



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

December 2014

Total permits issued for the month of December: 41

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### Permit Activity Breakdown

Commercial Permits	December 2014	December 2013	YTD 2014	YTD 2013	YTD Diff
New	0	0	15	11	4
Interior Remodel	2	2	36	27	9
Addition	0	0	11	12	-1
Sign	1	1	39	27	12
Electric	1	2	10	19	-9
Other	4	6	82	170	-88
Sewer	0	0	1	1	0
<b>Commercial Totals</b>	<b>8</b>	<b>11</b>	<b>194</b>	<b>267</b>	<b>-73</b>
<b>Residential Permits</b>					
Single Family	10	22	191	257	-66
Addition	1	6	109	96	13
Remodel	3	7	87	98	-11
Electric	3	3	44	27	17
Pool/Spa	0	0	32	22	10
Demolition	0	2	23	11	12
Other	12	2	164	39	125
Sewer/Repairs	4	0	20	19	1
<b>Residential Totals</b>	<b>33</b>	<b>42</b>	<b>670</b>	<b>569</b>	<b>101</b>
<b>Combined Totals</b>	<b>41</b>	<b>53</b>	<b>864</b>	<b>836</b>	<b>28</b>

Building/Site Inspections: 306      Number Of Inspections: 514

Certificates Of Occupancy Issued: 30

Easement Encroachments Authorized: 1      Denied: 0

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 12

Number of violations that resulted in a violation and/or stop work order: 13

Number of Investigations closed this month: 7

Total number of zoning code violations to date: 193



# Town Of Zionsville

## Planning and Economic Development Permit Detail

December 2014

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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
U2014-824	December	1	\$0	\$75	\$0	\$0	\$0	Safeguard	Nationstar Mortgage	Res Electric			5125 Willow Road	46077
U2014-825	December	2	\$24,000	\$115	\$0	\$0	\$0		Crown Castle	Comm Cell Tower			4929 W 106th Street	46077
U2014-826	December	2	\$800	\$140	\$0	\$0	\$0	Siro Derrer-Brooks	South Main Holdings LLC	Comm Other	Village Business Dis	Siro's Chic Boutique	285 S Main Street	46077
13U2014-827	December	3	\$0	\$75	\$0	\$0	\$0	Jay Barr	Matt Meyer	Res Electric	Willow Ridge		11526 Willow Ridge	46077
U2014-828	December	3	\$13,700	\$75	\$0	\$0	\$0	First Class Roofing	Tim Buckley	Res Reroof	Raintree Place	57	95 Spring Drive	46077
U2014-829	December	4	\$440,000	\$1,248	\$4,025	\$1,221	\$1,009	Executive Homes	Executive Homes	Res New	Pleasant View Estate	2	9786 Equestrian	46077
13U2014-830	December	5	\$328,456	\$2,127	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Tenant Finish	Northwest Technology	American Heart	6500 Technology	46278
U2014-831	December	5	\$8,210	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Walter Grathwohl	Res Reroof			790 W Oak Street	46077
U2014-832	December	5	\$180,385	\$960	\$0	\$0	\$0	Midwest Affordable	Linda Rust	Res New	Northern Meadows		5225 Willow Road	46077
R2014-833	December	5	\$177,000	\$1,296	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	21	7501 Independence	46077
R2014-834	December	8	\$0	\$0	\$4,025	\$0	\$0	Hans Schmitter	Hans Schmitter	Res Sewer			4225 S 875 East	46077
13U2014-835	December	9	\$269,000	\$1,404	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	29	3274 Wildlife Trail	46077
R2014-836	December	9	\$2,125	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Peter Dykema	Res Reroof			8225 E 550 South	46077
R2014-837	December	9	\$23,500	\$75	\$0	\$0	\$0	Knox Services	Stacy DeHart	Res Reroof	Countrywood	5	1109 Foxglove	46077
U2014-838	December	9	\$279,400	\$1,021	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	28	11851 Avedon Drive	46077
U2014-839	December	9	\$3,000	\$100	\$0	\$0	\$0	Viewegh and Assoc	Viewegh and Assoc	Res Other			701 N Elm Lane	46077
U2014-840	December	10	\$2,500	\$100	\$0	\$0	\$0	Viewegh and Assoc	Viewegh and Assoc	Res Other			701 N Elm Lane	46077
R2014-841	December	10	\$500,000	\$1,319	\$0	\$1,221	\$1,009	Viewegh and Assoc	Viewegh and Assoc	Res New	Stonegate	349	7662 Deerfield	46077



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R2014-842	December	11	\$125,000	\$410	\$0	\$0	\$0	Craig Melton	Jason Kruse	Res Remodel			6925 E 525 South	46075
U2014-843	December	11	\$50,000	\$360	\$0	\$0	\$0	John Busse	John Busse	Res Add	Colony Acres	11	35 Colony Court	46077
R2014-844	December	12	\$5,700	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Jim Hoffman	Res Reroof			8805 E Oak Street	46077
U2014-845	December	12	\$40,000	\$530	\$0	\$0	\$0	Jacob Knight	Jacob Knight	Res Remodel	Raintree	36	735 Eagle Creek Court	46077
U2014-846	December	12	\$0	\$140	\$0	\$0	\$0	James Babcock	Marten Transport	Comm Trailer		Marten Transport	10364 Bennett	46077
13U2014-847	December	16	\$358,000	\$1,338	\$0	\$1,221	\$1,009	Ryan Homes	Ryan Homes	Res New	Willow Glen	33	3258 Autumn Ash Court	46077
R2014-848	December	16	\$324,000	\$1,525	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	250	11324 Still Creek Drive	46077
R2014-849	December	16	\$298,000	\$1,381	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	161	2802 W High Grove Circle	46077
U2014-850	December	17	\$365,000	\$1,322	\$4,025	\$1,221	\$1,009	Stacey Roberts	Stacey Roberts	Res New	Cedar Bend	56	10376 Lakewood	46077
U2014-851	December	18	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Electric		stop light installation	10749 Zionsville	46077
R2014-852	December	19	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Mark Ryan	Res Sewer	Old Hunt Club	2	7014 Old Hunt Club	46077
U2014-853	December	22	\$0	\$75	\$0	\$0	\$0	Smith Electric	Richard & Mathene	Res Electric	Longbrook	6	6450 Mayfield Lane	46077
U2014-854	December	22	\$300,000	\$3,018	\$0	\$0	\$0	LR Construction	Matt Shuckman	Comm Remodel		Olympia Stone	870 Lennox Court	46077
R2014-855	December	23	\$10,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Linda Gregory	Res Reroof	Royal Run	357	6273 Lancaster	46077
R2014-856	December	23	\$6,300	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Richard & Lisa Mack	Res Reroof			2075 S 950 East	46077
U2014-857	December	23	\$0	\$25	\$0	\$0	\$0	Benjamin Franklin	Linda Garrett	Res Sewer			250 W Oak Street	46077
R2014-858	December	23	\$886,000	\$770	\$0	\$0	\$0	Gradison Building	Frank KaFoure	Res Remodel			8000 Hunt Club Road	46077
13U2014-859	December	23	\$0	\$200	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Demo	Northwest Technology	Mobi	6100 W 96th Street	46077



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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
R2014-860	December	23	\$11,000	\$100	\$0	\$0	\$0	Whitney Meyer & Jared Gayken	Whitney Meyer & Jared Gayken	Res Other			8350 E 250 South	46077
U2014-861	December	24	\$11,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jannson & Marnie	Res Reroof	Village Walk	145	620 Danbury Drive	46077
R2014-862	December	29	\$25,000	\$100	\$0	\$0	\$0	Bam Outdoor, Inc.	Ernie Perkins	Res Other	Blackstone	60	7410 English Court	46077
U2014-863	December	29	\$0	\$25	\$0	\$0	\$0	Newby Excavating	Greg Allen	Res Sewer			755 W Pine Street	46077
U2014-864	December	30	\$1,500	\$77	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zio	Endurance House	640 South Main Street	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

December 2014

Total: C of O issued for the month of December: 30

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-85	James Uland	James Uland	Res Remodel			11965 Sandy Drive	46077	2014/12/23
R2013-602	Tom Harris	Alex Stokely	New Res			9375 Hunt Club Road	46077	2014/12/03
R2013-650	Shaffer Enterprises	Shaffer Enterprises	New Res	Stonegate	201	6605 Regents Park Drive	46077	2014/12/05
U2013-689	Renovation Plus	Stanley Halpern	Res Add	The Sanctuary	55	11923 Avedon Way	46077	2014/12/30
U2013-710	SLW, Inc.	Patrick Cross	Res Remodel	Turkeyfoot Ridge	1	4998 Turkeyfoot Road	46077	2014/12/30
U2014-12	Richard & Cheryl Campbell	Richard & Cheryl Campbell	Res Remodel	Rock Bridge	174	3530 Lannon Castle Drive	46077	2014/12/08
U2014-39	Viewegh and Assoc	Tom & Tracy Wright	Res New			701 N. Elm Lane	46077	2014/12/19
R2014-104	Graber Post Buildings	John Repenning	Res Add			9312 East 200 South	46077	2014/12/03
R2014-286	Christopher Scott Homes	Chris Buckman	Res Add	Stonegate	145	7612 The Commons	46077	2014/12/22
13U2014-353	Wedgewood Building Company	Wedgewood Building Company	Res New	The Willows	188	11475 Golden Willow Drive	46077	2014/12/19
R2014-378	McKeand Construction	Brian & Faith Witzig	Res Add			2590 S 875 East	46077	2014/12/23
R2014-427	Dalton Construction	Chris Buckman	Res Add Pool	Stonegate	145	7612 The Commons	46077	2014/12/01
R2014-465	Mitch Young/Young's	Shaun Shuler	Res Add			8440 E 200 South	46077	2014/12/03
R2014-468	Woodstock Custom Homes	Mary Metz	Res New	Stonegate	244	6694 Chapel Crossing	46077	2014/12/04
U2014-497	Envirospace	Zionsville Lions Club	Comm Add	Village Business Dis	Lion's Club	115 South Elm Street	46077	2014/12/08
U2014-500	Kidwell Design Group	Bernice Ripberger	Res Add	Thornhill	154	1510 Continental Drive	46077	2014/12/11



# Town Of Zionsville

## Planning and Economic Development C of O Detail

December 2014

Total: C of O issued for the month of December: 30

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-546	Viewegh and Assoc	Peter & Erin Rusthoven	Res Remodel			100 Bailey Court	46077	2014/12/31
R2014-612	Classic Pool & Patio	Daryl Dean	Res Add Pool			7717 E 300 South	46075	2014/12/18
U2014-637	Mitch Young/Young's	Brendon Poulin	Res Remodel	Cobblestone Lakes	144	9264 Windrift Way	46077	2014/12/03
U2014-658	Mitch Young/Young's	James & Cynthia Staton	Res Add	Zion Hills	10	12307 Daughtery Drive	46077	2014/12/03
U2014-665	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		164 Keith Court	46077	2014/12/10
U2014-667	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		115 Kevin Drive	46077	2014/12/10
U2014-668	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		154 Kevin Court	46077	2014/12/10
U2014-692	BP Custom Homes	Larry Paxton	Res Remodel	Raintree	54	780 Forest Boulevard	46077	2014/12/22
U2014-694	Feinburg Construction	Tadas & Colleen Viskanta	Res Remodel	Buttondown Farms	45	4621 St John Circle	46077	2014/12/19
U2014-726	Terry Pool Company	Cynthia Whitaker	Res Add Pool			11425 E 550 South	46077	2014/12/12
U2014-755	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1357 James Court	46077	2014/12/10
U2014-793	Mitch Young/Young's	Todd Tharp	Res Remodel	Colony Woods	245	225 Woodstock Court	46077	2014/12/04
R2014-798	Ross Clayton	Ross Clayton	Res Add			9406 E 400 South	46077	2014/12/23
U2014-826	Siro Derrer-Brooks	South Main Holdings LLC	Comm Other	Village Business Dis	Siro's Chic Boutique	285 S Main Street	46077	2014/12/04



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2014

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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	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	1	4	5	0	3	9	2	5	0	0	2	2	1	0	34	0	2	215	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	1	8	389	619	43
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	427	637	74
June	7	2	4	4	0	11	18	10	13	5	7	4	23	0	0	108	1	5	380	631	57
July	0	1	1	3	0	7	21	12	7	6	4	1	16	2	0	81	0	5	429	695	52
August	1	1	1	4	0	11	15	20	6	2	3	2	16	0	0	82	0	2	398	584	61
September	1	0	3	1	0	13	20	5	10	8	2	3	14	0	0	80	2	3	353	541	60
October	2	2	6	4	2	5	10	9	6	7	6	5	12	3	0	79	2	1	345	570	50
November	1	1	0	4	1	2	15	6	5	0	0	1	10	1	0	47	0	4	246	467	30
December	0	0	2	1	1	4	10	1	3	3	0	0	12	4	0	41	0	3	306	514	30
Totals	15	11	36	39	10	82	191	109	87	44	32	23	164	20	1	864	9	43	4071	6610	530



# Town Of Zionsville

## Planning and Economic Development Comprehensive Status

### Year: 2014

### Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$13,246	\$12,386	\$21,417	\$34,605	\$28,880	\$25,310	\$28,535	\$20,229	\$27,521	\$13,016	\$21,848	\$12,814	\$259,807
All Other Residential ILP Fees	\$3,618	\$2,640	\$9,625	\$10,451	\$13,002	\$15,563	\$10,121	\$12,630	\$8,594	\$11,259	\$4,618	\$3,370	\$105,491
Residential Inspection Fees (Fees Due)	\$3,000	\$2,575	\$3,975	\$3,900	\$4,700	\$3,200	\$5,200	\$3,550	\$3,375	\$4,325	\$4,125	\$4,600	\$46,525
New Home Residential Road Impact Fees	\$4,305	\$1,722	\$6,888	\$10,332	\$8,610	\$3,444	\$8,610	\$4,305	\$3,444	\$3,888	\$14,987	\$9,081	\$79,616
New Home Residential Park Impact Fees	\$12,210	\$9,768	\$19,536	\$29,304	\$26,862	\$21,978	\$25,641	\$18,315	\$23,199	\$9,768	\$18,315	\$10,989	\$225,885
Sanitary Sewer Fees	\$20,160	\$12,090	\$8,050	\$44,345	\$16,100	\$24,185	\$24,190	\$16,185	\$20,225	\$8,100	\$24,270	\$12,075	\$229,975
Total Residential ILP, Inspection, Impact, Sewer	\$45,479	\$34,566	\$65,516	\$116,892	\$93,454	\$86,420	\$93,032	\$63,529	\$74,833	\$41,956	\$75,868	\$48,329	\$839,874
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0	\$1,000	\$2,636	\$6,576	\$0	\$0	\$35,836
All Other Commercial ILPs	\$851	\$3,984	\$7,342	\$4,099	\$10,028	\$10,117	\$1,621	\$2,762	\$4,876	\$6,401	\$1,705	\$5,817	\$59,603
Commercial Inspection Fees(Fees due)	\$900	\$225	\$825	\$675	\$600	\$1,500	\$225	\$225	\$450	\$450	\$825	\$900	\$7,800
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0	\$0	\$5,166	\$17,100	\$0	\$0	\$105,336
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0	\$0	\$22,000	\$8,050	\$0	\$0	\$122,150
Total Commercial ILP, Inspection Impact Sewer	\$1,134	\$3,984	\$15,882	\$14,099	\$18,078	\$303,994	\$1,621	\$3,762	\$40,618	\$44,067	\$1,705	\$5,817	\$454,761
Combined Residential and Commercial Sewer	\$20,160	\$12,090	\$16,075	\$54,345	\$24,150	\$90,210	\$24,190	\$16,185	\$42,225	\$16,150	\$24,270	\$12,075	\$352,125
Combined Residential and Commercial Impact	\$16,515	\$11,490	\$26,424	\$39,636	\$35,472	\$228,448	\$34,251	\$22,620	\$37,749	\$36,696	\$33,302	\$20,070	\$542,673
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$54,673	\$42,590	\$81,398	\$143,136	\$111,532	\$394,474	\$98,718	\$75,426	\$123,601	\$90,098	\$85,743	\$54,146	\$1,355,535
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						\$1,730					\$900		\$2,630
Secondary Plat Approval							\$800			\$400	\$400		\$1,600
Minor Plat Approval									\$195				\$195
Zone Map Amendment											\$1,633		\$1,633
Subdivision Waiver													
Development Plan	\$2,760		\$600			\$11,672		\$672					\$15,704
Development Plan Amendment				\$1,100		\$610		\$4,704	\$1,600	\$175			\$8,189
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$2,000											\$2,000
Variance of Dev Standards	\$900	\$300			\$300	\$350	\$900	\$1,275	\$1,770	\$650	\$1,200	\$3,650	\$11,295
Special Exception													
TOTAL FILING FEES Plan Commission and	\$3,660	\$2,300	\$600	\$1,100	\$300	\$14,362	\$1,700	\$6,651	\$3,565	\$1,225	\$4,133	\$3,650	\$43,246
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	9	16	25	22	18	21	15	20	10	15	10	191
All Other Residential ILP	17	12	41	55	59	62	48	49	42	48	23	23	479
New Commercial Start ILP	1		1		1	7		1	1	2	1		15
All Other Commercial ILP	4	13	13	15	32	21	12	17	17	19	8	8	179
Total Permit Per Month	32	34	71	95	114	108	81	82	80	79	47	41	864
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						<sup>1</sup> Hidden Pines					<sup>2</sup> Town of Zionsville WF Properties/Ston		
Secondary Plat Approval							<sup>2</sup> Stonegate Section Stonegate Section			<sup>1</sup> Rue De Chateaux	<sup>1</sup> Hidden Pines		
Minor Plat Approval									<sup>1</sup> M. Koger				
Zone Map Amendment										<sup>1</sup> Zone Map Change	<sup>1</sup> CarDon Development		
Subdivision Waiver													
Development Plan	<sup>2</sup> Hat World - Lids S. Jenkins-Salty C		<sup>1</sup> Leading Age			<sup>1</sup> Hidden Pines		<sup>1</sup> C. Patel (Former K					
Development Plan Amendment			<sup>1</sup> Top Properties, LL	<sup>2</sup> Northpark Community Hoosier Village		<sup>1</sup> Manchester Square		See Files	See Files	<sup>1</sup> M/I Homes			
Ordinance Amendment											<sup>1</sup> Town of Zionsville		
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		<sup>2</sup> R. Keeker Kevin and Laura C											
Variance of Dev Standards	<sup>2</sup> S. Jenkins-Salty C Watts WNA LLC	<sup>1</sup> R. Gummere			<sup>1</sup> J. Smith	<sup>1</sup> Pulte Homes	See Files	See Files	See Files	<sup>1</sup> Sims Lohman	See Files	See Files	
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5	7	10	4	8	4	55
Collected Violation Fees:Duplicate Permits, AmendmentsProceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180	\$3,118	\$686	\$1,300	\$250	\$1,150	\$21,983
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$29,218	\$26,410	\$44,899	\$55,930	\$57,810	\$109,240	\$49,102	\$53,698	\$54,582	\$44,477	\$41,387	\$34,801	\$601,554
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$65,893	\$49,990	\$87,398	\$149,911	\$117,432	\$427,898	\$107,543	\$92,503	\$134,556	\$97,323	\$98,959	\$66,946	\$1,496,352

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2014

### *Planning*

#### **Intake**

- The Department reviewed / issued 40 building permits and conducted 514 inspections (as detailed in the attached pages)
- The Department issued 1 sign permit (as detailed in the attached pages)

#### **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
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, 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 Town Manager regarding year end review
- Met with Department staff regarding year end reviews
- 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
- Met with interested parties regarding Hunt Club Road / Kissel Road farm stand
- Attended various building inspection appointments
- Attended various working group meetings related to town resources / infrastructure
- Met with County Health Department officials regarding Hunt Club Road / Kissel Road farm stand

#### **Reporting**

- Prepared three staff reports for the December Board of Zoning Appeals meeting
- Prepared three staff reports for the December Plan Commission meeting

#### **Communications**

- Conducted various communications with applicants for the January Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the January Plan Commission meeting (agenda attached)
- Conducted communications regarding the placement of fill material within an undeveloped lot on 5<sup>th</sup> Street
- 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 the State Health Department regarding the Zionsville Mobile Home Park
- Conducted communications with interested parties regarding the existing mobile home park located in RV district
- Conducted communications regarding Hunt Club Road / Kissel Road farm stand
- Conducted communications regarding Hampshire Subdivision
- Conducted communications regarding BZA negative findings as well as draft commitments associated with approved matters
- Conducted communications regarding ongoing improvements within Quail Run II
- Conducted communications with interested parties regarding CarDon filing
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)
- Conducted communications regarding upgrades to the Town's website (pertaining to both ADA and 2015 PC/BZA)

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

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests / IDNR permit request responses
- Prepared Plan Commission Certification documents associated with December Plan Commission actions
- 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-DECEMBER 2014

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with representatives of the Boone County EDC regarding project status updates
- Attended an internal meeting regarding the current TIF district
- Attended a meeting regarding professional design services associated with Creekside
- Attended the December 4, 2014 Creekside Committee meeting
- Attended the December 11, 2014 special meeting of the ZARC
- Attended the December 22, 2014 meeting of the RDC
- Attended the December 22, 2014 meeting of the ZARC

#### **Reporting**

- Prepared the monthly TIF project update report
- Finalized the draft of the October 27, 2014 RDC regular meeting memorandum

#### **Communications**

- Conducted communications regarding development of Creekside
- 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 ZARC
- 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 106<sup>th</sup> Street
- Conducted communications regarding Creekside wetland study (Army Corps, IDEM, SHPO)
- Conducted communications in preparation for disposal of RDC owned property (not Creekside)
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding RDC Incentive programs
- Conducted communications regarding marketing / market presence of the Town of Zionsville
- 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 regarding upgrades to the Town's website (pertaining to RDC matters)

#### **Projects / Training**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Reviewed two appraisals of SEC of 106<sup>th</sup> Street / Bennett Parkway in preparation for December 22, 2014 RDC meeting
- Undertook preparations for advertisement of disposal of SEC of 106<sup>th</sup> Street / Bennett Parkway
- Reviewed information associated with RDC bonding capacity
- Reviewed information associated with Oak Street EDA
- Reviewed information associated with Whitestown EDA
- Reviewed an updated version of the HWC proposal regarding services pertaining to Creekside
- 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 December meeting of the 2014-2015 Indiana Certified Public Manager's program

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2014

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

Software upgrade for permit tracking (WTH, kickoff January 2015)  
Hardware considerations related to field data entry (internal)  
Department vehicle acquisition / rotation (internal, February 2015)  
HEA 1301 implementation (internal)  
2015 Town budget preparation (internal)  
Perry Township Consolidation (internal)  
ADA Transition Plan (VS Engineering/internal)  
Downtown Marketing Study & Parking Analysis implementation (internal)  
106<sup>th</sup> Street Water/ Sewer Extension (BLN) (closeout)  
106<sup>th</sup> Street Right of Way Improvements (BLN)  
Creekside Corporate Park @ Zionsville development (HWC/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)  
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)  
Road Impact Fee calculations (A&F)  
Subdivision Bonding (BLN, Internal)  
June Launch - Stormwater Department review process  
October Launch - 2014 Road Impact Fee  
Creekside EDA (BT, Crowe, Internal)  
Oak Street EDA (BT, Crowe, Internal)  
Whitestown EDA (Internal)  
Creekside HWC professional design services



**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS January 13, 2015**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for January 13, 2014 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. Election of 2015 Officers
- IV. Approval of December 9, 2014 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business
- VII. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered:</b>
2014-24-DSV	C. Whitaker	11425 E. 550 South	Petition for Development Standards Variance in order to install a fence in the front yard which exceeds the maximum height requirement in the (OL) Open Land Zoning district
2014-25-DSV	A. D' Angelo	655 Academy Drive	Petition for Development Standards Variance in order to exceed the maximum Lot Coverage of 35%, and Encroach into both the front yard and side yard setbacks as allowed in the (R-V), Residential Village Zoning District
2014-26-DSV	M. Gradison	6678 Beekman Place and 6681 Regents Park Drive	Petition for Development Standards Variance in order to reduce the required front yard setback from 20 foot to 10 foot in the Rural (UB), Urban Business Zoning District

**Other Matters to be considered:**

- Findings of Fact: 2014-20-DSV-Sims Lohman
- Findings of Fact: 2014-21-DSV-C. Alderson
- Findings of Fact: 2014-22-DSV 140.6 Investments, Endurance House

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

December 17, 2014



## MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION JANUARY 20, 2015

A meeting of the Zionsville Plan Commission is scheduled for **Tuesday** January 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. Election of 2015 Officers
- IV. Approval of December 15 2015 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2014-18-DPA	My Sugar Pie	40 E. Pine Street	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 <b>Approved for a Continuance to the May 18, 2015 Plan Commission Meeting</b>
2014-27-Z	CarDon Development Company LLC	8775 W. Oak Street	Petition for Zone Map Change to rezone 25.33 acres from the Rural (R1) Rural Single Family Residential Zoning District to a (PUD) Planned Unit Development <b>Hearing opened, Petition continued to the January 20, 2015 Plan Commission Meeting</b>

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
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VII: Other matters to be considered:  
None at this time

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

December 17, 2014