



**Town of Zionsville**  
**Planning and Administration Permit Activity**  
**December 1, 2013 to December 31, 2013**

Total numbers of permits issued: 53

**Permit Activity Break Down**

<b>Commercial Permits</b>	December 1, 2013	December 1, 2012	YTD 2013	YTD 2012	Difference in YTD
New	0	0	13	10	3
Interior Remodel	2	7	26	82	-56
Addition	0	4	6	15	-9
Sign	1	14	26	58	-32
Electric	2	1	21	13	8
Other	3	2	39	31	8
Sewer	0	0	1	2	-1
<i>Commercial Totals</i>	8	28	132	211	-79
<b>Residential Permits</b>					0
Single Family	22	10	261	184	77
Addition	6	8	95	75	20
Remodel	7	2	98	69	29
Electric	3	2	27	48	-21
Pool/Spa	0	1	22	21	1
Demolition	2	0	11	17	-6
Other	5	8	176	176	0
Sewer/Repairs	0	1	19	9	10
<i>Residential Totals</i>	45	32	709	599	110
<b>Commercial &amp; Residential Totals Combined</b>	53	60	841	810	31

Building/Site Inspections: 310 Number of Inspections: 545

Certificates of Occupancy Issued: 19

Easement Encroachments Authorized:1 Denied:0

**Zoning Code Enforcement Activity**

Number of New Zoning Code Investigations: 6

Number of violations that resulted in a violation and/or stop work order: 3

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 113

**Permits Issued in the Month of December 2013**

<u>Permit #</u>	<u>Permit Issue Month</u>	<u>Permit Issue day</u>	<u>Construction Cost</u>	<u>ILP Cost</u>	<u>Sewer Cost</u>	<u>Park Impact Fee</u>	<u>Road Impact Fee</u>	<u>Builder</u>	<u>Owner</u>	<u>Type of Construction</u>	<u>Subdivision</u>	<u>Lot#</u>	<u>Address</u>	<u>Zip Code</u>
U2013-789	December	2	\$226,270.00	\$1,190.00	\$8,050.00	\$1,221.00	\$861.00	David Weekley Homes	David Weekley Homes	New Res	Rock Bridge	192	3620 Old Quarry Drive	46077
U2013-790	December	2	\$4,800.00	\$75.00	\$0.00	\$0.00	\$0.00	IRC Roofing	Patrice Thomas	Reroof	Village Walk		1422 Waterford Drive	46077
U2013-791	December	2	\$160,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Executive Homes	Ingrid Cummings	Res Add			355 Walnut Street	46077
U2013-792	December	2	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	Executive Homes	Ingrid Cummings	Res Other Pergola			355 Walnut Street	46077
U2013-793	December	2	\$4,000.00	\$72.75	\$0.00	\$0.00	\$0.00	ISF Signs	Skyline Property Group	Sign		Dent Scholars	10708 DeAndra Drive	46077
U2013-794	December	2	\$39,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Young's Construction	Michael Barron	Res Add	Colony Woods		270 Roal Oak Court	46077
U2013-795	December	2	\$20,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Young's Construction	Gary Young	Res Add			945 West Oak Street	46077
U2013-796	December	2	\$12,050.73	\$75.00	\$0.00	\$0.00	\$0.00	Jasper Contractors	Norman Rapport	Reroof	Austin Oaks		11916 Creekstone Way	46077
U2013-797	December	2	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	JQ Electric	Mary Jane O'Brien	Res Electric			260 N. Main Street	46077
R2013-798	December	2	\$6,200.00	\$250.00	\$0.00	\$0.00	\$0.00	Leveridge	Doug Ripperger	Res Add Screen Porch	Fieldstone		2516 Fawn Bluff Court	46077
U2013-799	December	3	\$355,000.00	\$1,218.00	\$4,025.00	\$1,221.00	\$861.00	Pulte Homes	Pulte Homes	New Res	Cobblestone Lakes	211	8812 Windpointe Pass	46077
U2013-800	December	3	\$350,000.00	\$325.00	\$0.00	\$0.00	\$0.00	Designed Conveyor Systems	Scannell Properties	Comm Other		FedEx	10301 Bennett Parkway	46077
R2013-801	December	3	\$186,000.00	\$1,227.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	25	7455 Independence Drive	46077
R2013-802	December	3	\$201,000.00	\$1,230.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	14	7504 Patriot Court	46077
U2013-803	December	3	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	Huston Electric	Robert Best	Res Electric			4309 Sedge Court	46077
U2013-804	December	5	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	Bedrock Builders	BHI Retirement	Comm Electric	Hoosier Village		9900 Hoosier Village Drive	46077
R2013-805	December	5	\$4,000.00	\$75.00	\$0.00	\$0.00	\$0.00	Leveridge	Doug Ripperger	Res Other Patio	Fieldstone		2516 Fawn Bluff Court	46077
U2013-806	December	5	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	Steketee Construction	Olivia Schroer	Res Demo			505 Eagle View Court	46077

**Permits Issued in the Month of December 2013**

<u>Permit #</u>	<u>Permit Issue Month</u>	<u>Permit Issue day</u>	<u>Construction Cost</u>	<u>ILP Cost</u>	<u>Sewer Cost</u>	<u>Park Impact Fee</u>	<u>Road Impact Fee</u>	<u>Builder</u>	<u>Owner</u>	<u>Type of Construction</u>	<u>Subdivision</u>	<u>Lot#</u>	<u>Address</u>	<u>Zip Code</u>
R2013-807	December	5	\$168,000.00	\$1,228.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	13	6475 Blackstone Drive	46077
R2013-808	December	5	\$10,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Mark Adams	Mark Adams	Res Remodel	Stonegate	200	6727 Regents Park Drive	46077
R2013-809	December	6	\$120,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Tom Simmons	Richard Lyndon	Res Add			702 S. 1200 East	46077
R2013-810	December	9	\$245,000.00	\$1,288.00	\$0.00	\$1,221.00	\$0.00	Drees Homes	Drees Homes	New Res	Brookhaven	147	2803 W. High Grove Circle	46077
13U2013-811	December	10	\$350,000.00	\$1,164.00	\$0.00	\$1,221.00	\$0.00	Ryan Homes	Ryan Homes	New Res	Willow Glen	35	3254 Autumn Ash Drive	46077
13U2013-812	December	10	\$400,000.00	\$1,225.00	\$0.00	\$1,221.00	\$0.00	Ryan Homes	Ryan Homes	New Res	Willow Glen	59	3240 Purple Ash Drive	46077
13U2013-813	December	10	\$410,000.00	\$1,501.00	\$0.00	\$1,221.00	\$0.00	Ryan Homes	Ryan Homes	New Res	Willow Glen	62	3228 Purple Ash Drive	46077
U2013-814	December	10	\$400,000.00	\$1,218.00	\$0.00	\$0.00	\$0.00	Woodstock Custom Homes	Edward Schmidt	New Res			300 S. 9th Street	46077
U2013-815	December	11	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	PMG Enterprise	A Quality Automotive	Comm Electric		A Quality Automotive	10614 Deandra Drive	46077
R2013-816	December	12	\$255,000.00	\$1,294.00	\$0.00	\$1,221.00	\$0.00	Drees Homes	Drees Homes	New Res	Brookhaven	142	2793 W. High Grove Circle	46077
U2013-817	December	12	\$6,000.00	\$100.00	\$0.00	\$0.00	\$0.00	Young's Construction	Donnie Starwalt	Comm Reroof			5095 W. 106th Street	46077
U2013-818	December	12	\$276,000.00	\$952.00	\$0.00	\$1,221.00	\$861.00	M/I Homes	M/I Homes	New Res	Sanctuary	59	11875 Avedon Way	46077
U2013-819	December	12	\$354,000.00	\$1,309.00	\$4,025.00	\$1,221.00	\$861.00	Pulte Homes	Pulte Homes	New Res	Cobblestone Lakes	215	8772 Windpointe Pass	46077
13U2013-820	December	13	\$428,521.00	\$2,004.00	\$0.00	\$0.00	\$0.00	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology Center		6100 Technology Center Drive	46077
R2013-821	December	13	\$201,000.00	\$1,231.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	51	7472 Independence Drive	46077
R2013-822	December	17	\$19,820.00	\$250.00	\$0.00	\$0.00	\$0.00	Johnny Wheelington	Michelle Winberry	Res Remodel	Blackstone	41	6358 Blackstone Drive	46077
U2013-823	December	17	\$20,000.00	\$100.00	\$0.00	\$0.00	\$0.00	HG Metal	Tom Casalini	Comm Other			10.5 N. Main Street	46077
U2013-824	December	17	\$25,000.00	\$411.00	\$0.00	\$0.00	\$0.00	Martin Homes & Remodeling	Storen Financial	Comm Remodel			1630 W. Oak Street	46077

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U2013-825	December	18	\$400,000.00	\$1,218.00	\$0.00	\$0.00	\$0.00	Steketee Construction	Olivia Schroer	New Res			505 Eagle View Court	46077
R2013-826	December	19	\$20,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Lance Hatteli	Lance Hatteli	Res Remodel			4560 Willow Road	46077
13U2013-827	December	19	\$265,000.00	\$1,424.00	\$0.00	\$1,221.00	\$0.00	Fischer Homes	Fischer Homes	New Res	The Willows	130	11582 Bent Tree Court	46077
R2013-828	December	19	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	Phoenix Grading	Watts WNA	Res Demo			9180 Hunt Club Road	46077
U2013-829	December	20	\$12,000.00	\$250.00	\$0.00	\$0.00	\$0.00	DCS, Inc.	Mike Karpinski	Res Remodel	Huntington Woods	81	1151 Huntington Woods Point	46077
U2013-830	December	20	\$8,000.00	\$75.00	\$0.00	\$0.00	\$0.00	DCS, Inc.	Mike Karpinski	Res Remodel	Huntington Woods	81	1151 Huntington Woods Point	46077
13U2013-831	December	23	\$198,000.00	\$1,272.00	\$0.00	\$1,221.00	\$0.00	Ryland Homes	Ryland Homes	New Res	The Willows	56	3201 Willow Bend Trail	46077
R2013-832	December	23	\$231,000.00	\$1,263.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	26	7453 Independence Drive	46077
R2013-833	December	23	\$180,000.00	\$1,178.00	\$0.00	\$1,221.00	\$861.00	Ryland Homes	Ryland Homes	New Res	Blackstone	52	7460 Independence Drive	46077
R2013-834	December	24	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	Shawn White	Dave Haun	Res Electric			2902 S 975 East	46077
R2013-835	December	26	\$27,300.00	\$399.00	\$0.00	\$0.00	\$0.00	Quality Builders	Russell Fortune	Res Add Pole Barn			7440 W 96th Street	46077
U2013-836	December	27	\$20,000.00	\$75.00	\$0.00	\$0.00	\$0.00	Acclaimed Roofing	Ray Fatig	Reroof	Village Walk		30 Clay Court	46077
U2013-837	December	27	\$427,000.00	\$1,402.00	\$4,025.00	\$1,221.00	\$861.00	Pulte Homes	Pulte Homes	New Res	Cobblestone Lakes	213	8792 Windpointe Pass	46077
13U2013-838	December	30	\$180,000.00	\$1,289.00	\$0.00	\$1,221.00	\$0.00	Fischer Homes	Fischer Homes	New Res	The Willows	175	3238 Sunrise Court	46077
U2013-839	December	30	\$322,300.00	\$988.00	\$0.00	\$1,221.00	\$861.00	M/I Homes	M/I Homes	New Res	Sanctuary	65	11805 Avedon Way	46077
U2013-840	December	31	\$15,000.00	\$250.00	\$0.00	\$0.00	\$0.00	George Deaver	Bret Brewer	Res Remodel			205 N. Main Street	46077
U2013-841	December	31	\$10,000.00	\$250.00	\$0.00	\$0.00	\$0.00	Jacob Haney	Jacob Haney	Res Remodel	Colony Woods	290	320 Holiday Court	46077

Certificates of Occupancy Issued in the Month of December 2013

<u>Permit #</u>	<u>Builder</u>	<u>Owner</u>	<u>Type of Construction</u>	<u>Subdivision</u>	<u>Lot#</u>	<u>Address</u>	<u>Zip Code</u>	<u>C of O Approved</u>
R2013-196	Ryland Homes	Ryland Homes	New Res	Blackstone	35	6366 Concord Drive	46077	12/11/2013
R2013-210	Ryland Homes	Ryland Homes	New Res	Blackstone	37	6342 Concord Drive	46077	12/9/2013
R2013-214	Viewegh and Assoc	Viewegh and Assoc	New Res	Stonegate	199	6593 Regents Park Drive	46077	12/27/2013
13U2013-243	Fischer Homes	Fischer Homes	New Res	The Willows	43	11514 Willow Bend Drive	46077	12/2/2013
13U2013-314	Viewegh and Assoc	Rose Doria	New Res	The Willows	105	11624 Weeping Willow Court	46077	12/19/13
13U2013-315	Homes by McKenzie	Homes By McKenzie	New Res	The Willows	107	11636 Weeping Willow Court	46077	12/12/2013
R2013-316	Drees Homes	Drees Homes	New Res	Brookhaven	155	2837 E Highgrove Circle	46077	12/2/2013
U2013-357	Young's Construction	Christi Smith	Res Add	Coventry Ridge	48	4561 Brentwood Court	46077	12/5/2013
R2013-386	Woodstock Custom Homes	William Dick	New Res	Stonegate	243	6702 Chapel Crossing	46077	12/4/2013
R2013-394	Drees Homes	Drees Homes	New Res	Brookhaven	145	2799 W High Grove Circle	46077	12/6/2013
U2013-481	Justin Matthews	Justin Matthews	Res Remodel			135 N 9th Street	46077	12/23/2013
13U2013-516	Ryan Homes	Ryan Homes	New Res	Willow Glen	20	3268 Cimmaron Ash Court	46077	12/2/13
U2013-544	Todd Tetrault	Christy Gregory	Res Remodel			505 W Sycamore Street	46077	12/24/13

Certificates of Occupancy Issued in the Month of December 2013

<u>Permit #</u>	<u>Builder</u>	<u>Owner</u>	<u>Type of Construction</u>	<u>Subdivision</u>	<u>Lot#</u>	<u>Address</u>	<u>Zip Code</u>	<u>C of O Approved</u>
R2013-618	Frazer Building Company	Javier Sevilla	Res Add	Enclave	30	6837 Wood Haven Place	46077	12/20/2013
U2013-638	Booher Building	Steve Dobias	Res Remodel	Buttontown Farms		4668 St. John Circle	46077	12/5/2013
U2013-659	North Indy Fence Deck & Rail	Jun Cheng	Res Other Pergola	Cobblestone Lakes	301	8800 Sandstone Place	46077	12/16/2013
U2013-670	Young's Construction	Vincent Ranieri	Res Remodel	Country Wood	248	255 Woodstock Court	46077	12/10/2013
U2013-714	Nazareth Building Services	Derick Small	Res Remodel	Austin Oaks		4392 Creekside Pass	46077	12/13/2013
U2013-735	Preferred Custom Remodeling	Jason Leet	Res Remodel	Cobblestone Lakes	116	4644 Pebblepoint Pass	46077	12/6/2013



## 2013 Permit Activity

	Commercial/Industrial						Residential										Total New Permits	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 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	4	2	1	16	4	11	2	1	0	3	2	0	48	0	8	230	454	26	
February	0	0	4	0	2	3	13	3	11	2	0	0	3	1	0	42	0	3	225	375	9	
March	0	0	3	0	3	7	16	2	10	5	6	0	5	4	0	61	0	8	243	466	14	
April	5	1	3	4	3	3	28	6	8	1	1	0	18	3	0	84	0	3	318	550	16	
May	0	3	4	1	1	6	19	8	4	2	2	2	22	1	0	75	0	3	423	776	56	
June	0	0	0	3	1	3	38	15	11	2	1	0	18	0	0	92	0	5	362	563	34	
July	3	1	4	4	0	0	35	7	7	5	3	1	23	3	0	96	1	4	400	589	52	
August	1	0	0	3	1	0	17	11	7	1	2	2	21	2	0	68	0	4	459	719	49	
September	1	0	2	2	3	9	25	9	8	2	3	2	28	1	0	95	1	5	444	677	49	
October	1	0	0	2	0	4	8	14	5	2	1	2	16	2	0	57	0	2	380	633	41	
November	1	1	3	2	1	2	24	10	9	0	2	0	14	0	1	70	0	5	307	485	30	
December	0	0	2	1	2	3	22	6	7	3	0	2	5	0	0	53	0	4	310	545	19	
<b>Total</b>	<b>13</b>	<b>6</b>	<b>26</b>	<b>26</b>	<b>19</b>	<b>41</b>	<b>261</b>	<b>95</b>	<b>98</b>	<b>27</b>	<b>22</b>	<b>11</b>	<b>176</b>	<b>19</b>	<b>1</b>	<b>841</b>	<b>2</b>	<b>54</b>	<b>4101</b>	<b>6832</b>	<b>395</b>	

Town of Zionsville Planning and Building Department-Comprehensive Status Report

Residential Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home Residential ILP Fees	\$21,105	\$18,806	\$19,729	\$33,533	\$24,224	\$43,986	\$41,671	\$21,288	\$28,834	\$10,530	\$30,458	\$27,309	\$321,473
All Other Residential ILPS	\$4,457	\$3,650	\$9,177	\$5,090	\$5,953	\$6,653	\$6,997	\$6,936	\$10,467	\$5,862	\$31,921	\$4,224	\$101,387
Residential Inspection Fees (Fees due)	\$2,450	\$2,050	\$2,500	\$2,250	\$4,500	\$2,700	\$3,000	\$3,350	\$3,750		\$3,250	\$3,300	\$33,100
New Home Residential Road Impact Fees	\$6,988	\$3,444	\$8,610	\$14,637	\$6,888	\$19,803	\$14,637	\$4,305	\$6,027	\$2,583	\$9,471	\$10,332	\$107,725
New Home Residential Park Impact Fees	\$19,536	\$15,873	\$18,315	\$34,188	\$23,199	\$49,820	\$41,514	\$19,536	\$25,641	\$9,768	\$29,304	\$24,420	\$311,114
Sanitary Sewer Fees	\$44,120	\$12,100	\$36,185	\$16,060	\$12,075	\$32,115	\$28,115	\$20,105	\$24,135	\$8,050	\$27,175	\$20,125	\$280,360
Total Residential ILP, Inspection, Impact, Sewer Fees	\$98,656	\$55,923	\$94,516	\$105,758	\$76,839	\$155,077	\$135,934	\$75,520	\$98,854	\$36,793	\$131,579	\$89,710	\$1,155,159
New Commercial Start ILP Fees	\$500	\$0	\$0	\$48,354	\$0	\$0	\$4,706	\$1,747	\$1,350	\$443	\$1,617	\$0	\$58,717
All Other Commercial ILPs	\$750	\$1,231	\$2,810	\$6,975	\$2,547	\$788	\$2,890	\$542	\$3,080	\$734	\$4,451	\$3,163	\$29,960
Commercial Inspection Fees (Fees due)	\$300	\$75	\$600	\$675	\$1,800	\$525	\$300	\$225	\$225		\$150	\$450	\$5,325
Commercial Road Impact Fees	0	\$0	\$0	\$135,360	\$0	\$0	\$63,450	\$0	\$0	\$0	\$5,000	\$0	\$203,810
Commercial Sanitary Sewer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$65,050	\$0	\$0	\$0	\$25	\$0	\$65,075
Total Commercial ILP, Inspection Impact Sewer Fees	\$1,550	\$1,306	\$3,410	\$191,364	\$4,347	\$1,313	\$136,396	\$2,514	\$4,655	\$1,177	\$11,243	\$3,613	\$362,887
Combined Residential and Commercial Sewer Fees	\$44,120	\$12,100	\$36,185	\$16,060	\$12,075	\$32,115	\$93,165	\$20,105	\$24,135	\$8,050	\$27,200	\$20,125	\$345,435
Combined Residential and Commercial Impact Fees	\$26,524	\$19,317	\$26,925	\$184,185	\$30,087	\$69,623	\$119,601	\$23,841	\$31,668	\$12,351	\$43,775	\$34,752	\$622,649
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$100,206	\$57,229	\$97,926	\$297,122	\$81,186	\$156,390	\$272,330	\$78,034	\$103,509	\$37,970	\$142,822	\$93,323	\$1,518,046
Petition Filing Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Plan Commission						None			None				\$0
Primary Plat Approval				\$210						\$7,660			\$7,870
Secondary Plat Approval			\$800		\$600			\$800		\$1,140		\$400	\$3,740
Minor Plat Approval					\$180			\$150		\$180			\$510.00
Zone Map Amendment					\$3884.00			\$1,350					\$5,234
Subdivision Waiver													\$0
Development Plan	\$600	\$2,241	\$600	\$600			\$1,600			\$15,600		\$600	\$21,841
Development Plan Amendment								\$600			\$300		\$900
Ordinance Amendment													\$0
Board of Zoning Appeals		None									None		\$0
Variance of Use													\$0
Variance of Dev Standards	\$900		\$300	\$300	\$1300	\$300	\$1,925	\$600	\$2,150	\$1,050		\$950	\$9,775
Special Exception	\$300						\$600	\$1,200					\$2,100
TOTAL FILING FEES Plan Commission and BZA	\$1,800	\$2,241	\$1,700	\$1,110	\$5,964	\$300	\$4,125	\$4,700	\$2,150	\$25,630	\$300	\$1,950	\$51,970
Permit Overview	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home ILP	16	13	16	28	19	36	35	17	25	8	24	22	259
All Other Residential ILP	23	20	32	37	41	47	49	46	53	42	35	23	448
New Commercial Start ILP	1	0	0	5	0	0	3	1	1	1	1	0	13
All Other Commercial ILP	8	9	13	14	15	9	9	4	16	6	10	8	121
Total Permit Per Month	48	42	61	84	75	92	96	68	95	57	70	53	841
Petition Filing Quantities	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Plan Commission						None							
Primary Plat Approval			<sup>1</sup> W. Senour	<sup>1</sup> Hunt Club Hills					None	<sup>2</sup> The Villages NTC Assoc			
Secondary Plat Approval			<sup>2</sup> Blackstone Rinberger		<sup>1</sup> Butz			<sup>2</sup> Brookhaven Sect 6&7		<sup>2</sup> B Mosby Lost Run Trail			
Minor Plat Approval					<sup>1</sup> Melton Trust			<sup>1</sup> Stum		<sup>1</sup> D Koums			
Zone Map Amendment					<sup>2</sup> C De Hann P. Partners			<sup>1</sup> Witham					
Subdivision Waiver													
Development Plan		<sup>2</sup> DMP Properties Landscapes	<sup>1</sup> Kogan	<sup>2</sup> Casalini Witham			<sup>1</sup> Quail Run			<sup>2</sup> The Villages Cedar St LLC		<sup>3</sup> Burger King Top Properties	
Development Plan Amendment	<sup>1</sup> N. Noel							<sup>1</sup> Hoosier Village			<sup>2</sup> Boys and Girls Club		
Ordinance Amendment								<sup>1</sup> Article 9					
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use													
Variance of Dev Standards	<sup>2</sup> Seldon Bradley Anzola Smith	<sup>1</sup> Sullivan Foundation	<sup>1</sup> Kogan	<sup>1</sup> P. O'Conner	<sup>2</sup> L. Bush C. Coby	<sup>1</sup> Rik Smits	<sup>5</sup> See Files	<sup>2</sup> Stum Benze	<sup>6</sup> See Agenda	<sup>3</sup> Busse MI Homes LRC II		<sup>2</sup> Gayken The Crossings	
Special Exception	<sup>1</sup> Seldon Bradley						<sup>1</sup> Chacon	<sup>2</sup> O'Conner Miller					
TOTAL FILINGS Plan Commission and BZA	4	3	5	4	6	1	7	10	6	10	2	5	63
Collected Violation Fees: Duplicate Permits, Amendments Proceeding fees	\$425.00	\$425.00	\$114.00	\$100.00	\$775.00	\$1,300.00	\$3,696.00	\$3,496.00	\$475.00	\$800.00	\$367.00	\$454.00	\$12,427
TOTAL REVENUE : (ILPs, Inspections, Petition Filing Fees, Violations	\$31,787	\$28,478	\$36,630	\$98,087	\$45,763	\$56,252	\$67,385	\$42,284	\$50,331	\$43,999	\$72,514	\$40,850	\$614,359
TOTAL REVENUE : (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations	\$102,431	\$59,895	\$99,740	\$298,332	\$87,925	\$157,990	\$280,151	\$86,230	\$106,134	\$64,400	\$143,489	\$95,727	\$1,582,443

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2013

### *Planning*

#### **Intake**

- The Department issued 53 building permits and conducted 6832 inspections (as detailed in the attached pages)
- The Department issued 1 sign permits (as detailed in the attached pages)

#### **Meetings**

- Attended the Town Council's monthly pre-meeting and regular meeting
- Attended the Board of Zoning Appeals monthly meeting
- Attended the Plan Commission monthly meeting
- Attended the monthly Safety Board meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended various meetings regarding Buckingham's Quail Run 2
- Attended various meetings regarding Pulte's proposed subdivision (west of Cobblestone)
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding the January Plan Commission meeting
- Attended a meeting with the Town's Village Parking and Marketing Consultant
- Discussed the topic of recreational shooting related to platted subdivisions with interested parties
- Met with Town Administration department heads to discuss 2014 budget allocations
- Met with department staff to conduct year end reviews
- Met with candidates/conducted interviews regarding the Town's Compliance Inspector position
- Met with representatives of Zionsville Community Schools regarding future addition / renovation projects planned for School facilities
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with Allan Rachles and Carol Sparks Drake regarding 2014 legal services (Plan Commission and BZA)
- Met with Chamber of Commerce Director to discuss ongoing activities and plans for 2014

#### **Reporting**

- Prepared one staff report for the December Board of Zoning Appeals meeting
- Prepared one staff report for the December Plan Commission meeting
- Prepared findings of facts & reviewed commitments for various BZA matters
- Prepared the monthly Department Report

#### **Communications**

- Conducted various communications with applicants for the January Plan Commission meeting (agenda attached)
- Conducted various communications with applicants for the January Board of Zoning Appeals meeting (agenda attached)
- Conducted communications regarding the Town's search for its Compliance Inspector
- Conducted communications with Parsons LLC regarding Quail Run / responded to its Public Records Request.
- Prepared communications regarding the Plan Commission's January 2014 Executive Session
- Conducted communications with Plan Commission members regarding the Town's current TIF study
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner

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

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and the Plan Commission
- Undertook preparations related to the arrival of the Town's new Compliance Inspector
- Reviewed resumes /applications of interested parties seeking employment with the Department
- Assigned addresses to new properties
- Continued to review and discuss upgrades to the Town's GIS related to building permit information with WTH
- Continued to review realignment of the Department specific to Town goals and objectives
- Attended an IO CRA training session related to labor standards
- Conducted various sign removal efforts (signs located in the right-of-way)
- Review the department's website for updates

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2013

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within CCP@Z
- Participated in the December 17, 2013 meeting of the Zionsville Architectural Review Committee
- Participated in the December 30, 2013 meeting of the Redevelopment Commission
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with the consulting team facilitating the ongoing 2013 Village Marketing & Parking Study
- Met with individuals regarding the Façade Grant Program
- Met with the Director of the Boone County Economic Development Commission to discuss ongoing projects and future opportunities
- Attended a meeting of the MicroLoan committee
- Met with interested parties inquiring about constructing facilities within CCP@Z
- Attended a steering committee meeting related to the 2013 Village Marketing & Parking Study

#### **Reporting**

- Prepared the monthly TIF project update report
- Prepared the November 2013 RDC meeting memorandum

#### **Communications**

- Conducted communications regarding development of CCP@Z
- Conducted communications with BLN regarding the water / sewer line extension project
- Conducted communications with RDC and other Town representatives regarding installation of the water line
- Conducted communications regarding the November meeting of the Economic Development Commission
- Conducted ongoing reviews of the Town's Water/Sewer line project
- Conducted communications regarding the RDC's advertisement of the sale of land

#### **Projects**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Coordinated and hosted a site visit to CCP@Z which involved REA and Town representatives
- Conducted various project management activities regarding the Zionsville Rd water lines
- Participated in the drafting of Covenants Conditions and Restrictions in CCP@Z
- Finalize professional service contracts with REA and HWC regarding CCP@Z
- Finalize 2013 usage (final quantities) of Waterline budget line item and prepare encumbrances regarding 2014 usage of 2013 funds
- Prepared for the disposal of Town owned property via sale (prepared a legal ad and legal description)
- Reviewed information from potential applicants regarding assistance from the Facade Grant program
- Reviewed the 2013 Village Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed the Town's Economic Development website for updates and modifications



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION  
January 22, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Wednesday, January 22, 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. Election of Officers
- IV. Approval of the December 16, 2013 Meeting Memorandum
- V. Continuance Requests
- VI. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2013-25-PP	The Crossing (Formerly The Villages)	8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South	Petition for Primary Plat approval in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts, for a 224 lot subdivision seeking waivers from the following Subdivision Control Ordinance: <ol style="list-style-type: none"> <li>1. Table 1 of Design Standards for Streets: Minimum length</li> <li>2. Increase in the number of model homes</li> <li>3. Cul-de-sac length</li> <li>4. Driveway Location</li> <li>5. Passing Blisters</li> <li>6. Side and Rear Lot lines</li> <li>7. Requirement to complete a Traffic Study</li> <li>8. Requirements to complete Perimeter Street Improvements</li> </ol> <b>Requested by Petitioner to be continued to the January 22, 2014 meeting date.</b>
2013-26-DP	The Crossing (Formerly The Villages)	8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South	Petition for Development Plan Approval to develop 224 Single Family lots in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts. <b>Requested by Petitioner to be continued to the January 22, 2014 meeting date.</b>
2013-29-OA	Town of Zionsville	1100 W. Oak Street	Petition for Ordinance Amendment to the Town of Zionsville Code of Ordinances in order to adopt an amendment to the Road Impact Fee Ordinance. <b>Continued to the January 22, 2014 meeting date.</b>

VII. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2013-30-DP	Burger King	6330 Center Drive Whitestown IN 46075	Petition for Development Plan Approval in order to renovate the facade of a commercial business in the Rural (GB) General Business Zoning District.
2013-32-DP	Top Properties	305 S. Main Street	Petition for Development Plan Approval in order to renovate the facade and the interior of a commercial business in the (VBD) Village Business Zoning District.

VII: Other matters to be considered:

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

December 23, 2013



**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – January 14, 2014**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for January 14, 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 2014 Officers
- IV. Approval of December 10, 2013 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>
2013-29-DSV	J Gayken	8350 E 250 South Whitestown IN 46075	Petition for Development Standards Variance in order to provide for the use of a 1.5 story detached garage with 720 square feet of living space within the half story all as the primary structure temporarily on the property (minimum of 900 square feet of living space on the ground floor required), until such time as a new single family dwelling is constructed in the (R1), Low Density Single Family Residential Zoning District.
2013-30-DSV	Pulte Group The Crossings	8810 Whitestown Road 8811 Whitestown Road 8602 E. 500 South	Petition for Development Standards Variance in order to allow a subdivision of (3) three parcels totaling 144.16 +/- acres, in the (RSF-2- Residential Single Family, and (R2) Low Density Single Family and Two Family Residential Zoning Districts.

**Other Matters to be considered:**

None at This time

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