



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2014

Total permits issued for the month of November: 47

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Permit Activity Breakdown

Commercial Permits	November 2014	November 2013	YTD 2014	YTD 2013	YTD Diff
New	1	1	15	11	4
Interior Remodel	0	3	34	25	9
Addition	1	0	11	12	-1
Sign	4	2	38	26	12
Electric	1	1	9	17	-8
Other	2	16	78	164	-86
Sewer	0	1	1	1	0
Commercial Totals	9	24	186	256	-70
Residential Permits					
Single Family	15	24	181	235	-54
Addition	6	11	108	90	18
Remodel	5	9	84	91	-7
Electric	0	0	41	24	17
Pool/Spa	0	2	32	22	10
Demolition	1	0	23	9	14
Other	10	0	152	37	115
Sewer/Repairs	1	0	16	19	-3
Residential Totals	38	46	637	527	110
Combined Totals	47	70	823	783	40

Building/Site Inspections: 246 Number Of Inspections: 467

Certificates Of Occupancy Issued: 30

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

Number of violations that resulted in a violation and/or stop work order: 5

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 181



Town Of Zionsville

Planning and Economic Development Permit Detail

November 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
U2014-777	November	3	\$11,000	\$75	\$0	\$0	\$0	Coomer Roofing	Phillip & Terri McCauley	Res Reroof	Coventry Ridge	106	11061 Brentwood	46077
U2014-778	November	3	\$0	\$57	\$0	\$0	\$0	A Sign By Design	Bob Harris	Comm Sign	South Village of Zio	Endurance House	640 S Main Street	46077
R2014-779	November	3	\$182,000	\$1,380	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	24	7465 Independence	46077
U2014-780	November	5	\$12,000	\$75	\$0	\$0	\$0	McKinney Construction	Lloyd Taylor Trust	Res Reroof			10750 Zionsville	46077
U2014-781	November	5	\$1,500	\$100	\$0	\$0	\$0	Matthew Morrissey	Matthew Morrissey	Res Add Deck	Northern Meadows	19	562 Meadow Court	46077
U2014-782	November	5	\$6,500	\$75	\$0	\$0	\$0	Steve Imel	Wilma Roush	Res Reroof			340 W Walnut Street	46077
U2014-783	November	5	\$4,000	\$225	\$0	\$0	\$0	KJ's Handyman Service	Steven & Heather	Res Add	Rock Bridge	36	8840 Flagstone	46077
R2014-784	November	6	\$25,000	\$100	\$0	\$0	\$0	Earth & Turf	Alex & Maria Flakas	Res Other	Brookhaven	213	11524 Wood Hollow Trail	46077
R2014-785	November	7	\$40,000	\$245	\$0	\$0	\$0	SLW Inc	John Johnson	Res Add		Wild Air Farms	7400 Hunt Club Road	46077
13U2014-786	November	7	\$0	\$200	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Demo	Northwest Technology	American Heart	6500 Technology	46278
R2014-787	November	12	\$600,000	\$1,446	\$0	\$1,221	\$1,009	Kent Shaffer Builders	Kent Shaffer Builders	Res New	Stonegate	324	6560 W Deerfield	46077
U2014-788	November	12	\$160,000	\$1,014	\$0	\$0	\$0	S.A. Sullivan Builders	Kris Patel	Comm Add		Eagle Partners	11622 N Michigan	46077
R2014-789	November	12	\$50,000	\$410	\$0	\$0	\$0	See Enterprises	William Gill	Res Remodel	Stonegate	289	6754 Regents Park Drive	46077
R2014-790	November	12	\$10,600	\$75	\$0	\$0	\$0	Coomer Roofing	Elyse Bailey	Res Reroof	Royal Run	468	6278 Saddletree	46077
R2014-791	November	13	\$15,000	\$260	\$0	\$0	\$0	Jay Shultz	Jay Shultz	Res Add			7279 E 100 North	46077
R2014-792	November	13	\$1,180,000	\$2,569	\$0	\$1,221	\$1,009	Old World Custom Builders	Brad Leonard	Res New	Ru De Chateaux	3	10164 E 300 South	46077
U2014-793	November	13	\$10,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Todd Tharp	Res Remodel	Colony Woods	245	225 Woodstock	46077
U2014-794	November	13	\$0	\$25	\$0	\$0	\$0	ARS Rescue Rooter	Steven & Jenna LeClere	Res Sewer	Raintree	77	775 Round Court	46077



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2014-795	November	13	\$0	\$90	\$0	\$0	\$0	Deem Electric	Harris FLP	Comm Electric	South Village of Zio		640 S Main Street	46077
U2014-796	November	14	\$0	\$100	\$0	\$0	\$0	Steketee Construction	Jane Smith	Res Demo			340 Fitch Place	46077
U2014-797	November	14	\$1,200,000	\$1,610	\$4,025	\$1,221	\$861	Christopher Scott Homes	Charles & Rebecca Kiell	Res New	Lost Run Farms	3	3 Woodard Bluff	46077
R2014-798	November	14	\$25,000	\$303	\$0	\$0	\$0	Ross Clayton	Ross Clayton	Res Add			9406 E 400 South	46077
U2014-799	November	14	\$330,275	\$1,386	\$8,110	\$1,221	\$1,009	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	55	9160 Stonington	46077
U2014-800	November	17	\$9,000	\$410	\$0	\$0	\$0	Timothy Morgan	Richard & Faye Snodgrass	Res Add	Sugarbush Hill	90	605 Morningside	46077
U2014-801	November	17	\$92,500	\$195	\$0	\$0	\$0	Miller-Valentine Construction	Black Forest Holding VII Inc	Comm Other		Sims Lohman	7113 S Mayflower	46077
U2014-802	November	17	\$375,000	\$1,167	\$4,025	\$1,221	\$1,009	Quaylynn Homes	James & Debra Stefanek	Res New	Bowen Minor Plat	1	5075 Willow Road	46077
U2014-803	November	17	\$450,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm New		ZCS Storage	4700 S 975 East	46077
U2014-804	November	19	\$62	\$49	\$0	\$0	\$0	Ann King	Cedar Street Square LLC	Comm Sign	Village Business Dis	A King's Art Studio	60 E Cedar Street	46077
U2014-805	November	19	\$62	\$49	\$0	\$0	\$0	John Spurgeon	Cedar Street Square LLC	Comm Sign	Village Business Dis	Zionsville Lighting	66 E Cedar Street	46077
R2014-806	November	19	\$450,000	\$1,383	\$0	\$1,221	\$1,009	Shaffer Enterprises	Shaffer Enterprises	Res New	Stonegate	364	7571 Deerfield	46077
U2014-807	November	20	\$2,000	\$200	\$0	\$0	\$0	David Regnier	David Regnier	Res Other			185 S Sixth Street	46077
U2014-808	November	21	\$28,000	\$410	\$0	\$0	\$0	H & R Construction	Joseph & Lori Varas	Res Remodel	Thornhill	96	1765 Continental	46077
U2014-809	November	21	\$298,357	\$1,415	\$8,110	\$1,221	\$1,009	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	209	9165 Keystone	46077
U2014-810	November	21	\$17,244	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Michael Gilmore	Res Reroof	Thornhill	171	1515 Cricklewood	46077
R2014-811	November	24	\$250,000	\$410	\$0	\$0	\$0	Tom Harris	Robert Postlethwait	Res Remodel	Irishmans Run	10	7274 Hunt Club Lane	46077
R2014-812	November	24	\$341,000	\$1,396	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	175	11230 Avimore	46077



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13U2014-813	November	24	\$300,000	\$1,223	\$0	\$1,221	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	236	11511 Golden	46077
R2014-814	November	25	\$20,500	\$410	\$0	\$0	\$0	Roberts Painting & Remodeling	Chris & Kara Poore	Res Remodel	Mallard Pond	9	9151 Mallard Point	46077
13U2014-815	November	25	\$375,000	\$1,560	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	138	11551 Bent Tree Court	46077
13U2014-816	November	25	\$290,000	\$1,322	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	15	11509 Wildlife Court	46077
R2014-817	November	25	\$420,000	\$1,255	\$0	\$1,221	\$1,009	Woodstock Custom Homes	Larry & Norma Bledsoe	Res New	Stonegate	351	7670 Deerfield	46077
U2014-818	November	25	\$6,000	\$75	\$0	\$0	\$0	Carrsun Construction	Gary & Rebecca Nunnally	Res Reroof	Northern Meadows	33	5015 Willow Road	46077
R2014-819	November	25	\$231,000	\$1,483	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	40	7439 Blackstone	46077
R2014-820	November	25	\$261,394	\$1,253	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	57	7415 English Court	46077
R2014-821	November	26	\$5,818	\$75	\$0	\$0	\$0	Cochran Exteriors	Hiroaki Nishikawara	Res Reroof	Royal Run		6522 Abby Lane	46077
U2014-822	November	26	\$700	\$51	\$0	\$0	\$0	Siro Derrer-Brooks	South Main Holdings LLC	Comm Sign	VBD	Siro's Chic Boutique	285 S Main Street	46077
R2014-823	November	26	\$6,600	\$75	\$0	\$0	\$0	Jason Kruse	Jason Kruse	Res Reroof			6925 E 525 South	46075



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Planning and Economic Development C of O Detail

November 2014

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

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-366	Viewegh and Assoc	Brad Slack	New Res			1480 N 1100 E	46077	2014/11/06
U2013-585	Thomas Barnes	Thomas Barnes	Comm Remodel			285 S Main Street	46077	2014/11/26
U2014-164	Rex & Amy Miller	Rex & Amy Miller	Res Remodel	Cobblestone Lakes	44	5031 Pebblepointe Pass	46077	2014/11/06
R2014-184	Viewegh and Assoc	Evan & Lauren Shook	Res New	Stonegate	57	6658 E. Stonegate Drive	46077	2014/11/06
R2014-197	R.M. Larkin	Russ Graves	Res Add	Pollard Minor	3	10731 E 300 South	46077	2014/11/07
R2014-277	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	225	6740 Chapel Crossing	46077	2014/11/18
R2014-357	Woodstock Custom Homes	Woodstock Custom Homes	Res New	Stonegate	257	7612 Beekman Terrace	46077	2014/11/13
R2014-375	Fischer Homes	Fischer Homes	Res New	The Willows	142	11562 Willow Bend Drive	46077	2014/11/12
R2014-393	Drees Homes	Drees Homes	Res New	Brookhaven	228	2516 Wood Hollow Trail	46077	2014/11/05
R2014-402	BBG Construction	Jeremy Fagan	Res Add	Pineview Estates	12	710 Pineview Drive	46077	2014/11/07
R2014-433	Drees Homes	Drees Homes	Res New	Brookhaven	151	2811 W High Grove Circle	46077	2014/11/12
U2014-443	Geoffrey Nielson	Geoffrey Nielson	Res Add Deck	Cobblestone Lakes	229	8900 Sugar Cay Court	46077	2014/11/05
R2014-496	Ryland Homes	Ryland Homes	Res New	Blackstone	56	7403 English Court	46077	2014/11/10
U2014-510	M/I Homes	M/I Homes	Res New	Sanctuary	4	11864 Avendon Drive	46077	2014/11/10
13U2014-539	Peter Donahoe	Peter Donahoe	Res Remodel	The Willows	58	3209 Willow Bend Trail	46077	2014/11/18
U2014-564	Gregg H Montgomery	Chris & Kim Janak	Res Add	Colony Woods	50	45 Bennington Drive	46077	2014/11/10



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-566	CK Price Properties	CK Price Properties	Comm Remodel	Village Business Dis	Potourri Building	99 N First Street	46077	2014/11/03
U2014-578	Fox Pools of Indianapolis	Steve Simmons	Res Add Pool	Spring Knoll	64	9490 Greenthread Drive	46077	2014/11/14
U2014-596	Tom Simmons	John Williams	Res Add	Raintree	82	225 Spring Drive	46077	2014/11/12
U2014-607	Accessibility Construction		Res Add	Colony Woods	234	270 Governors Lane	46077	2014/11/12
R2014-621	RL Hahn	David & Angie Shaw	Res Remodel	Brookhaven	237	11532 Wood Hollow Trail	46077	2014/11/13
R2014-650	Perma Pools Corporation	Chad Wagner	Res Add Pool	Brookhaven	6	11324 Abbitt Trail	46077	2014/11/26
U2014-666	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1374 James Court	46077	2014/11/25
U2014-669	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1373 James Court	46077	2014/11/25
U2014-670	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		126 Keith Drive	46077	2014/11/25
R2014-686	Martin Cline	Martin Cline	Res Remodel	Stonegate	158	6590 Regents Park Drive	46077	2014/11/26
U2014-713	Tom Simmons	Virren & Shea Malhotra	Res Remodel	Raintree		205 Spring Drive	46077	2014/11/12
U2014-718	ATR Building Services	Anthony Nefouse	Res Remodel	Rock Bridge	180	8888 Mossy Rock Drive	46077	2014/11/24
U2014-795	Deem Electric	Harris FLP	Comm Electric	South Village of Zio		640 S Main Street	46077	2014/11/20
U2014-810	Bone-Dry Roofing	Michael Gilmore	Res Reroof	Thornhill	171	1515 Cricklewood Way	46077	2014/11/25



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	426	635	73
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	397	580	60
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																					
Totals	15	11	34	38	9	78	181	108	84	41	32	23	152	16	1	823	9	40	3763	6090	498



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		\$246,993
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		\$102,121
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		\$41,925
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		\$70,535
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		\$214,896
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		\$217,900
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		\$791,545
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0	\$1,000	\$2,636	\$6,576	\$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		\$53,786
Commercial Inspection Fees(Fees due)	\$900	\$225	\$825	\$675	\$600	\$1,500	\$225	\$225	\$450	\$450	\$825		\$6,900
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0	\$0	\$5,166	\$17,100	\$0		\$105,336
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0	\$0	\$22,000	\$8,050	\$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		\$448,944
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		\$340,050
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		\$522,603
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		\$1,301,389
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		\$7,645
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		\$39,596
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		181
All Other Residential ILP	17	12	41	55	59	62	48	49	42	48	23		456
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		171
Total Permit Per Month	32	34	71	95	114	108	81	82	80	79	47		823
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						¹ Hidden Pines					² Town of Zionsville WF Properties/Ston		
Secondary Plat Approval							² Stonegate Section Stonegate Section			¹ Rue De Chateaux	¹ Hidden Pines		
Minor Plat Approval									¹ M. Koger				
Zone Map Amendment										¹ Zone Map Change	¹ CarDon Development		
Subdivision Waiver													
Development Plan	² Hat World - Lids S. Jenkins-Salty C		¹ Leading Age			¹ Hidden Pines		¹ C. Patel (Former K					
Development Plan Amendment			¹ Top Properties, LL	² Northpark Community Hoosier Village		¹ Manchester Square		See Files	See Files	¹ M/I Homes			
Ordinance Amendment											¹ Town of Zionsville		
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		² R. Keeker Kevin and Laura C											
Variance of Dev Standards	² S. Jenkins-Salty C Watts WNA LLC	¹ R. Gummere			¹ J. Smith	¹ Pulte Homes	See Files	See Files	See Files	¹ Sims Lohman	See Files		
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5	7	10	4	8		51
Collected Violation Fees: Duplicate Permits, Amendments/Proceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180	\$3,118	\$686	\$1,300	\$250		\$20,833
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		\$566,753
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		\$1,429,406



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS December 9, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for December 9, 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. Approval of October 14, 2014 and November 11, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-21-DSV	C. Alderson	9180 Hunt Club Road	Petition for Development Standards Variance in order to allow the square footage of Accessory Structures to exceed the square footage of the Primary Structure in the (RE) Rural Equestrian Zoning District
2014-22-DSV	140.6 Investments (Endurance House)	640 S Main Street Suite 500	Petition for Developments Standards Variance in order to allow for an upper level sign that exceeds the maximum sign square footage in the (VBD) Village Business Zoning District
2014-23-DSV	K. Channell	6895 S. 775 East	<p>Petition for Developments Standards Variance seeking to designate the 18 acre Parcel as a Farm, (Town Zoning Ordinance defines a Farm as an operation occupying at least 20 acres). Designation would allow 18 acre Parcel to be improved, by right, with the Accessory Structures which exceed the square footage of any Primary Structures, and allow the 18 acre parcel to be improved with the Accessory Structures prior to construction of any Primary Structure (thereby modifying conditions of approval associated with Petition 2014-03-UV</p> <p>Withdrawn at the request of the Petitioner</p>

Other Matters to be considered

2015 Legal Counsel Engagement Letter
 Findings of Fact, 2014-19-DSV-Centerpoint
 Findings of Fact, 2014-17-DSV-D. Regnier
 Findings of Fact, 2014-16-DSV-Clear Channel
 Respectfully Submitted:
 Wayne DeLong, AICP
 Town of Zionsville
 Director of Planning & Economic Development

November 26, 2014



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
DECEMBER 15, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Wednesday, December 15, 2014 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 November 17, 2014 Meeting Minutes
- IV. Continuance Requests
- V. 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 Approved for a Continuance to the May 18, 2015 Plan Commission Meeting

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-25-PP	WF Properties LLC Stonegate	Lots 250 and 251	Petition for Primary Plat approval in order to divide (2) lots into (4) lots in the Rural (UB), Rural Urban Business Zoning District
2014-26-CPA	Town of Zionsville	1100 W. Oak Street	Petition for Comprehensive Plan Amendment to update the Plan's current reference and mapping associated with the southeast quadrant of Boone County
2014-27-Z	CarDon Development Company LLC	8775 W. Oak Street	Petition for Zone Map Change to rezone 15.33 acres from the Rural (R1) Rural Single Family Residential Zoning District to a (PUD) Planned Unit Development
2014-28-OA	Town of Zionsville	1100 W. Oak Street	Petition for Ordinance Amendment to consider amendments to the Town of Zionsville Zoning Ordinance, Article 6, (Sign Regulations)

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

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

November 21, 2014

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-NOVEMBER 2014

Planning

Intake

- The Department reviewed / issued 43 building permits and conducted 467 inspections (as detailed in the attached pages)
- The Department issued 4 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 interested parties regarding the former Crossings development
- 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
- Attended a State Health Department hearing regarding Zionsville Mobile Home Park
- Met with County Health Department officials regarding Hunt Club Road / Kissel Road farm stand

Reporting

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

Communications

- Conducted various communications with applicants for the December Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the December Plan Commission meeting (agenda attached)
- Conducted communications regarding the placement of fill material within an undeveloped lot on 5th 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 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 to finalize its 2015 professional services agreement
- 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 870 Lennox Court Zoning Certification document as well as Rezone Ordinance
- Assigned addresses to new properties
- Reviewed draft commitments related to Pierson variance
- Reviewed / Approved various plats seeking secondary approvals / amended approvals
- Prepared zoning certification letters as requested by interested parties
- 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-NOVEMBER 2014

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside
- Met with individuals regarding redevelopment opportunities in the TIF district
- Attended an internal meeting regarding the current TIF district
- Attended a meeting regarding 2015 financial planning regarding TIF financing
- Attended a meeting regarding the concept of a roundabout at the intersection of Bennett Parkway / 106th Street
- Attended a meeting regarding the current RDC budget

Reporting

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

Communications

- Conducted communications regarding development of Creekside
- Conducted communications regarding both the regular meeting 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 district
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with representatives of Rosie's regarding its secured incentives
- Conducted communications regarding the signalization of Zionsville Road and 106th Street
- Conducted communications regarding 20-40 East Cedar Street / parking lot improvements
- 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 Boone Economic Development Commission staffing
- 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 Zionsville's representation at a Boone County INDOT meeting
- 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)
- Engaged appraisers related to disposal of SEC of Bennett Parkway / 106th Street
- Reviewed first of two appraisals related to disposal of SEC of Bennett Parkway / 106th Street
- Reviewed information pertaining to RDC bonding capacity
- Reviewed an updated version of the Creekside marketing graphic
- 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
- Rezone of 870 Lennox Court (Town sponsored rezoning)
- Toured the Town's Waste Water Treatment Plant
- Update / review of focusonzionsville.com website
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the November meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-NOVEMBER 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)
106th Street Water/ Sewer Extension (BLN) (closeout)
106th 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)
June Launch - Stormwater Department review process
October Launch - 2014 Road Impact Fee