



## Town of Zionsville

### Planning and Administration Permit Activity

### December 1, 2009 though December 31, 2009

Total numbers of permits issued for the year of 2009: 364  
(One permit was issued with an "A" designation)

#### Permit Activity Break Down

<b>Commercial Permits</b>	December 1, 2009	December 1, 2008	YTD 2009	YTD 2008	Difference in YTD
New	0	1	5	5	0
Interior Remodel	0	6	17	31	-14
Addition	0	0	0	3	-3
Sign	1	4	32	49	-17
Electric	2	0	6	7	-1
Other	2	1	20	24	-4
<i>Commercial Totals</i>	5	12	80	119	-39
<b>Residential Permits</b>					0
Single Family	5	6	59	66	-7
Addition	2	0	35	33	2
Remodel	3	4	49	63	-14
Garage	1	0	1	0	1
Electric	2	0	8	17	-9
Pool/Spa	1	0	2	8	-6
Demolition	0	0	4	5	-1
Other	3	2	122	132	-10
Sewer	0	1	4	11	-7
<i>Residential Totals</i>	17	13	284	335	-51
<b>Commerical &amp; Residential Totals Combined</b>	22	25	364	454	-90

Building/Site Inspections for the month of December: 112    Number of Inspections per Site Visit: 293

Certificates of Occupancy Issued: 9

Easement Encroachments Authorized: 0

Meeting with Petitioners - Developers - Public 38

#### Zoning Code Enforcement Activitiy for the month of December

#### Enforcement and Investigation Activitiy in the month of December 2009

Informal Notifications Issued: 3

Formal Notifications Issued (Includes Stop Work Orders): 1

Number of Citations Issued: (Certified Letters): 0

Number of Closed Cases: 3

Pending Violations from Previous Months in 2009: 2

**2009 Permit Activity**

Month	Combined Permits Issued	Commercial/Industrial					Residential														C of O
		Building	Add Remodel	Sign	Elec	Other	New Home	Addition	Remodel	Garage	Electric	Pool	Demolition	Other	New Res Sewer	Total New Permits	Comm Sewer	New Home Res Sewer (Informational Reporting only)	Building Inspects Site Visits	Number of Inspections per Site Visit	
January	10	0	1	2	0	1	2	0	3	0	0	0	1	0	0	10	0	2	61	143	11
February	11	0	1	0	2	0	1	1	3	0	1	0	0	2	0	11	0	1	51	138	10
March	37	4	1	6		3	7	0	5	0	0	0	0	11	0	37	3	7	90	221	16
April	45	0	3	2	0	1	6	3	2	0	0	0	1	26	1	45	0	6	115	212	19
May	37	0	1	0	0	0	7	7	6	0	0	0	0	15	1	37	0	7	130	220	13
June	33	0	1	2	1	0	6	2	6	0	0	0	1	14	0	33	0	6	124	298	22
July	37	0	1	9	0	0	8	4	6	0	0	0	0	9	0	37	0	8	139	295	14
August	31	1	1	7	0	1	3	4	2	0	0	1	0	11	0	31	0	3	134	311	15
September	34	0	2	2	0	7	5	3	5	0	1	0	1	7	1	34	0	5	129	309	16
October	31	0	4	0	0	1	7	6	1	0	4	0	0	8	0	31	0	8	149	317	13
November	36	0	1	1	1	4	2	3	7	0	0	0	0	16	1	36	0	2	133	320	15
December	22	0	0	1	2	2	5	2	3	1	2	1	0	3	0	22	0	5	112	293	10
<b>Total</b>	364	5	17	32	6	20	59	35	49	1	8	2	4	122	4	364	3	60	1367	3077	174

**Permits Issued in the month of December 2009**

<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>PRIF RIF</u>	<u>Subdivision</u>	<u>Builder</u>	<u>Owner</u>	<u>Type of Construction</u>	<u>Lot#</u>	<u>Address</u>
2009-341	December	1	\$40,000.00	\$250.00	\$0.00	\$0.00	Cedar Bend	Tom Simmons	Barry Wanser	Res add	14	Wildwood Drive
2009-343	December	3		\$100.00	\$0.00	\$0.00	0	Clear Channel Inc	Clear Channel	Comm Electric		9951 N Zionsville Rd
2009-344	December	3	\$10,000.00	\$300.00	\$0.00	\$0.00	0	Fortune Wireless	At&T Mobility	Comm Assec Structure		1000 Mulberry Street
2009-345	December	4	\$3,500.00	\$180.00	\$0.00	\$0.00		Shiel Sexton	ZCS	Comm Assec Structure		4800 S 975 East
2009-346	December	7		\$50.00	\$0.00	\$0.00	Becker	Jeff Hostetter	Jeff Hostetter	Electric Res		560 Meadow Lance
2009-347	December	10	\$3,977.00	\$75.00	\$0.00	\$0.00	Irongate	Bone Dry Roofing	Marsha Ganyard	ReRoof		40 Irongate Dr
2009-348	December	9	\$25,000.00	\$1,200.00	\$0.00	\$0.00		Sandi Perlman	Marty Baker	Res Remodel		225 Raintree
2009-349	December	11	\$49,622.00	\$250.00	\$0.00	\$0.00	0	Shelley Collins	Jerry Coleman	Res Remodel		5585 W Old 106th Street
2009-350	December	14	\$7,000.00	\$75.00	\$0.00	\$0.00	0	Exterior Wood Restoration	Zionsville Elm St	ReRoof		250 N Elm
2009-351	December	15	\$148,170.00	\$1,090.00	Paid in 2007	Paid in 2007	RB	Estridge	Estridge	New Res	169	8825 Mossy Rock Dr
2009-352	December	15	\$231,694.00	\$1,103.00	\$4,025.00	\$861.00	CL	Pulte Homes	Pulte Homes	New Res	275	8944 Spring Violet Place
2009-353	December	15	\$133,665.00	\$1,143.00	\$4,025.00	\$861.00	CL	Pulte Homes	Pulte Homes	New Res	336	8772 Heatherstone Place
2009-354	December	15	\$157,106.00	\$1,110.00	\$40,205.00	\$861.00	CL	Pulte Homes	Pulte Homes	New Res	326	8932 Heatherstone Place
2009-355	December	15	\$248,845.00	\$1,091.00	\$4,025.00	\$861.00	CL	Pulte Homes	Pulte Homes	New Res	309	8965 Spring Violet Place
2009-356	December	16		\$50.00	\$0.00	\$0.00	0	Shawn Shannon	Mike Gregory	Electric Res		12122 Daugherty Dr
2009-357	December	17	\$25,000.00	\$505.00	\$0.00	\$0.00	0	Indy Custom Pools	Christopher Scott Homes	Res Other Pool	8	8 Woodard Place
2009-358	December	18	\$40,000.00	\$75.00	\$0.00	\$0.00	Village Walk	Dan Wilcox	Dan Wilcox	Res Add	42	20 Clay Court
2009-359	December	18	\$28,903,000.00	\$250.00	\$0.00	\$0.00	0	Vanhulsen Construction	Michael Turley	Res Other Garage		320 Linden
2009-360	Dec	21		\$58.00	\$0.00	\$0.00	0	Sign Craft Industries	Zionsville Medical Arts	Sign		1285 Parkway Dr
2009-361	December	22	\$100.00	\$250.00	\$0.00	\$0.00	Coventry Ridge	Ron Buchanan	Ron Buchanan	Res Remodel		Clarkston Ridge
2009-362	December	29	\$4,950.00	\$75.00	\$0.00	\$0.00	CL	Eisley Masonery	David Burr	Res Other	79	Cobblestone Dr
2009-363	December	30		\$75.00	\$0.00	\$0.00	Andrade Industrial Park	Kinder Electric	Daryl Guiducci	Comm Electric		10825 Andrade Dr

Certificates of Occupancy Issued in December 2009

<u>Permit #</u>	<u>Subdivision</u>	<u>Builder</u>	<u>Type of Construction</u>	<u>Address</u>	<u>C of O Approved Date</u>
2008-145		Harris FLP	Comm. Remodel	220 S. Main Street	12/3/2009
2009-264		Touchmark Inc	Res Remodel	45 Blackstone Place	12/3/2009
2009-269	Austin Oaks	Lenard Construction	Res Remodel	11755 Creekstone Way	12/31/2009
2009-293		R.E. Construction	Res add	4348 Sedge Court	12/18/2009
2009-297	Pleasant View Elementary	Shiel Sexton	Comm Remodel	4800 South 975 East	12/4/2009
2009-302	Sun Tan City	Marksmen Construction	Comm Remodel	1221 West Oak Street	12/24/2009
2009-327		Construction Services	Res Remodel	9319 Windrift Way	12/7/2009
2009-345		Shiel Sexton	Comm Assec Structure	4800 S 975 East	12/8/2009
2009-348		Sandi Perlman	Res Remodel	225 Raintree	12/30/2009
2009-356		Shawn Shannon	Electric Res	12122 Daugherty Dr	12/17/2009

**Town of Zionsville Planning and Building Department-Comprehensive Status Report**

2008 Residential Fees

	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<i>New Home Residential ILP Fees</i>	\$2,243	\$1,145	\$8,521	\$7,114	\$8,294	\$6,902.00	\$10,309	<b>Due Status</b> \$3,459.00	\$6,032.00	\$7,997	\$1,896	\$5,537	\$69,449
All Other Residential ILPS	\$1,475	\$1,250	\$4,022	\$5,400	\$4,114	\$4,316	\$3,760	\$3,275	\$2,703	\$2,400	\$4,350	\$3,105	\$40,170
Residential Inspection Fees (Fees due)	\$200	\$400	\$1,100	\$1,050	\$750	\$1,650	\$1,150	\$1,100	\$700	\$1,400	\$850	\$1,200	\$11,550
New Home Residential Road Impact Fees	\$1,722.00	\$861	\$6,027	\$5,166	\$5,166	\$5,166	\$6,888	\$2,583	\$4,305	\$6,027	\$1,722	\$4,305	\$49,938
Residential Sanitary Sewer Fees	\$8,050	\$4,025	\$16,100	\$24,150	\$24,175	\$20,150	\$32,200	\$12,075	\$20,125	\$28,175	\$8,050	\$20,125	\$217,400
<b>Total Residential ILP, Inspection, Impact, Sewer Fees</b>	\$13,690	\$7,681	\$35,770	\$42,880	\$42,499	\$38,184	\$54,307	\$22,492	\$33,865	\$45,999	\$16,868	\$34,272	\$388,507
<i>New Commercial Start ILP Fees</i>	\$0	\$0	\$1,367	\$0	\$0	\$0	\$0	\$1,032	\$0	\$0	\$0	\$0	\$2,399
All Other Commercial ILPS	\$752	\$570	\$1,293	\$875	\$460	\$865	\$790	\$2,457	\$2,479	\$1,495	\$1,079	\$713	\$13,828
Commercial Inspection Fees (Fees due)	\$150	\$225	\$75	\$525	\$75	\$600	\$0	\$600	\$150	\$525	\$900	\$750	\$4,575
Commercial Road Impact Fees	0	\$0	\$30,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,690
Commercial Sanitary Sewer Fees	\$0	\$0	\$12,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,075
<b>Total Commercial ILP, Inspection Impact Sewer Fees</b>	\$902	\$795	\$45,500	\$1,400	\$535	\$1,465	\$790	\$4,089	\$2,629	\$2,020	\$1,979	\$1,463	\$63,567
<b>Combined Residential and Commercial Sewer Fees</b>	\$8,050	\$4,025	\$28,175	\$24,150	\$24,175	\$20,150	\$32,200	\$12,075	\$20,125	\$28,175	\$8,050	\$20,125	\$229,475
<b>Combined Residential and Commercial Impact Fees</b>	\$1,722	\$861	\$36,717	\$5,166	\$5,166	\$0.00	\$6,888	\$2,583	\$4,305	\$6,027	\$1,722	\$4,305	\$75,462
<b>Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees</b>	\$14,592	\$8,476	\$81,270	\$44,280	\$43,034	\$39,649	\$55,097	\$26,581	\$36,494	\$48,019	\$18,847	\$35,735	\$452,074

*Petition Filing Fees*

	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<b>Plan Commission</b>	1	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Primary Plat Approval	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Secondary Plat Approval	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Minor Plat Approval	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Zone Map Amendment	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision Waiver	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Development Plan	0	0	0	\$0	\$0	\$0	\$0	\$0	\$830	\$0	\$0	\$0	\$830
Development Plan Amendment	\$1,500	0	0	\$1,500	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
Ordinance Amendment	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Board of Zoning Appeals</b>	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance of Use	0	0	0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$1,000
Variance of Dev Standards	0	0	0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Special Exception	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Duplicate Permits	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL FILING FEES Plan Commission and BZA</b>	\$1,500	\$0	\$0	\$1,500	\$0	\$1,700	\$0	\$1,000	\$830	\$0	\$0	\$0	\$6,530

**Total ILP-Inspection and Filing fees**

	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<b>Total ILP-Inspection and Filing fees</b>	\$6,320	\$3,590	\$16,378	\$16,464	\$13,693	\$16,033	\$16,009	\$12,923	\$12,894	\$13,817	\$9,075	\$11,305	\$148,501
New Home ILP	2	1	7	6	7	6	8	3	5	8	2	5	60
All Other Residential ILP	4	7	16	33	28	23	19	18	17	19	27	12	223
New Home Residential Sanitary Sewer	4	1	4	6	7	6	0	0	1	0	2	0	31
New Commercial Start ILP	0	0	4	0	0	0	0	1	0	0	0	0	5
All Other Commercial ILP	4	3	10	6	1	4	10	9	11	5	7	5	75
Commercial Sanitary Sewer	0	0	3	0	0	0	0	0	0	0	0	0	3
Sewer	0	0	0	1	1	0	0	0	5	0	0	0	6
	10	11	37	45	37	33	37	31	34	31	36	22	364

*Petition Filing Quantities*

	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<b>Plan Commission</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
Primary Plat Approval	0	0	0	0	0	0	0	0	0	0	0	0	0
Secondary Plat Approval	0	0	0	0	0	0	0	0	1	0	0	0	1
Minor Plat Approval	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone Map Amendment	0	0	0	0	0	0	0	0	0	0	0	0	0
Subdivision Waiver	0	0	0	0	0	0	0	0	1	0	0	0	1
Development Plan	0	0	0	0	0	0	0	0	1	0	0	0	1
Development Plan Amendment	1	0	0	1	0	1	0	0	0	0	0	0	3
Ordinance Amendment	0	0	0	0	0	0	1	0	Declaration Resolution 1	0	0	0	1
Municiple Project review	0	0	0	0	0	0	0	0	0	0	0	1	1
<b>Board of Zoning Appeals</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
Variance of Use	0	0	0	0	0	0	1	0	0	0	0	0	1
Variance of Dev Standards	0	0	0	0	0	1	0	0	0	0	0	0	1
Special Exception	0	0	0	0	0	0	0	0	0	0	0	0	0
Duplicate Permits	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL FILINGS Plan Commission and BZA</b>	1	0	0	1	0	2	2	0	4	0	0	1	10



**Permits for  
New Single Family Residences and Total Permits  
(1990-2009)**

<b>Year</b>	<b>New Single Family Residential Permits</b>	<b>Total Permits</b>
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

***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

**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments  
Totals Petitions Filed in 2009 - 14**

**Primary Plat** – 0

**Secondary Plat** – 1

This was assigned a docket number for recording purposes but was not required to go before the Plan Commission.

**Minor Plat** – 0

**Zone Map Amendment** – 0

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

**Subdivision Waiver** - 0

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

**Development Plan** - 1

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

**Development Plan Amendment** - 3

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

**Ordinance Amendment** – 1

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 1

**Comprehensive Plan Amendment** – 0

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

**Amendment: 1**

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

**Waiver Amendment: 1**

Petitions Approved: 0  
Petitions Denied: 0  
Petitions Continued: 1

**Municipal Project Review: 1**

Petitions Approved: 1  
Petitions Denied: 0  
Petitions Continued: 0

**Development Review: 1**

Petitions Approved:  
Petitions Denied: 0  
Petitions Continued: 1

**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments  
Totals Petitions Filed in 2009 - 14**

**BZA Activity**

**Development Plan Variance - 3**

Petitions Approved: 2

Petitions Denied: 0

Petitions Pending: 0

Withdrawn:1

**Variance of Use - 1**

Petitions Approved: 1

Petitions Denied: 0

Petitions Pending: 0

Withdrawn:0

**Special Exception - 0**

**BZA Petition Disposition:**

Granted - 0

1) **Office Administration**

- a) One of the larger concerns and objectives for the Planning Department in 2009, was preparing for the 2010 merger/consolidation of Eagle Township, Union Township and the Town of Zionsville. The goal was to facilitate the process with a smooth transition. To that end The Planning Department worked with:
  - a. Full Transition Committee for Consolidation
  - b. Transition Land Use Sub-Committee
  - c. Transition Governance Sub-Committee

Work with these committees produced the daunting task of codifying the Town of Zionsville regulations with those of Boone County to create what would become the new Town of Zionsville's 2010 Code of Ordinances, Comprehensive Plan, Zoning Ordinances, and the Subdivision Control ordinances. With the optimum result of maintaining consistency to consolidation agreements that local rules, regulations, and ordinances would not be affected by the act of consolidation itself.

- d. Numerous meetings were conducted with Boone County Health, Highway, Planning, and Surveyor offices

This was completed in order to implement open communication regarding required procedures for development applications, improvement location permits (building permits), inspections, and overall zoning and building code enforcement. Dialog regarding each department's processes was shared and it was agreed that the departments would continue to meet during 2010 to refine this as an ongoing process. This communication is important in order to ensure a smooth transition regarding consistent and equitable permit approvals and code enforcement for the residents (old and new) of the Town of Zionsville. Again with the optimum goal of a seamless transition from jurisdiction to jurisdiction.

- b) Prior to undertaking the codification of two jurisdictions rules and regulations into one all previous Town of Zionsville and Boone County approved amendments had to be incorporated into the various Code of Ordinances, Comprehensive Plan, Zoning Ordinances and the Subdivision ordinances.
- c) The Department worked closely and intently with the Town Council to formulate the new Town of Zionsville Plan Commission and Board of Zoning Appeals.
- d) Planning staff has worked with the Area Planning Department for Boone County to evaluate the current Town of Zionsville, Eagle and Union township boundaries. These actions were taken in order to correctly represent the new Town of Zionsville's zoning boundaries. This research required time consuming verification of zoning amendments in the Rural areas of new Zionsville which had not be conducted for many years.
- e) The Town of Zionsville has prepared a comprehensive list of Subdivisions, inclusive of those neighborhoods now included in Town of Zionsville's Rural jurisdiction. Office procedures and documentation are in place to incorporate the new areas into the Planning Departments current procedures. Staff spent time proactively familiarizing itself with our new Town boundaries and built environment.

f) Downtown Village Façade Program got underway in 2009. The Architectural Review Committee convened for the first time in order to offer the village building owners and merchants an opportunity to improve their storefront facades. The Committee created rules and administrative procedures for assistance and did provide funding of projects in 2009. Committee Chairman David Rausch will be present for your March Town Council meeting to provide you with a full report on behalf of the Committee.

2) **2009 Completed and ongoing Commercial Developments**

The Planning Department assists projects through the Plan Commission Approval, from permitting, through to a final Certificate of Occupancy ensuring along the way that response to planning inquiries, reviews and issuance of permits is accomplished in a timely and customer-oriented manner. Some of the larger Commercial projects facilitated in the year 2009 are:

1. The Hearth-Multi Functional Assisted Living Facility
2. Two extensive Zionsville Community School projects - Athletic Sports Fields on 875 East and Football Stadium on Mulberry Street
3. Oobtoz-A Family Restaurant serving Italian food
4. Sun Tan City-An upscale tanning salon
5. Key Bank-A new banking facility serving the community
6. Taylor Oil-A storage facility
7. Clear Channel-The first Digital sign on the 465 loop.
8. Novia Care located in the Pleasant View Elementary School- Serves Zionsville Community School Corporation Employees and their families

3) **Planned Unit Development Ordinance (PUD)**

A Draft Planned Unit Development Ordinance Amendment to the Zoning Ordinance was presented to The Town of Zionsville's Plan Commission and a Public Hearing was conducted. Much public testimony was received and discussed. After due diligence the Plan Commission continued it's review into 2010 awaiting input from the new Plan Commission and other sources.

4) **Park Impact fees**

Review of Park and Recreation Impact Fees began with an appointment of the Statutory Advisory Committee. The Advisory Committee is currently conducting meetings with a target completion date of the initial report by mid-year.

5) **Transportation/ Land Use Plan**

The Town of Zionsville obtained 80/20 funding of \$100,000 from the Metropolitan Transportation Plan Organization review of the Town's Transportation and Land Use

plans within the Comprehensive Plan. Data research and collection is currently underway with a Steering Committee to be named and formulated in the near future which will bring additional review and commentary.