



**Town of Zionsville**

**Department of Planning &  
Economic Development**

**Year End Report**

**2012**



**Town of Zionsville**  
**Department of Planning & Economic Development**  
**2012 Overview**

In 2012 the Department continued to strive provide timely, professional service to the residents, property owners, and business located within our 52 square mile jurisdiction. Serving as staff to the Board of Zoning Appeals, Economic Development Commission, Redevelopment Commission, Plan Commission, and Zionsville Architectural Review Committee as well as functioning as Zionsville’s Americans with Disabilities Act Coordinator (ADA Coordinator), and the Flood Plain Administrator, our goal is to provide accurate and timely information and guidance.

Among these many roles listed above, the Department is responsible for the issuance of building permits. As illustrated below, the Department reviewed 86 more building permits than in 2011:

2012	810 permits
2011	724 permits
2010	654 permits
2009	364 permits

Which in turn increased the numbers of required inspections:

2012	6,364 inspections
2011	5,916 inspections
2010	5,782 inspections
2009	3,077 inspections

Specific to existing entities within the Town, the Department guided these applicants through the remodeling or addition process. Some of the entities we assisted are:

- |                              |                           |              |
|------------------------------|---------------------------|--------------|
| St Alphonsis Catholic Church | Kumon Learning Center     | My Sugar Pie |
| Interactive Academy          | Claghorn Custom Flooring  | Kern Shoes   |
| The Photo Gallery            | Orange Leaf Frozen Yogurt |              |
| Quail Run Apartments         | Corner Vice               |              |

We also guided entities new to Zionsville through the permitting, Plan Commission or Board of Zoning Appeals process, then through Pre-Construction meetings, and provide inspections during the construction process. These entities included:

REI / The Domain at Bennett Farms	Scannell / Federal Express
Baptist Homes Inc. / Hoosier Village	53 Resale
Ryland / Blackstone	Peace through Yoga
Kite / Walgreens	Papa Murphy's
Village Mattress	Hopwood Winery
Ike & Fitz Ventures Wine Cafe	

We look forward to assisting these Plan Commission approved, future new building projects, including:

Harris FLP / Teays - a 16,170 square foot office building (South Village)  
Harris FLP / Bub's Burgers – a 5,100 square foot restaurant (South Village)  
Harris FLP – 8,560 square feet of retail buildings (South Village)  
Scannell / Federal Express – a 300,000 square foot distribution facility (Ripberger)

The Department released several single-family residential developments for permitting, including:

Brookhaven, Section 4 – 26 lots  
Rock Bridge, Section 4 – 26 lots

Administratively, the Department is reviewing several existing subdivisions who have requested to release additional sections within the subdivision. Presently under administrative review are:

Blackstone, Section 1  
Brookhaven Section 5  
Stonegate, Section 12A

The Department responded to a variety of Zoning Enforcement issues in 2012 from signs placed in the Right-of Way, Overgrown Weeds and Grass, Building without a permit. Our goal is to promote public safety and compliance to the Town of Zionsville's Zoning Ordinance. To illustrate this, the Department pursued 132 violations in 2012.

**Economic Development Commission** - 2012 was a dynamic year for the Economic Development Commission in many ways and saw the conclusion of its efforts to create the Town's Economic Development Strategic Plan (EDSP). This document, adopted by the Town Council in September, was an accumulation of efforts by many parties and serves to guide both private and public investment within the Tax Increment Finance district generally bounded by the Boone / Hamilton County line, Street, Zionsville Road, and the north end of the Village. As staff to the Commission, we supported the efforts to create the document by reviewing the materials that created the EDSP and assisted with meeting facilitation.

**Redevelopment Commission (RDC)** – The RDC continued to accomplish good things for the Town in 2012 and offered support and incentives to both existing and new entities. Entities that

received incentives from the Redevelopment Commission include: The Eagle Creek Coffee Company and Patrick's Kitchen & Drinks. In addition to continuing to work on existing projects such as the First Street Project (streetscape) or the Street Water & Sewer extension project and make its timely bond payments required on prior issuances, it benefited from the continued competitive market related to bond refinancing and new bond issuances. In 2012 a bond was issued for the extension of municipal services, including a road, into Ripberger Industrial Park. This extension includes 2,700 feet of roadway and associated utilities to serve the five lot park. The Redevelopment Commission also began several conversations that will continue into 2013 related to development incentives with the South Village area as well as the potential to acquire 100 acres owned by the Dow Chemical Company. As staff to the RDC we supported the efforts of the commission by providing staff support of the meetings, managing specific projects as directed by the RDC, and assisted with meeting facilitation.

**Zionsville Architectural Review Committee (ZARC)** - Related to the ZARC, the committee continued to meet on a monthly basis to review applications seeking assistance with projects within the service area of the committee. Specific to grants, the ZARC awarded two projects (Corner Vice & Centerpoint Capital Ventures) grant assistance in 2012 and closed out one of the two projects (Centerpoint will carry over to 2013). As interest in the program is intensifying, the ZARC will continue to serve in its role and staff will continue to assist the group with support and guidance.

**Americans with Disabilities Act Coordinator (ADA)** - In 2010 the Town like all other communities within Indiana were required to undertake efforts to gain compliance with the federally adopted updates to the Americans with Disabilities Act. Since that time the Town has undertaken specific measures to ensure compliance with the updated standards. In 2012 additional funding was identified as required related to the completion of a compliance study. Funding will be made available in 2013 for the completion of the study which will further the Town's efforts to remain compliant with the Act. Specific to the American With Disabilities Act Coordinator's role, the Town processed two complaints related to compliance with the Act. Both cases were documented, the property owner or issue pursued, and resolved with no further actions being required.

**Flood Plain Administrator** – In 2012 the Department offered guidance and advice to individuals and entities currently located within or subject to the requirements of being located within the flood plain. In that role, the Department reviewed 19 Federal Emergency Management Agency map revision letters associated with flood plain within the corporate boundaries of the Town.

**Town of Zionsville**  
**New Single Family Residences and Permit Totals**  
**(1990-2012)**

<u>Year</u>	<u>New Single Family Monthly Permit Totals</u>	<u>Yearly Permit Totals</u>
1990	79	160
1991	67	171
1992	77	190
1993	61	146
1994	48	125
1995	43	119
1996	34	105
1997	44	138
1998	76	182
1999	121	222
2000	106	217
2001	112	241
2002	95	216
2003	104	400
2004	184	573
2005	185	524
2006	114	461
2007	86	527
2008	68	454
2009	60	364
<i><u>Includes Numbers due to the Consolidation of Eagle and Union Townships</u></i>		
2010	129	654
2011	150	724
2012	184	810

***US Census Population Totals – Eagle Township***

1970 – 5,331  
1980 – 7,995  
1990 – 9,864  
2000 – 13,910

***US Census Population Totals – Union Township***

1970 – 6,582  
1980 – 6,860  
1990 – 6,976  
2000 – 7,349

***US Census Population Totals – Town of Zionsville***

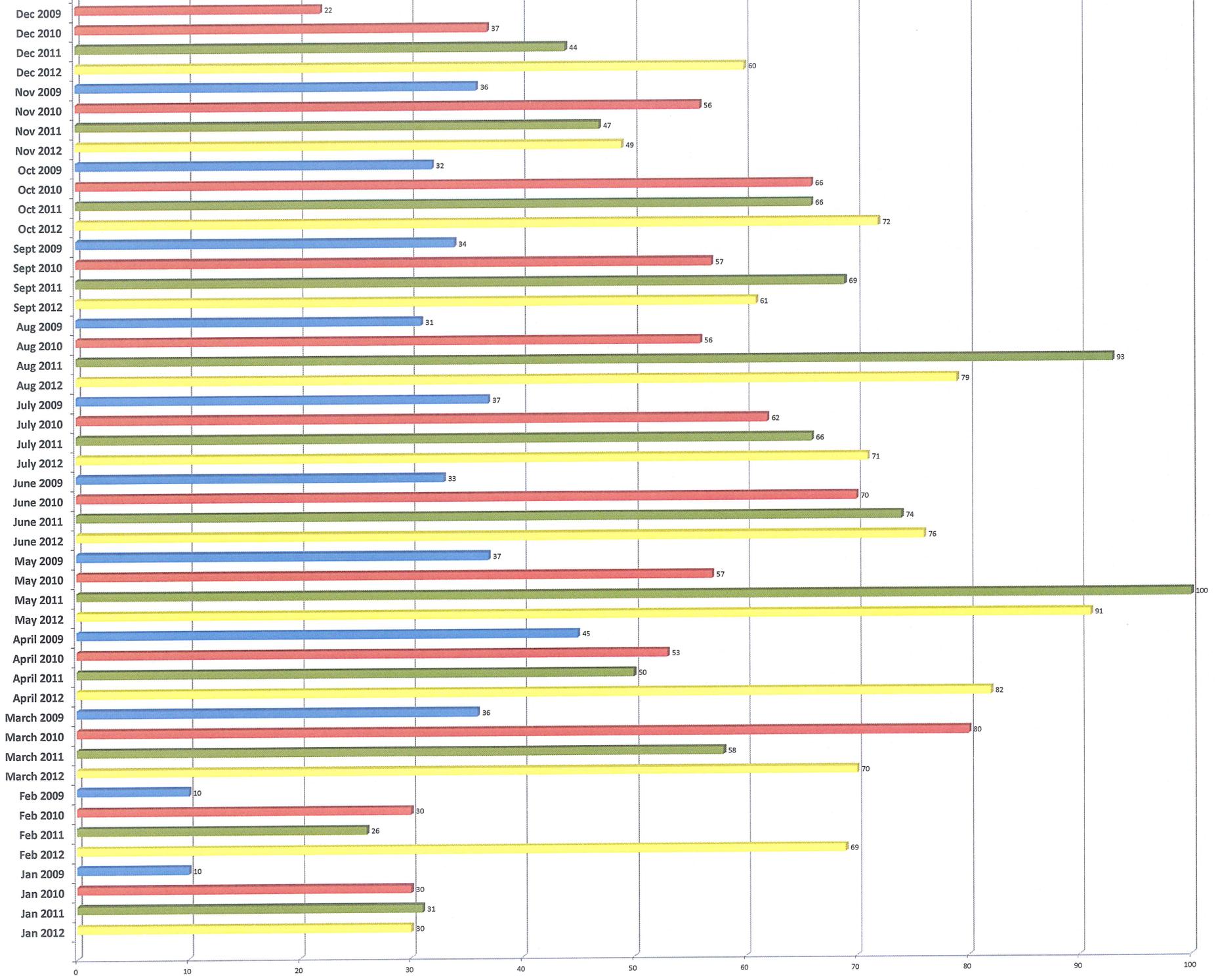
1970 – 1,857  
1980 – 3,948  
1990 – 6,207  
2000 – 8,775  
2005 – 12,500 (Estimate includes recent Annexations)  
2010 – 23,080



## 2012 Permit Activity

	Commercial/Industrial						Residential										Sewer Reporting		Summary of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Garage	Electric	Pool	Demolition	Other	New Res Sewer or Repair Permits	New Comm Sewer or Repair Permits	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	1	4	1	0	0	8	0	6	0	0	0	0	7	2	0	30	0	1	271	458	17
February	8	0	7	8	1	6	13	4	8	0	5	1	3	4	0	1	69	0	4	229	391	11
March	0	1	7	2	2	2	19	6	4	0	5	4	0	18	0	0	70	0	3	271	449	28
April	1	6	5	5	3	7	15	11	5	0	2	1	1	19	1	0	82	0	6	254	379	44
May	0	0	11	5	0	2	17	9	7	0	4	4	1	30	1	0	91	0	8	371	536	56
June	0	1	8	3	1	2	23	5	4	0	7	1	2	19	0	0	76	0	4	391	569	36
July	0	0	17	3	1	5	17	2	7	0	4	3	2	8	2	0	71	0	7	331	625	37
August	0	0	9	7	1	1	22	10	6	0	4	2	2	14	0	1	79	0	7	405	709	25
September	0	0	1	9	1	2	10	6	4	0	5	1	1	20	0	1	61	0	1	286	522	30
October	0	0	4	1	0	1	15	8	10	0	7	2	2	22	0	0	72	0	6	376	699	57
November	0	2	2	0	2	1	15	6	6	0	3	1	3	7	1	0	49	0	3	298	574	31
December	0	4	7	14	1	2	10	8	2	0	2	1	0	8	1	0	60	0	2	229	453	24
<b>Total</b>	<b>10</b>	<b>15</b>	<b>82</b>	<b>58</b>	<b>13</b>	<b>31</b>	<b>184</b>	<b>75</b>	<b>69</b>	<b>0</b>	<b>48</b>	<b>21</b>	<b>17</b>	<b>176</b>	<b>8</b>	<b>3</b>	<b>810</b>	<b>0</b>	<b>52</b>	<b>3712</b>	<b>6364</b>	<b>396</b>
2012 Total Urban Permits: 513 New Residential Permits: 66												2012 Total Rural Permits: 297 New Residential Permits: 118					<b>2012 Total Permits:810</b> <b>New Residential Permits:184</b>					
2011 Total Urban Permits: 474 New Residential Permits: 58												2011 Total Rural Permits: 250 New Residential Permits: 92					2011 Total Permits:724 New Residential Permits:150					
2010 Total Urban Permits: 442 New Residential Permits: 54												2010 Total Rural Permits: 212 New Residential Permits: 75					2010 Total Permits:654 New Residential Permits: 129					

Permit Totals 2009 to Present



**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments  
Totals Petitions Filed in 2012**

**Total Plan Commission Petitions Filed: 19**

**Primary Plat – 3**

Petitions Approved: 3  
Petitions Denied: 0  
Petitions Pending: 0

**Secondary Plat – 6**

Petitions Approved: 3  
Petitions Denied: 0  
Petitions Pending: 3

**Minor Plat – 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Pending: 0

**Zone Map Amendment – 2**

Petitions Approved: 1  
Petitions Denied: 0  
Petitions Pending: 1  
Withdrawn: 0

**Subdivision Waiver - 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Pending: 0  
Withdrawn: 0

**Development Plan - 6**

Petitions Approved: 3  
Petitions Denied: 0  
Petitions Pending: 3  
Withdrawn: 0

**Development Plan Amendment - 1**

Petitions Approved: 1  
Petitions Denied: 0  
Petitions Pending: 0  
Withdrawn: 0

**Ordinance Amendment – 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 0

**Comprehensive Plan Amendment – 1**

Petitions Approved: 1  
Petitions Denied: 0  
Petitions Pending: 0

**Amendment: 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Pending: 0

**Waiver Amendment: 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 0

**Municipal Project Review: 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 0

**Development Review: 0**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 0

**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments  
Totals Petitions Filed in 2012**

**Total Boards of Zoning Appeals Petitions Filed: 18**

**Development Plan Variance - 15**

Petitions Approved: 14

Petitions Denied: 0

Petitions Pending: 1

Withdrawn: 1

**Variance of Use - 1**

Petitions Approved: 1

Petitions Denied: 0

Petitions Pending: 0

Withdrawn:0

**Special Exception - 2**

Petitions Approved: 1

Petitions Denied: 0

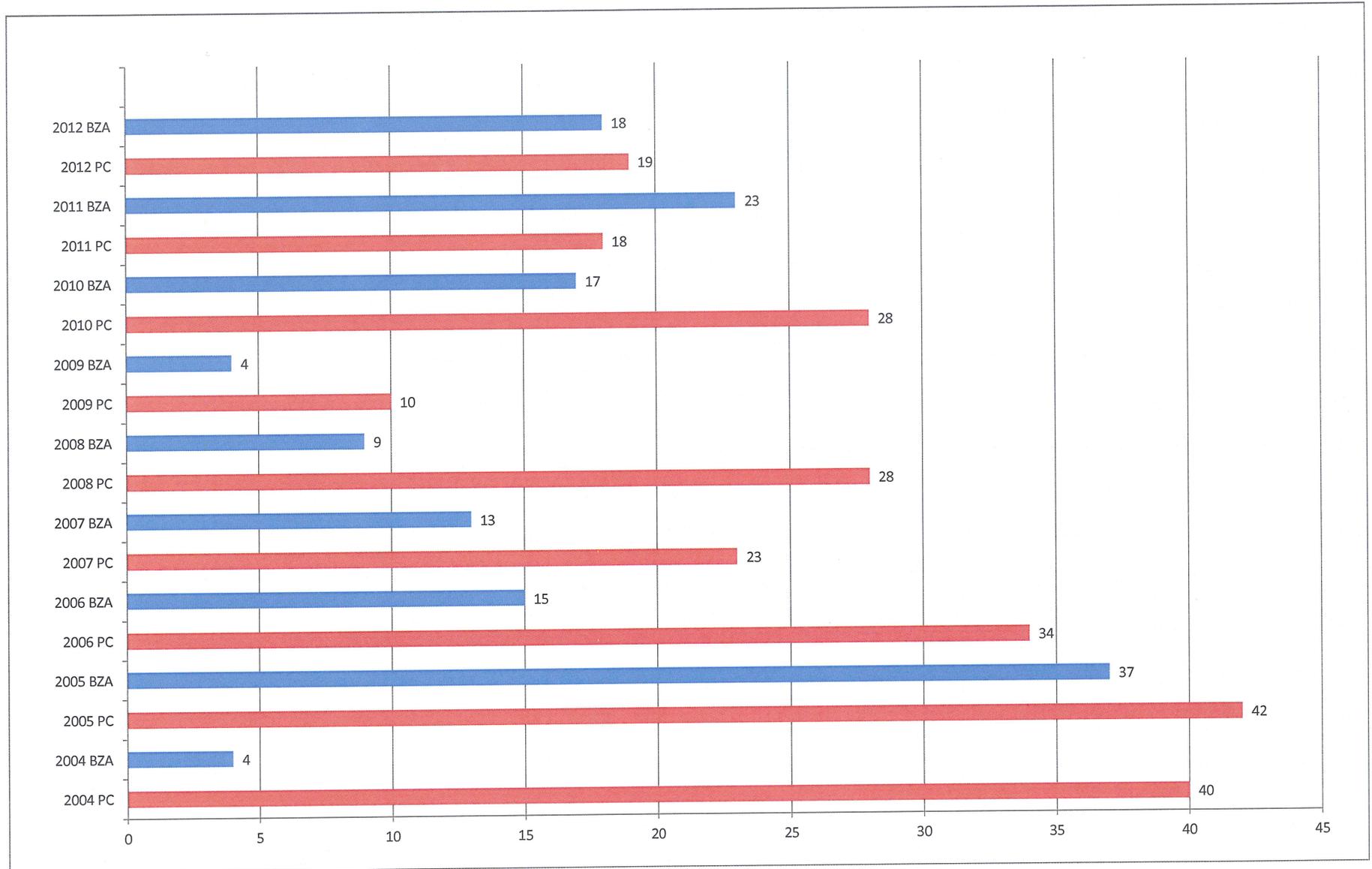
Petitions Pending: 1

Withdrawn:0

**BZA Petition Disposition:**

Granted - 0

# Board of Zoning Appeals and Plan Commission Submittals 2004 to Present



## Façade Rehabilitation Applicants Financial Documentation

Appl Date	Owner	Address	Phone	2009 Amount ZARC Has Approved (Money designated for pay out)	2009 Amount ZARC has Paid Out to Applicants	2010 Amount ZARC Has Approved (Money designated for pay out)	2010 Amount ZARC has Paid Out to Applicants	2011 Amount ZARC Has Approved (Money designated for pay out)	2011 Amount ZARC has Paid Out to Applicants	2012 Amount ZARC Has Approved (Money designated for pay out)	2012 Amount ZARC has Paid Out to Applicants
7/31/2009	Tom Casalini	10.5 North Main Street	Tom: 873-4858 Cell: 443-3273 Charles: 239-592-1414	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7/31/2009	Elliot	10.5 North Main Street	Tom: 873-4858 Cell: 443-3273 Charles: 239-592-1414	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 8/10/2009 Second submittal 6/30/10	Anita Brummett	150/160/170 South Main St Cobblestone Grill	873-5191	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
10/16/2009	Phillip Owens	100.5 South Main Street	873-5076	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 11/11/09 Second submittal 4/27/10	Kent Claghorn PHASE 1	100 N First Street	8736202	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Same	Kent Claghorn PHASE 2	100 N First Street	8736202	\$0.00	\$0.00	\$9,872.00	\$9,872.00 Reflects subtraction of \$64.00 overpayment of	\$0.00	\$0.00	\$0.00	\$0.00
Same	Kent Claghorn PHASE 3	100 N First Street	8736202	\$0.00	\$0.00	\$8,450.00	\$8,450.00	\$0.00	\$0.00	\$0.00	\$0.00
11/17/2009	Drew Kogan	195 S Main Street	873-4208	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/4/2009	J. Marion Lowder	50 South Main Street	873-2732	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,107.90	\$0.00	\$0.00
<del>12/7/2009</del> Withdrawn	<del>Harold Wright</del>	<del>140 S Main Street</del>	<del>873-2308</del>	<del>\$0.00</del>	<del>\$0.00</del>	<del>\$0.00</del>	<del>\$0.00</del>	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 3/15/10 Second submittal 3/23/10	Bob Goodman	106 N. Main Street	733-91700	\$0.00	\$0.00	\$8,324.78	\$8,324.78	\$0.00	\$0.00	\$0.00	\$0.00

Appl Date	Owner	Address	Phone	2009 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2009 Amount ZARC has Paid Out to Applicants	2010 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2010 Amount ZARC has Paid Out to Applicants	2011 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2011 Amount ZARC has Paid Out to Applicants	2012 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2012 Amount ZARC has Paid Out to Applicants
5/21/2010	Tania and Jim Roudebush	115 South Main Street	816-0147	\$0.00	\$0.00	\$7,675.18	\$7,675.18	\$0.00	\$0.00	\$0.00	\$0.00
3/26/2012	Barbara Jennings Carol Chuck	115-117 S First Street	873-3288	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,915.47	\$27,915.47
	Centerpoint Capital Ventures	56 N Main Street	733-3444	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,711 (In 2013)
TOTALS				\$27,500.00	\$7,500.00	\$34,321.96	\$54,321.96	\$0.00	\$11,107.90	\$27,915.47	\$27,915.47
					<b>2013 Operating Budget \$50,000.00</b>						
					<b>\$76,973.53 2013 total budget upon appropriation of \$26,973.53</b>						

Town of Zionsville Planning and Building Department-Comprehensive Status Report													
<b>Residential Fees</b>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<i>New Home Residential ILP Fees</i>	\$10,408	\$13,956	\$40,258	\$18,593	\$22,403	\$32,362	\$39,878	\$26,057	\$12,227	\$19,071	\$18,355	\$15,669	\$269,237
All Other Residential ILPS	\$2,325	\$3,998	\$5,965	\$5,264	\$8,117	\$4,601	\$5,326	\$6,036	\$5,231	\$7,843	\$5,282	\$7,459	\$67,447
Residential Inspection Fees (Fees due)	\$2,700	\$1,800	\$1,500	\$1,100	\$2,650	\$2,400	\$3,050	\$3,850	\$2,450	\$3,050	\$2,850	\$2,600	\$30,000
New Home Residential Road Impact Fees	\$861	\$4,305	\$2,583	\$5,166	\$6,888	\$4,305	\$6,027	\$8,610	\$2,583	\$6,387	\$1,722	\$3,444	\$52,881
New Home Residential Park Impact Fees	\$0	\$0	\$0	\$0	\$14,652	\$26,863	\$19,536	\$24,420	\$10,989	\$15,513	\$18,315	\$9,768	\$140,056
Sanitary Sewer Fees	\$4,025	\$16,100	\$12,075	\$20,125	\$32,200	\$20,125	\$32,225	\$36,025	\$7,975	\$28,110	\$16,035	\$8,050	\$233,070
Total Residential ILP, Inspection, Impact, Sewer Fees	\$20,319	\$40,159	\$62,381	\$50,248	\$86,910	\$90,656	\$106,042	\$104,998	\$41,455	\$79,974	\$62,559	\$46,990	\$792,691
<i>New Commercial Start ILP Fees</i>	\$3,300	\$16,518	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,318
All Other Commercial ILPs	\$1,592	\$2,620	\$2,555	\$5,599	\$3,104	\$3,077	\$4,044	\$2,040	\$1,094	\$915	\$2,758	\$6,199	\$35,597
Commercial Inspection Fees (Fees due)	\$450	\$375	\$375	\$300	\$1,275	\$900	\$1,725	\$1,575	\$1,125	\$975	\$750	\$225	\$10,050
Commercial Road Impact Fees	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$5,000
Commercial Sanitary Sewer Fees	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$50
Total Commercial ILP, Inspection Impact Sewer Fees	\$5,342	\$19,538	\$2,930	\$6,399	\$4,379	\$3,977	\$5,769	\$3,640	\$2,219	\$6,890	\$3,508	\$6,424	\$71,015
Combined Residential and Commercial Sewer Fees	\$4,025	\$16,125	\$12,075	\$20,125	\$32,200	\$20,125	\$32,225	\$36,050	\$7,975	\$28,110	\$16,035	\$8,050	\$233,120
Combined Residential and Commercial Impact Fees	\$861	\$4,305	\$2,583	\$5,166	\$21,540	\$31,168	\$25,563	\$33,030	\$13,572	\$26,900	\$20,037	\$13,212	\$197,937
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$25,661	\$59,697	\$65,311	\$56,647	\$91,289	\$94,633	\$111,811	\$108,638	\$43,674	\$86,864	\$66,067	\$53,414	\$863,706
<b>Petition Filing Fees</b>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<b>Plan Commission</b>	None		None	None							None		\$0
Primary Plat Approval		\$1,325						\$1,025					\$2,350
Secondary Plat Approval					\$500	\$350	\$800		\$400	\$400			\$2,450
Minor Plat Approval													\$0
Zone Map Amendment												\$1,025	\$1,025
Subdivision Waiver													\$0
Development Plan								\$9,512	\$2,100	\$3,000		\$700	\$15,312
Development Plan Amendment													\$0
Ordinance Amendment													\$0
<b>Board of Zoning Appeals</b>	None		None		None		None		None				\$0
Variance of Use								\$1,000					\$1,000
Variance of Dev Standards		\$350		\$325		\$488		\$900		\$1,200			\$3,263
Special Exception								\$600				\$600	\$1,200
<b>TOTAL FILING FEES Plan Commission and BZA</b>	\$0	\$1,675	\$0	\$325	\$500	\$838	\$800	\$13,037	\$2,500	\$4,600	\$0	\$2,325	\$26,600
<b>Permit Overview</b>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home ILP	8	13	19	15	17	23	17	22	10	15	15	10	184
All Other Residential ILP	15	25	37	40	56	38	28	38	38	51	27	22	415
New Commercial Start ILP	1	8	0	1	0	0	0	0	0	0	0	0	10
All Other Commercial ILP	6	23	14	26	18	15	26	19	13	6	7	28	201
Total Permit Per Month	30	69	70	82	91	76	71	79	61	72	49	60	810
<b>Petition Filing Quantities</b>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<b>Plan Commission</b>	None		None	None							None		
Primary Plat Approval		1 Blackstone						1 Ripberger					
Secondary Plat Approval					1 Stonegate	1 Sullivan	2 Brookhaven Rockledge		1 Monsey	1 Stonegate Sect 12A			
Minor Plat Approval													
Zone Map Amendment										1 Ripberger Park		1 Ossip Real Estate	
Subdivision Waiver													
Development Plan								1 Ripberger	1 Walmart	4 Monsey, Harris, Harris, My Sugar Dr.		1 Ossip Real Estate	
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment							1 Town of Zionsville						
<b>Board of Zoning Appeals</b>	None		None		None		None		None				
Variance of Use								1 Ike & Fritz					
Variance of Dev Standards		1 Pat Cross		2 Blackstone Home Show		2 Koharchik Sullivan Muncie		3 Hall Smith		3 Bauman, Ide, Wal-Mart			
Special Exception								1 Schalk				1 B. Slack	
<b>TOTAL FILINGS Plan Commission and BZA</b>	0	2	0	2	1	3	3	7	2	8	0	3	31
VIOLATION: Duplicate Permits, Amendments Proceeding fees	\$250.00	\$400.00	\$200.00	\$1,400.00	\$450.00	\$275.00	\$225.00	\$75.00	\$400.00	\$700.00	\$275.00	\$284.00	\$4,934
<b>TOTAL REVENUE : (ILPs, Inspections, Petition Filing Fees, Violations)</b>	\$21,025	\$41,342	\$50,853	\$33,081	\$38,499	\$44,453	\$55,048	\$52,670	\$25,027	\$37,154	\$30,270	\$34,761	\$464,183
<b>TOTAL REVENUE : (ILPs, Inspections, PIP, RIF, Sewer, Petition Filing Fees, Violations)</b>	\$25,911	\$61,772	\$65,511	\$58,372	\$92,239	\$95,746	\$112,836	\$121,750	\$46,574	\$92,164	\$66,342	\$56,023	\$895,240