & 251 D	6681/6683 Regents Park	46077
R2015-235	May	4	\$375,000	\$1,363	\$0	\$1,954	\$2,018	Gradison Building Corp.		Res New 2 Family	Stone gate	251 A & 251 B	6674/6676 Beekman Pl	46077
U2015-236	May	4	\$7,249	\$75	\$0	\$0	\$0	Bone Dry	WF Properties	Res Reroof			703 N Elm	46077
U2015-237	May	4	\$21,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	WF Properties	Res Reroof	Thornhill		1624 Cricklewood	46077
R2015-238	May	4	\$346,000	\$1,365	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	174	2780 W High Grove Circle	46077
U2015-239	May	6	\$5,200	\$75	\$0	\$0	\$0	Daahl Roofing	Sylvia Cater	Res Reroof			300 N First Street	46077
U2015-240	May	6	\$5,000	\$200	\$0	\$0	\$0	Andrews Construction	Nigel & Lindsey Laskowski	Res Add Deck	Colony Woods	114	130 S Maxwel Court	46077
U2015-241	May	7	\$1,200,000	\$1,970	\$4,025	\$1,221	\$1,009	BP Custom Homes	Adam & Angie Blake	Res New	Oldfields	11	6821 Oldfields	46077
U2015-242	May	7	\$50,000	\$410	\$0	\$0	\$0	Blake Lewis	Blake Lewis	Res Remodel	RV		20 S Second Street	46077
R2015-243	May	7	\$12,424	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jerl & Sharlene Ramsey	Res Reroof			10255 E 200 South	46077
U2015-244	May	8	\$10,000	\$20	\$0	\$0	\$0	Nazareth Building	Cedar Street LLC	Comm Other		Moody Meats	20 E Cedar Street	46077
R2015-245	May	8	\$8,000	\$100	\$0	\$0	\$0	Scott Condes	Scott Condes	Res Add Deck	Royal Run	625	6561 Yorkshire	46077
U2015-246	May	8	\$6,400	\$75	\$0	\$0	\$0	Doug Selby	Mary Webber	Res Reroof	RV		345 W Pine Street	46077
R2015-247	May	11	\$48,000	\$378	\$0	\$0	\$0	Grabber Post	Denee Damian	Res Add			8305 E 250 South	46077
U2015-248	May	11	\$7,150	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jackie Wujek	Res Reroof			440 N Maple Street	46077



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U2015-249	May	11	\$1,705	\$90	\$0	\$0	\$0	Bone-Dry Roofing	Larry Sowinski	Comm Reroof		Somer Dental	11707 N Michigan	46077
13U2015-250	May	11	\$10,000	\$410	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Remodel	The Willows	139	11552 Willow Bend Drive	46077
R2015-251	May	11	\$23,240	\$75	\$0	\$0	\$0	Universal Roofing	Garrett Wietholter	Res Reroof			2400 S 421	46077
U2015-252	May	12	\$0	\$75	\$0	\$0	\$0	Dan Porzel	Anthony Donofrio	Res Electric			130 Bailey Court	46077
R2015-253	May	12	\$2,000	\$100	\$0	\$0	\$0	Creative Restorations	Jonathan Mangold	Res Add Deck	Lakeview	34	628 Karen Drive	46077
U2015-254	May	12	\$1,150	\$119	\$0	\$0	\$0	Sign Solutions, Inc.	Adam Moody	Comm Sign		Moody's Market &	20 E Cedar Street	46077
U2015-255	May	12	\$5,000	\$100	\$0	\$0	\$0	Susan Rydell	Susan Carr	Res Add Deck	RV		85 E Poplar Street	46077
U2015-256	May	12	\$51,000	\$480	\$0	\$0	\$0	Pools of Fun	Joseph & Candy Yeager	Res Add Pool			285 Beechwood	46077
U2015-257	May	12	\$16,000	\$75	\$0	\$0	\$0	Republic Roofing	Darlene Rowland	Res Reroof	Brittany Chase	122	4470 Fullcry Circle	46077
R2015-258	May	12	\$0	\$75	\$0	\$0	\$0	Rizor-K-Electric Inc	Edgar Rivera	Res Electric			1486 N 1200 East	46069
R2015-259	May	12	\$45,000	\$543	\$0	\$0	\$0	Perma Pools Corporation	Jerry Brown	Res Add Pool	Royal Run	640	6553 Hunters Ridge South	46077
U2015-260	May	13	\$16,500	\$75	\$0	\$0	\$0	Bob's Construction	Bill Drew	Res Reroof	Oak Ridge	116	10166 Hickory Ridge	46077
U2015-261	May	13	\$100,000	\$410	\$0	\$0	\$0	Chris Burkhard	Chris Burkhard	Res Add			680 Adademy Drive	46077
U2015-262	May	13	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Cole Campbell	Res Electric			10350 Zionsville	46077
R2015-263	May	13	\$205,000	\$1,345	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	62	6441 Concord	46077
R2015-264	May	13	\$338,000	\$1,454	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	239	2501 Still Creek Drive	46077
U2015-265	May	14	\$18,155	\$75	\$0	\$0	\$0	Cochran Exteriors	Jody Hobson	Res Reroof	Huntington Woods	7	1337 Sullivan Ridge	46077
R2015-266	May	14	\$9,031	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jayson Troughton	Res Reroof			805 Eaglewood	46077



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U2015-267	May	14	\$8,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Stanly Barnes	Res Reroof	Northern Meadows	12	575 Meadow Lane	46077	
R2015-268	May	14	\$2,000,000	\$2,020	\$0	\$1,221	\$1,009	Christopher Scott Homes	Mark & Hadley Ritter	Res New			14292 Little Eagle Creek	46077	
R2015-269	May	14	\$12,203	\$75	\$0	\$0	\$0	ABC Roofing	George & Lauren Kovac	Res Reroof	Deer Ridge	13	9328 Deer Ridge Drive	46077	
U2015-270	May	14	\$15,000	\$410	\$0	\$0	\$0	Nazareth Building	Scott & Lisa Eckart	Res Add	Spring Knoll	40	4559 Sunflower	46077	
U2015-271	May	15	\$15,000	\$417	\$0	\$0	\$0	IND Contractors	Harris FLP	Comm Remodel	South Village of Zionsville East		Teay's bathroom	625 S Main Street	46077
R2015-272	May	15	\$0	\$90	\$0	\$0	\$0	Complete Electrical &	K&M Holdings	Comm Electric			K & M Holdings	478 N 1100 East	46077
U2015-273	May	15	\$1,500	\$100	\$0	\$0	\$0	John Grimme	Salvatore Barbera	Res Add Deck			105 N 8th Street	46077	
U2015-274	May	18	\$9,000	\$100	\$0	\$0	\$0	Concrete Tailors	Brian & Kara Gongwer	Res Add Deck	Rock Bridge	76	9147 Brookstone	46077	
U2015-275	May	18	\$320,516	\$1,855	\$0	\$0	\$0	Jackson's Realty & Builders	Zionsville Meadows	Comm Remodel		Zionsville Meadows	675 S Ford Road	46077	
U2015-276	May	18	\$8,000	\$75	\$0	\$0	\$0	Authentic Restoration	Martin & Bonnie Miller	Res Reroof	Thornhill	80	2120 Musanne	46077	
13U2015-277	May	18	\$4,000	\$100	\$0	\$0	\$0	Julie Fisbeck	Julie Fisbeck	Res Add Deck	Willow Glen	45	3226 Autumn Ash Drive	46077	
R2015-278	May	18	\$57,000	\$355	\$0	\$0	\$0	American Heritage Barns	Diane Schaaf	Res Add			7968 E 200 South	46075	
R2015-279	May	18	\$27,000	\$100	\$0	\$0	\$0	Michael & Julia Driscoll	Michael & Julia Driscoll	Res Other	Brookhaven	102	2708 Benmore	46077	
U2015-280	May	18	\$6,000	\$410	\$0	\$0	\$0	Michael Shaw	Dave Chetan	Res Remodel	Rock Bridge	120	4358 Weatherstone	46077	
13U2015-281	May	19	\$8,000	\$100	\$0	\$0	\$0	Matt Kraus	Mustafa & Michelle Rajani	Res Add Deck	Willow Glen	59	3240 Purple Ash Drive	46077	
U2015-282	May	19	\$11,675	\$75	\$0	\$0	\$0	Cochran Exteriors	Sara Beggs	Res Reroof	Huntington Woods	45	1172 Huntington	46077	
13U2015-283	May	19	\$6,000	\$75	\$0	\$0	\$0	Liebke Roofing	Eric Claflin	Res Reroof	Willow Glen	81	3238 Cimmaron	46077	
U2015-284	May	19	\$11,680	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Richard & Dianne Harcourt	Res Reroof	Colony Square	12	802 Franklin Trace	46077	



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R2015-285	May	19	\$7,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Meredith & Susan Stines	Res Reroof	Mallard Pond	7	9195 Mallard Point	46077
R2015-286	May	20	\$16,840	\$100	\$0	\$0	\$0	Case Design and Remodeling	Grant & Deborah Perry	Res Other	Brookhaven	88	2718 E High Grove Circle	46077
U2015-287	May	20	\$4,500	\$100	\$0	\$0	\$0	Eric Criswell	Stephan & Virginie	Res Add Deck	Cobblestone Lakes	207	8852 Windpointe	46077
U2015-288	May	20	\$13,000	\$410	\$0	\$0	\$0	Eric Criswell	Courtney Brown	Res Add	Cobblestone Lakes	266	9070 Pebble Pointe Circle	46077
R2015-289	May	20	\$42,000	\$410	\$0	\$0	\$0	L.E. Kraus Company	Ed Abel	Res Remodel	Fox Hollow	87	9957 Ford Valley Ln	46077
U2015-290	May	20	\$1,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Evan Ramey	Res Reroof	Northern Meadows	27	1106 Becker Dr	46077
U2015-291	May	20	\$9,258	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Raleigh & Barbara Kouns	Res Reroof	Northern Meadows	36	554 Meadow Lane	46077
R2015-292	May	20	\$403,343	\$1,437	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	34	3244 Wildlife Trail	46077
R2015-293	May	21	\$300,000	\$1,254	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	217	6756 Chapel Crossing	46077
R2015-294	May	21	\$23,000	\$75	\$0	\$0	\$0	Blitz Builders	Eric Nelson	Res Add			9805 E 100 South	46077
R2015-295	May	22	\$49,000	\$558	\$0	\$0	\$0	Angie's Pool & Spa Inc	Matthew & Rhonda Munz	Res Add Pool	Enclave	11	6571 Bainbridge	46077
R2015-296	May	22	\$93,000	\$410	\$0	\$0	\$0	Richard Carriger Company	Steven & Lisa Humke	Res Remodel	Old Hunt Club	14	6710 Old Hunt Club	46077
U2015-297	May	26	\$1,400	\$75	\$0	\$0	\$0	Maxson Remodeling	Darcy Shackelford	Res Reroof	Colony Woods	268	190 Scranton Court	46077
R2015-298	May	26	\$20,000	\$410	\$0	\$0	\$0	Circle City Contractors	Derek & Eva Gribler	Res Remodel	Sycamore Bend	15	535 Nuthatch Drive	46077
R2015-299	May	26	\$1,000,000	\$4,039	\$0	\$0	\$0	Para Construction	Lafayette Investments	Comm Tenant Finish	Northwest Technology	Smart IT	6500 Technology	46077
U2015-300	May	27	\$0	\$54	\$0	\$0	\$0	A Sign By Design	Phillip Owens	Comm Sign	Village Business Dis	Gahl Legal Group	102 S Main Street	46077
U2015-301	May	27	\$200,000	\$410	\$0	\$0	\$0	White Oak Const	Benjamin & Adela Creasy	Res Remodel	Oak Ridge	106	10356 Oak Ridge Drive	46077
U2015-302	May	27	\$15,430	\$100	\$0	\$0	\$0	Vanhulsen Construction	Max Turley	Res Remodel	RV	Porch repair	130 N Main Street	46077



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U2015-303	May	27	\$15,430	\$410	\$0	\$0	\$0	Vanhulsen Construction	Max Turley	Res Other	RV	Porch Repair/Additional	120 & 124 N Main Street	46077
13U2015-304	May	28	\$450,000	\$1,255	\$0	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	96	11582 Weeping	46077
R2015-305	May	28	\$10,000	\$100	\$0	\$0	\$0	Doug Wigand	Doug Wigand	Res Add Deck	Blackstone	2	6353 Blackstone	46077
U2015-306	May	28	\$6,000	\$75	\$0	\$0	\$0	Authentic Restoration	Alberto	Res Reroof	Brittany Chase	46	4130 Huntsman Dr	46077
U2015-307	May	28	\$12,840	\$75	\$0	\$0	\$0	Universal Roofing	Lisa Sutton	Res Reroof	Raintree Place	58	75 Spring Dr	46077
13U2015-308	May	29	\$500	\$100	\$0	\$0	\$0	Chad Grey	Chad Grey	Res Other	Willow Glen	24	11171 Patmore Ash	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-322	Gary Henry Homes	Chris Henry	Res Add	Cedar Bend		9762 Barth Drive	46077	2015/05/27
R2014-76	Gradison Building Corporation	Bill & Sandy Schwab	Res New	Stonegate	1	6240 Stonegate Lane	46077	2015/05/27
R2014-89	Hallmark Homes Inc.	Charles & Mary Anderson	Res New			3375 S 800 East	46077	2015/05/07
U2014-129	Gary Henry Homes	Gary Henry	Res Add	Cedar Bend	2	9762 Barth Drive	46077	2015/05/27
U2014-171	Gary Henry Homes	Gary Henry	Res Add	Cedar Bend	2	9762 Barth Drive	46077	2015/05/27
R2014-216	SLM Homes	Bryan Schneider	Res New	The Willows	223	11621 Willow Spring Drive	46077	2015/05/04
R2014-229	Madison Custom Homes	Farley Schalk	Res New			10801 E 100 North	46069	2015/05/07
U2014-377	Custom Leisure Pools	Byran & Michelle Litton	Res Add Pool			4707 S 421	46077	2015/05/07
U2014-424	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	195	3560 Old Quarry Drive	46077	2015/05/18
13U2014-480	Gradison Building Corporation	Scot Swenberg	Res Add	The Willows	217	11635 Willow Springs Drive	46077	2015/05/19
R2014-484	Viewegh and Assoc	Josh & Laura Martin	Res New	Stonegate	212	7651 Carriage House Way	46077	2015/05/12
U2014-498	Robin Campbell Builders	Lance & Megan Mills	Res New	Austin Oaks	218	4366 Creekside Pass	46077	2015/05/15
R2014-509	Ryland Homes	Ryland Homes	Res New	Blackstone	50	7484 Independence Drive	46077	2015/05/13
U2014-520	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	210	9183 Keystone Court	46077	2015/05/18
R2014-559	Drees Homes	Drees Homes	Res New	Brookhaven	159	2806 W High Grove Circle	46077	2015/05/14
R2014-560	Drees Homes	Drees Homes	Res New	Brookhaven	217	2515 Wood Hollow Trail	46077	2015/05/14



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R2014-587	Drees Homes	Drees Homes	Res New	Brookhaven	12	11300 Abbitt Trail	46077	2015/05/14
13U2014-590	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	226	11526 Golden Willow Drive	46077	2015/05/21
13U2014-595	Greg Monsey	Jeff Weber	Res Add	The Willows	203	11624 Willow Springs Drive	46077	2015/05/01
13U2014-598	Fischer Homes	Fischer Homes	Res New	The Willows	23	3257 Wildlife Trail	46077	2015/05/11
R2014-605	John Border	Jason Plunkett	Res Add			7650 W Oak Street	46077	2015/05/04
13U2014-639	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	106	11630 Weeping Willow Court	46077	2015/05/08
R2014-671	Drees Homes	Drees Homes	Res New	Brookhaven	255	11329 Still Creek Drive	46077	2015/05/14
U2014-673	Chad Bauman	Chad Bauman	Res Remodel			210 N Maple Street	46077	2015/05/07
R2014-688	Drees Homes	Drees Homes	Res New	Brookhaven	214	11520 Wood Hollow Trail	46077	2015/05/14
R2014-708	The Pool Shop	John & Chris Gruenig	Res Add Pool	Enclave	260	6812 Windmere Circle	46077	2015/05/27
R2014-717	Drees Homes	Drees Homes	Res New	Brookhaven	252	11316 Still Creek Drive	46077	2015/05/14
R2014-743	Ryland Homes	Ryland Homes	Res New	Blackstone	15	7516 Patriot Court	46077	2015/05/01
U2014-745	Case Design and Remodeling	Tyson Neumann	Res Add	Raintree	40	40 Spring Drive	46077	2015/05/08
U2014-746	The Skillman Corporation	Zionsville Community Schools	Comm Add		High School Maintenance	1000 Mulberry Street	46077	2015/05/22
R2014-753	Drees Homes	Drees Homes	Res New	Brookhaven	245	11403 Copley Court	46077	2015/05/14
R2014-758	DCS, Inc.	Doug & Amanda Witter	Res Add	Stonegate	14	7666 Carriage House Way	46077	2015/05/04



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U2014-788	S.A. Sullivan Builders	Kris Patel	Comm Add		Eagle Partners (former Key	11622 N Michigan Road	46077	2015/05/15
13U2014-816	Fischer Homes	Fischer Homes	Res New	The Willows	15	11509 Wildlife Court	46077	2015/05/15
R2014-817	Woodstock Custom Homes	Larry & Norma Bledsoe	Res New	Stonegate	351	7670 Deerfield Lane	46077	2015/05/20
R2014-820	Ryland Homes	Ryland Homes	Res New	Blackstone	57	7415 English Court	46077	2015/05/01
R2014-848	Drees Homes	Drees Homes	Res New	Brookhaven	250	11324 Still Creek Drive	46077	2015/05/14
R2014-849	Drees Homes	Drees Homes	Res New	Brookhaven	161	2802 W High Grove Circle	46077	2015/05/14
U2014-854	LR Construction	Matt Schuckman	Comm Remodel		Olympia Stone	870 Lennox Court	46077	2015/05/13
R2015-29	Ryland	Ryland	Res New	Blackstone	38	6363 Concord Drive	46007	2015/05/21
R2015-32	Crew 2		Res Remodel	Brookhaven	88	2718 E High Grove Circle	46077	2015/05/26
U2015-34	Case Design		Res Add	Austin Oaks	214	4392 Creekside Pass	46077	2015/05/29
13U2015-38	Ryan Homes	Ryan Homes	Res New	Willow Glen	63	3226 Purple Ash Drive	46077	2015/05/13
U2015-71	Lawrence & Reckel	Boone Village Shopping Center	Comm Remodel	Boone Village	Pinky's Nails	63 Boone Village	46077	2015/05/29
R2015-83	CMH Builders	Tyler & Katie Hermon	Res Remodel	Fieldstone	82	2972 Alamosa Lane	46077	2015/05/08
U2015-86	Kerry Wagoner	Cedar Street LLC	Comm Remodel	Village Business Dis	Moody Meats	20 E Cedar Street	46077	2015/05/20
R2015-108	Nick Zlotek	Nick Zlotek	Res Remodel	Sycamore Bend	41 - Bath, Bed, Bed, Garage	512 Pheasant Run	46077	2015/05/22
R2015-109	Nick Zlotek	Nick Zlotek	Res Remodel	Sycamore Bend	41 - Master, Living, Kitchen,	512 Pheasant Run	46077	2015/05/15



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R2015-136	Perma Pools	Michael House	Res Add Pool	Stonegate	51	7686 St. Lawrence Court	46077	2015/05/29
U2015-140	Mitch Young/Young's	Michael Carpentier	Res Other	Colony Woods	260	135 Scranton Court	46077	2015/05/12
U2015-142	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		132 Keith Drive	46077	2015/05/01
U2015-143	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		124 Keith Drive	46077	2015/05/01
U2015-153	Timothy Morgan	Larry Boley	Res Add	Hunt Club Village	40	17 Dapple Court	46077	2015/05/13
U2015-159	David Weekley Homes	David Weekley Homes	Res Remodel	Rock Bridge	80	3915 Rock Bridge Drive	46077	2015/05/18
R2015-175	Pro Custom Construction	Matthew & Julie Beck	Res Add			1541 S 825 East	46077	2015/05/08
U2015-196	Robin Campbell Builders	Lance & Megan Mills	Res Add Deck	Austin Oaks	218	4366 Creekside Pass	46077	2015/05/29
U2015-226	Bone-Dry Roofing	Blake Shelby	Res Reroof	Thornhill		1511 Continental Drive	46077	2015/05/12
U2015-240	Andrews Construction	Nigel & Lindsey Laskowski	Res Add Deck	Colony Woods	114	130 S Maxwell Court	46077	2015/05/11
R2015-251	Universal Roofing	Garrett Wietholter	Res Reroof			2400 S 421	46077	2015/05/12
R2015-253	Creative Restorations	Jonathan Mangold	Res Add Deck	Lakeview	34	628 Karen Drive	46077	2015/05/20
U2015-273	John Grimme	Salvatore Barbera	Res Add Deck			105 N 8th Street	46077	2015/05/28
U2015-287	Eric Criswell	Stephan & Virginie Gregoire	Res Add Deck	Cobblestone Lakes	207	8852 Windpointe Pass	46077	2015/05/27
U2015-297	Maxson Remodeling	Darcy Shackelford	Res Reroof	Colony Woods	268	190 Scranton Court	46077	2015/05/27



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2015

Printed 2015/06/01 07:33 AM

### 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	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	63
June																					
July																					
August																					
September																					
October																					
November																					
December																					
Totals	2	0	14	11	3	20	65	42	37	14	12	10	71	6	0	307	1	5	1291	2064	161



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

### *Planning*

#### **Intake**

- The Department reviewed / issued 76 building permits and conducted 495 inspections (as detailed in the attached pages)
- The Department conducted 28 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 May 13, 2015 meeting of the Road Impact Fee Appeals Committee meeting
- Attended the May 28, 2015 meeting of the Plan Commission sub-committee
- 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 May 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/2015/05/2015-13-DSV-Schaaf-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-14-DSV-Morris-Swiney-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-15-DSV-Rural-Partners-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-16-DSV-Dreier-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/05/2015-17-DSV-Weber-Staff-Report2.pdf>; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/05/May-12-2015-Board-of-Zoning-Appeals-Results.pdf> (results page attached to this report for reference)
- Prepared three 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/2015/04/May-18-2015-Plan-Commission-Meeting-Results.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/May-18-2015-Plan-Commission-Meeting-Results.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/04/2015-12-MP-Leffler-Staff-Report.pdf> ; results are found at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/04/May-18-2015-Plan-Commission-Meeting-Results.pdf> (results page attached to this report for reference)
- Prepared the Department's May 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 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 May 13, 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
- 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-MAY 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
- Met with Molly Whitehead regarding Boone EDC support to the Town of Zionsville
- Met with Town Council leadership and RDC membership regarding business recruiting efforts
- Met with interested parties regarding Creekside Corporate Park's PUD ordinance
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Toured operations of a party considering Creekside Corporate Park as a building location
- Conducted on-site meetings regarding site preparation efforts at Creekside Corporate Park
- Attended the May 26, 2015 RDC meeting

#### **Reporting**

- Prepared the May 2015 TIF activity report
- Prepared / finalized Memorandums associated with the March 26, 2015 and April 27, 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
- 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

#### **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 May 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-MAY 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)  
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)  
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)



**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS June 9, 2015**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled June 9, 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
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2015-18-DSV	D. McClain	5255 S. U.S. 421	Petition for Development Standards Variance in order to provide: <ol style="list-style-type: none"> <li>1) Accessory Structure square footage to exceed the Primary Structure square footage</li> <li>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</li> </ol>

**Other Matters to be considered:**

Findings of Fact for consideration for execution:

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

Docket # 2015-16-DSV P. Dreir

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

May 15, 2015



## MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING June 15, 2015

A meeting of the Zionsville Plan Commission is scheduled for Monday June 15, 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 May 18, 2015 Meeting Minutes
- IV. Continuance Requests  
None at this time
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2005-26-DP	Hampshire	5001 S. County Road 800 East	<p><b>Continued from the April 20, 2015, and May 18, 2015 Plan Commission Meeting. At the request of the Petitioner a continuance to the June 15, 2015 Plan Commission Meeting was approved</b></p> <p>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)</p>
2015-05-Z	Inglenook Zionsville, LLC	10371 Zionsville Road	<p><b>Continued from the March 16, 2015, April 20, 2015 and May 18, 2015 Plan Commission Meeting to the June 15, 2015 Plan Commission Meeting</b></p> <p>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</p>
2015-10-Z	Town of Zionsville	1100 W. Oak Street	<p><b>Continued from April 20, 2015 and May 18, 2015 Plan Commission Meeting to the June 15, 2015 Plan Commission Meeting</b></p> <p>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</p>
2015-11-DP	L. Kleiner	340 S. 1 <sup>st</sup> Street	<p><b>Continued from the May 18, 2015 Plan Commission Meeting</b></p> <p>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</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-13-PP	Hidden Hollow	5755 S. 900 East	Petition for Minor Plat approval in order to establish a 4.43 acre lot, a 3.00 acre lot, and a 3.05 acre lot in the (R2) Low Density Single Family and Two-Family Residential Zoning District
2015-14-OA	Town of Zionsville	1100 W. Oak Street	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.

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

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

May 29, 2015