



**Town of Zionsville
 Planning & Administration
 Year End Report**

Permit Activity for December 1 to December 31, 2007 – 26 Issued

Commercial/ Industrial:	December 2007	December 2006	YTD 2007	YTD 2006	Difference
New	0	1	6	6	0
Interior Remodel Addition	1	1	16	19	- 3
Sign	0	0	1	4	- 3
Electric	2	4	31	31	0
Other	0	0	3	3	0
	0	0	21	13	8
Residential:					
Single Family	8	3	86	114	- 28
Addition	0	2	40	33	7
Remodel	5	2	75	57	18
Garage	1	0	5	2	3
Electric	1	2	30	13	17
Pool/Spa	0	0	8	18	- 10
Demolition	0	0	16	7	9
Other	7	3	179	155	24
Sewer permit	1	1	10	8	2
TOTALS:	26	19	527	461	56

Building Inspections: December 111 (+3 sewer inspects) YTD: 2254

Certificates of Occupancy issued: 17 (208 YTD)

Easement Encroachments Authorized December: 0 YTD: 4

Meetings with Petitioners/Developers/Public (Planning Director – 26, Administrative Asst – 8)

ENFORCEMENT ACTIVITY:

Ordinance Violation Contact (Informal Notification) 0 (79 YTD)

Ordinance Violation Warnings (Formal Notification, Includes Stop Work, Citation,ect.) 1 (52 YTD)

Pending Violations from previous months 12 (12 YTD)

Complaints: 0 (54 YTD)



**Permits for
New Single Family Residences and Total Permits
(1990-2007)**

Year	New Single Family Residential Permits	Total Permits
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

Population – Town of Zionsville (Census)

1970 – 1,857

1980 – 3,948

1990 – 6,207

2000 – 8,775

2005 – 12,500 (est. – includes recent Annexations)

Population – Eagle Township (Census)

1970 – 5,331

1980 – 7,995

1990 – 9,864

2000 – 13,910

2007 ILP & Sanitary Sewer Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home	\$6,321	\$3,128	\$8,713	\$10,126	\$11,573	\$8,529	\$7,936	\$7,102	\$6,915	\$8,125	\$7,828	\$9,243	\$95,539
All Other	\$2,350	\$5,466	\$9,019	\$3,814	\$7,588	\$6,468	\$5,710	\$7,985	\$3,825	\$6,834	\$6,025	\$1,736	\$66,800
Commercial	\$4,012	\$635	\$3,484	\$646	\$1,126	\$4,014	\$4,268	\$2,860	\$525	\$4,696	\$789	\$3,911	\$30,966
TOTAL	\$12,683	\$9,229	\$21,216	\$14,586	\$20,267	\$19,011	\$17,914	\$17,947	\$11,265	\$19,655	\$14,642	\$14,890	\$193,305
Park Impact Fee	\$11,172	\$5,586	\$14,896	\$14,896	\$16,758	\$14,896	\$14,896	\$14,896	\$9,310	\$18,620	\$13,034	\$18,620	\$167,580
Traffic Impact Fee								\$3,264	\$4,305	\$8,610	\$6,027	\$8,610	\$30,816
Petition Filing Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Zone Map Change			\$1,050						\$0				\$1,050
Dev Plan Approval		\$700	\$600						\$1,379	\$800			\$3,479
Amended Development Plan				\$900		\$300							\$1,200
Primary Plat Approval								\$180					\$180
Secondary Plat Approval	\$2,700			\$500		\$1,200		\$1,360					\$5,760
Minor Plat Approval								\$210			\$1,350		\$1,560
Variance of Use								\$900		\$1,000			\$1,900
Variance of Dev Standards		\$300	\$300			\$675	\$325	\$600		\$700			\$2,900
Special Exception													\$0
Zoning Base Maps													\$0
Construction Standards													\$0
Zoning Ordinance/subdivision ..	\$0								\$0				\$0
Code of Ordinances													\$0
Comprehensive Plan													\$0
Duplicate Permits													\$0
TOTAL	\$2,780	\$1,000	\$1,950	\$1,400	\$0	\$2,175	\$325	\$3,250	\$1,379	\$2,500	\$1,350	\$0	\$18,029
Other Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Re-Inspect Fees Received	\$950	\$725	\$975	\$850	\$925	\$975	\$1,275	\$1,125	\$875	\$1,025	\$1,225	\$1,025	
Total for Planning	\$16,333	\$10,954	\$24,141	\$16,836	\$21,192	\$22,161	\$19,514	\$22,322	\$13,519	\$23,180	\$17,217	\$15,915	\$223,284
Sanitary Sewer Permits	\$27,770	\$26,995	\$43,100	\$54,395	\$47,560	\$65,560	\$32,200	\$16,100	\$23,520	\$36,100	\$35,540	\$38,860	\$437,700
2006 ILP & Sanitary Sewer Permits	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home ILP	6	3	8	9	10	8	8	6	6	7	7	8	86
All Other	19	16	30	26	57	35	32	33	27	39	33	15	362
Commercial	1	3	9	5	7	9	11	13	2	10	6	3	79
TOTAL	26	22	47	40	74	52	51	52	35	56	46	26	527
Sanitary Sewer Permits	1	2	1	1	2	2	0	0	2	0	0	1	12
Petition Filing Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Zone Map Change			1						1				2
Dev Plan Approval		1	1						2	1			5
Amended Development Plan				2		1							3
Primary Plat Approval								1					1
Secondary Plat Approval	1			1		1		2					5
Minor Plat Approval								1			1		2
Variance of Use								2		1			3
Variance of Dev Standards		1	1			2	1	2		2			9
Dev Standards-Special Exception													0
Zoning Base Maps													0
Construction Standards													0
Zoning Ordinance	1								1				2
Code of Ordinance													0
Comprehensive Plan													0
Subdivision Control Ordinance													0
TOTAL	2	2	3	3	0	4	1	8	4	4	1	0	32

2007 Permit Activity

Month	# issued	Commercial/Industrial				Residential				Building				C of O		
		Building	Add/Remodel	Sign	Elec/Other	New Home	Addition	Remodel	Garage	Electric	Pool	Demolition	Sewer		Other	Inspects
January	26	0	1	0	0	6	2	7	1	0	1	1	0	7	94	9
February	22	0	1	0	2	3	0	8	0	0	1	2	2	3	87	4
March	47	0	5	3	1	8	3	13	0	1	0	4	1	8	323	8
April	40	0	1	3	1	9	0	5	0	0	1	2	2	17	341	27
May	74	0	1	2	4	10	8	4	0	2	1	4	2	36	213	30
June	52	3	1	1	4	8	6	4	0	2	1	1	0	21	174	25
July	51	0	2	8	1	8	3	6	1	3	1	0	1	17	207	18
August	52	1	2	2	8	6	6	6	1	5	0	0	0	13	184	18
September	35	0	0	0	2	6	3	4	1	0	0	1	1	16	145	15
October	56	2	1	5	1	7	3	5	0	10	2	0	0	20	170	19
November	46	0	1	5	0	7	6	8	0	6	0	1	0	12	202	18
December	26	0	1	2	0	8	0	5	1	1	0	0	1	7	114	17
Total	527	6	17	31	24	86	40	75	5	30	8	16	10	177	2254	208

**Planning and Building
Town of Zionsville
2007 YEAR-END REVIEW**

In order to better manage the Department and provide service at high standards administrative office changes were implemented:

- All permits have been put in electronic format so plot plans and past permits can be found more efficiently. Applications have been filed and labeled for easier distribution.
- Inspectors are now providing more office time. Having an inspector available to answer questions directly and in person provides an additional service which proves invaluable for construction projects which are always time sensitive.
- Costs were within budget – notably including Plan Commission legal expenses.
- Response to planning inquiries and review and issuance of permits is accomplished in a timely and customer-oriented manner. Permit issuance was accomplished on average within two days.
- Continue zoning and building code enforcement throughout town limits providing professional and courteous service in the process. While the Department worked tediously and closely with the Village Merchant's Association, enforcement was carried out in a pro-active and solution oriented manner.

During 2007 the Department assumed the responsibility for the collection of Traffic Impact Fees with the issuance of building permits. The Town underwent the analysis to determine the future impact that developments will have on Zionsville's transportation system. From that analysis, recommendations for the intersections and roadway segments within the transportation system were made to accommodate existing and future traffic. This impact fee will be used to upgrade and replace those existing intersections and roads in order to provide Zionsville residents with safe and uninterrupted travel through the Town.

Work with Boone County on development projects within the Zionsville Planning Area was maintained in order to provide input and coordinate efforts with the Boone County Area Plan Commission and Boone County Commissioners. The Zionsville Planning Department continued to work to assure that developments in the areas immediately outside of the corporate Town boundaries are compliant with the Zionsville Comprehensive (Land Use) Plan. The Planning Department was involved in the development of Boone County's 2007 Comp. Plan Process on behalf of the Town of Zionsville. At the request of the County, Planning Director Terry Jones is now serving as a Steering Committee member for the Boone County Comprehensive Plan and Economic Development Plan. Discussions have gone well between the APC staff and the Town's staff as annexation occurs; the need for smooth transition from County to Town jurisdiction is essential to lessen the impact on the residents affected.

One of the functions of the Planning Department is to coordinate all review comments and responses from Town Management staff and its consultants in processing proposed developments through the Plan Commission / BZA approval process (an ongoing activity). The relationship between all Management staff concerning proposals before the Plan Commission and BZA is as good as it has been in many years. Response and involvement has been exemplary – timely and professional. The community of Zionsville is well served by the involvement of the other department managers.

During 2007 the Department desired to improve the building inspection and permit process to determine proper internal task structure and implementation. One objective was to develop and implement a building standard for installation of wood decks similar to surrounding jurisdictions. This standard was implemented in May 2007. A second objective was to expand required inspections to include brick and deck inspections on residential projects and was also initiated in May 2007. Finally all application forms were reviewed, updated, and revised in order to comply with current laws and ordinances.

In order to provide both staff and the general public with effective and efficient access to departmental information on existing petition files and subdivision plats major reorganization took place in 2007. Physical organization of files and the creation of an electronic data base in order to maintain searchable electronic records were accomplished. Hard copies of permit and zoning information prior to 2006 have been re-filed and organized with an electronic database completed and available for access.

2007 Plan Commission Activity

Docket #	Project Name	Application Type	Commission Action	Hearing Date
2007-01-RP	Villa Francesca	23 Residential Lots	Withdrawn	2/20/2007
2007-02-OA	Town of Zionsville	Ordinance Amendment	Approved	2/20/2007
2007-03-DP	572 S. Main Street	20,800 sq.ft. Comm.	Approved	3/19/2007
2007-04-Z	572 S. Main Street	B-2 to VBD	Approved	3/19/2007
2007-05-DPA	Starbucks	300 sq.ft. addition	Approved	4/18/2007
2007-06-RP	Just Marketing	RePlat	Under Review	6/18/2007
2007-07-DPA	Just Marketing	Dev. Plan Amendment	Under Review	6/18/2007
2007-08-DPA	Zville United Methodist	Dev. Plan Amendment	Approved	6/18/2007
2007-09-OA	Non-Conforming Use	Ordinance Amendment	Approved	6/18/2007
2007-10-DPA	Robert Goodman	Mural Size to 28.5%	Approved	6/18/2007
2007-11-DPA	Christ Church	8,162 sq.ft. Addition	Approved	7/16/2007
2007-12-RP	Albers Family	RePlat	Withdrawn	8/20/2007
2007-13-MP	Hall	Minor Plat	Under Review	9/17/2007
2007-14-SP	Villa Francesca	Secondary Plat	Under Review	9/17/2007
2007-15-SP	Shamrock Builders	Secondary Plat	Approved	9/17/2007
2007-16-PP	Phil Cramer	Primary Plat - Lot 6 & 8	Approved	10/15/2007
2007-17-DP	55 E. Hawthorne	3,750 sq.ft. Office	Approved	10/15/2007
2007-18-DP	Cedar Crest	24,000 sq.ft. Comm.	Approved	10/15/2007
2007-19-OA	Works of Art	Ordinance Amendment	Under Review	10/15/2007
2007-20-Z	Iris Wood	R-SF-2 to B-2	Approved	10/15/2007
2007-21-PP	623 & 625 Sycamore	Sidewalk Waiver	Approved	10/15/2007
2007-22-OP	Spohn Associates	18,544 sq.ft. Comm.	Approved	11/19/2007
2007-23-PP	Mike & Wendy Reckel	Minor Plat	Under Review	11/19/2007

2007 BZA Activity

Docket #	Project Name	Application Type	Commission Action	Hearing Date
2007-01-V	St. Alphonsus Sign	Sign Variance	Approved	3/27/2007
2007-02-V	David Hatchett	Occ. of Permanent Structure	Approved	7/24/2007
2007-03-V	Albers Family	Lot width & frontage	Withdrawn	7/24/2007
2007-04-V	Christ Church	Height Variance	Approved	7/24/2007
2007-05-V	Pulte Model (Lot 24)	Time Extension Variance	Approved	7/24/2007
2007-06-V	Pulte Model (Lot 368)	Time Extension Variance	Approved	9/25/2007
2007-07-V	Andrew & Betsy Eibling	Lot coverage	Approved	9/25/2007
2007-08-V	Connan Auto	Sign Setback	Continued	9/25/2007
2007-09-V	Lana Funkhouser	Secondary Living Quarter	Approved	9/25/2007
2007-10-V	Cedar Crest Cottage	Self Storage	Approved	11/27/2007
2007-11-V	Cedar Crest Cottage	Front Setback	Approved	11/27/2007
2007-12-V	Cedar Crest Cottage	Foundation Plantings	Approved	11/27/2007
2007-13-V	Cedar Crest Cottage	Parking Lot Landscape	Approved	11/27/2007