



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

August 2015

Total permits issued for the month of August: 77

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Permit Activity Breakdown

Commercial Permits	August 2015	August 2014	YTD 2015	YTD 2014	YTD Diff
New	0	1	5	11	-6
Interior Remodel	2	1	25	25	0
Addition	2	1	4	8	-4
Sign	2	4	20	29	-9
Electric	0	0	3	6	-3
Other	5	11	37	58	-21
Sewer	0	0	0	1	-1
Commercial Totals	11	18	94	138	-44
Residential Permits					
Single Family	6	15	93	136	-43
Addition	17	20	92	88	4
Remodel	6	6	54	63	-9
Electric	2	2	22	26	-4
Pool/Spa	3	3	21	24	-3
Demolition	1	2	16	14	2
Other	31	16	143	116	27
Sewer/Repairs	0	0	7	12	-5
Residential Totals	66	64	448	479	-31
Combined Totals	77	82	542	617	-75

Building/Site Inspections: 306 Number Of Inspections: 466

Certificates Of Occupancy Issued: 44

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 16

Number of violations that resulted in a violation and/or stop work order: 18

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 141



Town Of Zionsville

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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
U2015-466	August	3	\$10,000	\$75	\$0	\$0	\$0	ATR Building Services	Amy Gannon	Res Reroof	Rock Bridge	46	9000 Hearstone	46077
R2015-467	August	3	\$24,443	\$200	\$0	\$0	\$0	Decks by Design	James Cowell	Res Add Deck	Stonegate	1	6235 Stonegate	46077
U2015-468	August	3	\$30,000	\$125	\$0	\$0	\$0	Collins Construction	Dan Dumbauld	Res Other	Clifden Pond	24	2 Stone Wall Lane	46077
R2015-469	August	3	\$343,000	\$1,271	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	242	2489 Still Creek Drive	46077
U2015-470	August	4	\$14,445	\$75	\$0	\$0	\$0	Cochran Exteriors	John Mettler	Res Reroof	Oak Ridge	22	10016 Hickory Ridge	46077
U2015-471	August	4	\$8,700	\$90	\$0	\$0	\$0	Triumph Construction	RL Turner	Comm Reroof		Vet Clinic	1004 W Oak Street	46077
U2015-472	August	4	\$12,255	\$90	\$0	\$0	\$0	Triumph Construction	RL Turner	Comm Reroof		Body Beautiful	998 W Oak Street	46077
U2015-473	August	4	\$60,000	\$552	\$0	\$0	\$0	Dalton Construction	Charles & Rebecca Kiell	Res Add Pool	Lost Run Farms	3	3 Woodard Bluff	46077
13U2015-474	August	4	\$69,900	\$674	\$0	\$0	\$0	Family Leisure of Indianapolis	Ted & Sara Brauer	Res Add Pool	The Willows	49	4073 Wild Wood Court	46077
U2015-475	August	4	\$16,000	\$75	\$0	\$0	\$0	Daahl Roofing	Loren Fink	Res Reroof	Smith Meadow	26	9684 Autumn Way	46077
13U2015-476	August	5	\$20,000	\$75	\$0	\$0	\$0	Dennis Fulton	Gregory Albers	Res Reroof	Fox Hollow	15	7428 Fox Hollow Court	46077
U2015-477	August	6	\$10,000	\$75	\$0	\$0	\$0	Smith Brothers	Jeff Mullen	Res Reroof			35 E Poplar Street	46077
U2015-478	August	6	\$2,330	\$75	\$0	\$0	\$0	Elbert Construction	Scott Sanders	Res Reroof	Butttdown Farm	44	4611 St John Circle	46077
U2015-479	August	6	\$10,647	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Robert & Marcella	Res Reroof	RV		740 W Pine Street	46077
R2015-480	August	6	\$32,500	\$410	\$0	\$0	\$0	Champion Window	Gary Smith	Res Add	Royal Run	499	6494 Glenwood	46077
13U2015-481	August	7	\$20,000	\$75	\$0	\$0	\$0	H & R Construction	David & Geraldine	Res Reroof	Bridlewood	7	11120 Bridlewood	46077
13U2015-482	August	7	\$4,000	\$100	\$0	\$0	\$0	Alex Roffey	Anthony Teal	Res Add Deck	Willow Glen	33	3258 Autumn Ash Court	46077
13U2015-483	August	7	\$150,000	\$455	\$0	\$0	\$0	Mike MCGhee	Daniel & Heather Towriss	Res Add Pool	Willow Ridge	63	11541 Willow Springs Drive	46077



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13U2015-484	August	7	\$415,000	\$1,514	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	163	11501 Willow Bend Drive	46077
U2015-485	August	10	\$20,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Michael & Barbara Larson	Res Reroof	Huntington Woods	36	1199 Winter Wood Court	46077
13U2015-486	August	11	\$0	\$200	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Demo	Northwest Technology	Browning Office -	6100 W 96th Street	46278
13U2015-487	August	11	\$0	\$200	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Demo	Northwest Technology	MOBI - Ste. 150	6100 W 96th Street	46278
U2015-488	August	11	\$42,000	\$958	\$0	\$0	\$0	KDC Construction	Marten Transport	Comm Add	Ripberger Business Park	Marten Transport	10364 Bennett	46077
U2015-489	August	11	\$75,184	\$475	\$0	\$0	\$0	Pump & Meter Service, Inc.	Marten Transport	Comm Add	Ripberger Business Park	Marten Trasport	10364 Bennett	46077
R2015-490	August	11	\$8,000	\$75	\$0	\$0	\$0	Konrad-Davis Construction	Susan Pratt	Res Reroof	Russell Lake	15	668 Russel Lake W Drive	46077
R2015-491	August	11	\$8,500	\$75	\$0	\$0	\$0	Gemini General	Joel & Kate McGormely	Res Reroof	Enclave	166	6828 Woodhaven	46077
U2015-492	August	11	\$11,500	\$75	\$0	\$0	\$0	Allender & Sons	Andrew & Wendy Jenkins	Res Reroof	Colony Square	23	18 Penn Place	46077
U2015-493	August	12	\$12,000	\$75	\$0	\$0	\$0	Luke Ballard Home	Bud & Beth Brewer	Res Reroof	RV		150 N Main Street	46077
U2015-494	August	12	\$15,000	\$410	\$0	\$0	\$0	Tony English	Tony English	Res Remodel			11411 Sycamore	46077
R2015-495	August	12	\$3,000	\$200	\$0	\$0	\$0	John Grimme	Paul & Andrea Musey	Res Add Deck	Brookhaven	151	2811 W High Grove Circle	46077
U2015-496	August	12	\$7,000	\$200	\$0	\$0	\$0	Timothy Morgan	Mark & Erin Hervey	Res Add Deck	Cobblestone Lakes	206	8862 Windpointe	46077
U2015-497	August	13	\$40,000	\$422	\$0	\$0	\$0	Steven Sears Building	Jill Pack	Res Add	Colony Woods	107	10107 Wildwood	46077
U2015-498	August	13	\$14,132	\$410	\$0	\$0	\$0	Hays & Sons	Olde Dominion Condos	Res Remodel	Old Dominion		1424/1428 Dominion	46077
U2015-499	August	13	\$14,132	\$410	\$0	\$0	\$0	Hays & Sons	Olde Dominion Condos	Res Remodel	Old Dominion		1436/1440 Richmond	46077
R2015-500	August	13	\$7,800	\$410	\$0	\$0	\$0	American Heritage Barns	Diane Schaaf	Res Add			7968 E 200 South	46075
R2015-501	August	14	\$250,000	\$478	\$0	\$0	\$0	New Generation Homes	John Tynan	Res Add			2705 S 875 East	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
U2015-502	August	14	\$194,000	\$410	\$0	\$0	\$0	Moore Restoration	Edward & Ruth Carey	Res Remodel	Colony Woods	133	215 Royal Oak Court	46077
U2015-503	August	14	\$4,000	\$100	\$0	\$0	\$0	Angela Baker	Ken Price	Res Other	Village Walk	27	35 Graystone Court	46077
U2015-504	August	17	\$17,000	\$200	\$0	\$0	\$0	Matt Kraus	Mike Hettmansberger	Res Add Deck	Cobblestone Lakes	325	8942 Heatherstone	46077
U2015-505	August	17	\$10,000	\$75	\$0	\$0	\$0	Authentic Restoration	Virginia McGill	Res Reroof	Hunt Club Village	11	25 Palomino Court	46077
U2015-506	August	17	\$3,700	\$100	\$0	\$0	\$0	Evan Ramey	Evan Ramey	Res Other	Northern Meadows	27	1106 Becker Drive	46077
R2015-507	August	17	\$324,000	\$1,359	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	173	2782 W High Grove Circle	46077
U2015-508	August	18	\$0	\$100	\$0	\$0	\$0	Coachhouse Garages	Pat Foley	Res Demo	RV		555 W Cedar Street	46077
U2015-509	August	18	\$28,000	\$258	\$0	\$0	\$0	Coachhouse Garages	Pat Foley	Res Add	RV		555 W Cedar Street	46077
13U2015-510	August	18	\$3,500	\$122	\$0	\$0	\$0	A-Sign-By-Design	Lafayette Investments	Comm Sign	Northwest Technology	Smart IT	6500 Technology	46278
U2015-511	August	18	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Greg McGrath	Res Electric	RV		295 N Fifth Street	46077
R2015-512	August	18	\$16,000	\$100	\$0	\$0	\$0	KD Landscaping	Jake & Stephanie Lewis	Res Other	Enclave		6568 Bainbridge	46077
R2015-513	August	18	\$1,800	\$100	\$0	\$0	\$0	Robert Ewbank	Robert Ewbank	Res Other		Carport	1397 S 1100 East	46077
U2015-514	August	19	\$30,000	\$410	\$0	\$0	\$0	Legacy Window & Door	Gordon White	Res Add	Irongate	34	150 Lexington	46077
R2015-515	August	19	\$100,000	\$498	\$0	\$0	\$0	Havencrest Homes	James & Chris Rischar	Res Add			6840 W 96th Street	46077
R2015-516	August	19	\$805,602	\$3,139	\$0	\$0	\$0	Wurster Construction	Cornerstone Zionsville MOB	Comm Tenant Finish	Stonegate	IU Health Medical	6866 W Stonegate	46077
U2015-517	August	19	\$900,000	\$1,692	\$0	\$1,221	\$1,009	Homes by Design	Randy Park	Res New	Oldfields	17	6702 Berkley Court	46077
U2015-518	August	20	\$12,000	\$239	\$0	\$0	\$0	Sign Craft Industries	Marten Transport	Comm Sign	Ripberger Business Park	Marten Transport	10364 Bennett	46077
U2015-519	August	20	\$14,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Jeff & Denise Wraley	Res Reroof	Huntington Woods	56	1238 Sullivan Ridge	46077



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R2015-520	August	21	\$8,500	\$75	\$0	\$0	\$0		Jackie Davidson	Res Reroof	Royal Run	258	6753 Lexington	46077
R2015-521	August	24	\$10,750	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Eric & Nina Hopwood	Res Reroof			6290 S 800 East	46077
U2015-522	August	24	\$10,800	\$410	\$0	\$0	\$0	Shaws Custom Handywork	Rob & Ashley Strickland	Res Add	Preserve Spring Knoll	290	8846 Pin Oak Drive	46077
U2015-523	August	24	\$85,000	\$442	\$0	\$0	\$0	Shafer Building Group	Sanjay & Catherine Patel	Res Add	Thornhill	152	1501 Continental	46077
R2015-524	August	24	\$10,074	\$75	\$0	\$0	\$0	Indy Restoration Services	Pat & Sharon McKee	Res Reroof	Spring Hills	5	653 Spring Hills Drive	46077
U2015-525	August	24	\$12,189	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Chad & Carrie Dilley	Res Reroof	Preserve Spring Knoll	127	4335 Ash Court	46077
U2015-526	August	24	\$9,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jon & Tara Everson	Res Reroof	Spring Knoll	56	4662 Rockcross	46077
U2015-527	August	24	\$160,000	\$554	\$0	\$0	\$0	Mitch Young/Young's	Shane & Kim Daugherty	Res Add	RV		290 N Fourth Street	46077
R2015-528	August	24	\$22,264	\$75	\$0	\$0	\$0	Cochran Exteriors	Scott & Alexandra Noel	Res Reroof			6802 W 96th Street	46077
U2015-529	August	25	\$95,000	\$410	\$0	\$0	\$0	The Homewright	Steve Dobias	Res Remodel	Buttondown Farms	39	4668 St John Circle	46077
R2015-530	August	25	\$15,932	\$75	\$0	\$0	\$0	Bone-Dry Roofing		Res Reroof			9103 Mallard Point	46077
R2015-531	August	26	\$324,000	\$1,366	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	180	11238 E High Grove Circle	46077
R2015-532	August	26	\$328,000	\$1,292	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	138	2785 W High Grove Circle	46077
U2015-533	August	26	\$10,000	\$75	\$0	\$0	\$0	Daahl Roofing	Larry & Janel Isaacs	Res Reroof	Sugarbush	1	600 Sugarbush	46077
U2015-534	August	27	\$3,239	\$90	\$0	\$0	\$0	Bone-Dry Roofing	Zionsville Lions Park	Comm Reroof		Lions Park Gazebo	115 S Elm Street	46077
13U2015-535	August	27	\$1,028,682	\$3,388	\$0	\$0	\$0	Browning Construction	Browning Investments	Comm Remodel	Northwest Technology	Ste. 150, Browning	6100 W 96th Street	46278
R2015-536	August	28	\$25,000	\$320	\$0	\$0	\$0	George Hester	George Hester	Res Add	Stillwater	1	2997 Stillwater	46077
U2015-537	August	28	\$3,500	\$100	\$0	\$0	\$0	Timothy Morgan	Frank Trautman	Res Other	Sugarbush	56	600 Morningside	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
R2015-538	August	28	\$6,000	\$410	\$0	\$0	\$0	Mike Woodrum	Mike & Elisha Krug	Res Remodel	Old Hunt Club	3	6990 Old Hunt Club	46077
R2015-539	August	28	\$100,000	\$520	\$0	\$0	\$0	Nazareth Building	Scott & Alexandra Noel	Res Add			6802 W 96th Street	46077
R2015-540	August	31	\$1,000	\$75	\$0	\$0	\$0	Glenn Craig	Glenn Craig	Res Reroof			9994 Taylor Avenue	46077
R2015-541	August	31	\$0	\$75	\$0	\$0	\$0	Byron Palmer Electric Inc.	Greg & Susan Eaton	Res Electric			6590 E 750 South	46114
R2015-542	August	31	\$1,000	\$100	\$0	\$0	\$0	Chris & Kelly Tinder	Chris & Kelly Tinder	Res Other			6145 S 800 East	46077



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Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2013-786	Homes by Design	Matt Zimpfer	New Res	Willow Ridge	59	11553 Willow Springs Drive	46077	2015/08/31
U2014-125	Hittle Construction	Bill Compton	Res Add Deck	Cobblestone Lakes	341	8722 Heatherstone Place	46077	2015/08/25
U2014-272	Charles Edens & Sons	Stephen & Kathryn Audretch	Res Add			660 Mulberry Street	46077	2015/08/27
R2014-749	Robert Gilmore	Robert Gilmore	Res New	Allens Acres	12	8850 Horseshoe Drive	46077	2015/08/11
U2014-829	Executive Homes	Executive Homes	Res New	Pleasant View Estate	2	9786 Equestrian Way	46077	2015/08/03
R2015-22	Duane Durkos	Duane Durkos	Res Add	Sycamore Bend	32	511 Pheasant Run	46077	2015/08/18
13U2015-49	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	123	11593 Weeping Willow Court	46077	2015/08/04
13U2015-60	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	122	11595 Weeping Willow Court	46077	2015/08/19
13U2015-90	Pools of Fun	Jeffery & Pamela Sterling	Res Add Pool	Willow Ridge	20	11504 Willow Ridge Drive	46077	2015/08/07
R2015-99	Drees Homes	Drees Homes	Res New			10725 E 300 South	46077	2015/08/17
U2015-119	RPG & Associates	Laura Langen	Res Remodel	Irongate	42	135 Lexington Drive	46077	2015/08/04
R2015-121	Drees Homes	Drees Homes	Res New	Brookhaven	178	11231 Avimore Court	46077	2015/08/12
R2015-123	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	213	7645 Carriage House Way	46077	2015/08/13
R2015-126	Fox Pools of Indianapolis	John & Bethany Geyman	Res Add Pool	Stonegate	123	6643 E Deerfield Drive	46077	2015/08/20
U2015-150	Pyatt Builders	David Berman	Res New	RV	88	175 North Maple Street	46077	2015/08/10
R2015-156	Ryland Homes	Ryland Homes	Res New	Blackstone	61	7398 English Court	46077	2015/08/05



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2015-158	Fischer Homes	Fischer Homes	Res New	The Willows	6	11500 Wildlife Court	46077	2015/08/31
R2015-180	Viewegh and Assoc	Kelly Carnes	Res Remodel	Stonegate	3	7667 Carriage House Way	46077	2015/08/27
U2015-181	DCS Inc	Jeremy & Allison Janoski	Res Add	Perserve of Spring K	24	8856 Pin Oak Drive	46077	2015/08/07
13U2015-189	Fischer Homes	Fischer Homes	Res New	The Willows	33	3248 Wildlife Trail	46077	2015/08/04
R2015-194	BPI Outdoor Living	Michael House	Res Add	Stonegate	51	7686 St. Lawrence Court	46077	2015/08/11
13U2015-200	Wes Wheeler	Trent & Lauren Griswold	Res Add	The Willows	162	11509 Willow Bend Drive	46077	2015/08/06
R2015-207	Perma Pools	Thomas Hahn & Michelle Hanson	Res Add Pool	Brookhaven	155	2837 E High Grove Circle	46077	2015/08/31
U2015-256	Pools of Fun	Joseph & Candy Yeager	Res Add Pool			285 Beechwood Lane	46077	2015/08/25
U2015-275	Jackson's Realty & Builders Company	Zionsville Meadows	Comm Remodel		Zionsville Meadows	675 S Ford Road	46077	2015/08/13
R2015-279	Michael & Julia Driscoll	Michael & Julia Driscoll	Res Other	Brookhaven	102	2708 Benmore Court	46077	2015/08/06
U2015-301	White Oak Const	Benjamin & Adela Creasy	Res Remodel	Oak Ridge	106	10356 Oak Ridge Drive	46077	2015/08/21
U2015-302	Vanhulsen Construction	Max Turley	Res Remodel	RV	Porch repair	130 N Main Street	46077	2015/08/13
U2015-303	Vanhulsen Construction	Max Turley	Res Other	RV	Porch Repair/Addition	120 & 124 N Main Street	46077	2015/08/13
U2015-309	Mitch Young/Young's	Heather Minor	Res Remodel	Colony Woods	12	140 Williamsburg Court	46077	2015/08/04
U2015-313	TT Renovations	Aaron Lasley	Res Remodel	Clifden Pond	30	1 Stone Wall Lane	46077	2015/08/25
U2015-342	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1345 Robert Court	46077	2015/08/14



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-343	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		104 Keith Drive	46077	2015/08/14
U2015-357	Davidson Construction	Robert & Kathy Masters	Res Add Deck	Cobblestone Lakes	156	9335 Windrift Way	46077	2015/08/14
R2015-367	Lawn Landscape Company	Eric & Jacqueline Lamb	Res Other	Blackstone	3	6393 Blackstone Drive	46077	2015/08/25
U2015-372	Miller's Mini Barns	St Francis Episcopal Church	Comm Add			1525 Mulberry Street	46077	2015/08/28
U2015-388	Lowe's	Daryl Humble	Res Add Deck	Sanctuary	36	11816 Avedon Way	46224	2015/08/18
U2015-398	The Deck Store	David & Julia Wimmer	Res Add Deck	Oak Ridge	29	10087 Oak Ridge Drive	46077	2015/08/03
U2015-414	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1359 James Court	46077	2015/08/14
U2015-454	Matt Kraus	Lewis Jacobson	Res Add Deck	Clifden Pond	25	6 Stone Wall Lane	46077	2015/08/11
R2015-467	Decks by Design	James Cowell	Res Add Deck	Stonegate	1	6235 Stonegate Lane	46077	2015/08/18
13U2015-482	Alex Roffey	Anthony Teal	Res Add Deck	Willow Glen	33	3258 Autumn Ash Court	46077	2015/08/13
U2015-506	Evan Ramey	Evan Ramey	Res Other	Northern Meadows	27	1106 Becker Drive	46077	2015/08/28
U2015-511	Haywood Electric	Greg McGrath	Res Electric	RV		295 N Fifth Street	46077	2015/08/21



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2015

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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	0	0	1	3	1	5	13	6	8	3	0	0	3	2	0	45	0	1	199	336	22
February	0	0	3	0	0	2	13	5	6	3	0	4	4	2	0	42	0	0	176	318	12
March	2	0	3	1	0	6	15	3	9	4	7	2	16	1	0	69	1	0	262	399	21
April	0	0	4	5	1	6	13	11	6	1	2	3	21	1	0	74	0	3	332	516	43
May	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	63
June	1	1	7	2	0	2	13	19	4	3	4	4	21	1	0	82	0	2	267	439	49
July	2	1	2	5	0	9	9	14	7	3	2	1	20	0	0	75	0	3	267	399	38
August	0	2	2	2	0	5	6	17	6	2	3	1	31	0	0	77	0	0	306	466	44
September																					
October																					
November																					
December																					
Totals	5	4	25	20	3	37	93	92	54	22	21	16	143	7	0	542	1	10	2131	3368	292



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2015

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	\$17,014	\$20,723	\$20,663	\$19,252	\$15,869	\$17,952	\$11,531	\$8,494					\$131,498
All Other Residential ILP Fees	\$6,677	\$5,719	\$10,114	\$8,632	\$10,736	\$11,412	\$13,176	\$12,948					\$79,414
Residential Inspection Fees (Fees Due)	\$3,075	\$3,575	\$3,450	\$4,050	\$3,800	\$2,850	\$3,150	\$3,075					\$27,025
New Home Residential Road Impact Fees	\$12,108	\$12,108	\$14,126	\$15,135	\$12,108	\$13,117	\$8,072	\$6,054					\$92,828
New Home Residential Park Impact Fees	\$14,652	\$14,652	\$15,873	\$17,828	\$13,676	\$15,873	\$9,768	\$7,326					\$109,648
Sanitary Sewer Fees	\$4,025	\$0	\$0	\$12,075	\$4,025	\$8,050	\$12,075	\$0					\$40,250
Total Residential ILP, Inspection, Impact, Sewer	\$54,476	\$53,202	\$60,776	\$72,922	\$56,414	\$66,404	\$54,622	\$34,822					\$453,638
New Commercial Start ILP Fees	\$0	\$0	\$1,537	\$0	\$0	\$0	\$3,385	\$0					\$4,922
All Other Commercial ILPs	\$1,782	\$2,368	\$1,904	\$10,328	\$6,684	\$2,161	\$3,144	\$8,991					\$37,362
Commercial Inspection Fees(Fees due)	\$225	\$450	\$225	\$1,200	\$900	\$525	\$675	\$1,350					\$5,550
Commercial Road Impact Fees	\$0	\$0	\$15,052	\$0	\$0	\$0	\$61,692	\$0					\$76,744
Commercial Sanitary Sewer Fees	\$0	\$0	\$4,025	\$0	\$0	\$0	\$0	\$0					\$4,025
Total Commercial ILP, Inspection Impact Sewer	\$1,782	\$2,368	\$22,518	\$10,328	\$6,684	\$2,161	\$68,221	\$8,991					\$123,053
Combined Residential and Commercial Sewer	\$4,025	\$0	\$4,025	\$12,075	\$4,025	\$8,050	\$12,075	\$0					\$44,275
Combined Residential and Commercial Impact	\$26,760	\$26,760	\$45,051	\$32,963	\$25,784	\$28,990	\$79,532	\$13,380					\$279,220
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$56,258	\$55,570	\$83,294	\$83,250	\$63,098	\$68,565	\$122,843	\$43,813					\$576,691
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval		\$1,015			\$1,010		\$1,535	\$1,350					\$4,910
Secondary Plat Approval					\$500	\$1,300							\$1,800
Minor Plat Approval			\$480	\$500									\$980
Zone Map Amendment													
Subdivision Waiver													
Development Plan		\$1,900	\$900	\$600			\$1,300	\$8,600					\$13,300
Development Plan Amendment						\$500							\$500
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$1,000	\$1,300				\$1,000						\$3,300
Variance of Dev Standards	\$1,250	\$352	\$900	\$1,900		\$300	\$925						\$5,627
Special Exception		\$600	\$600				\$300	\$325					\$1,825
TOTAL FILING FEES Plan Commission and	\$1,250	\$4,867	\$4,680	\$3,000	\$1,510	\$2,100	\$6,060	\$10,275					\$33,742
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	13	13	15	13	11	13	9	6					93
All Other Residential ILP	22	24	42	45	59	56	47	60					355
New Commercial Start ILP			2			1	2						5
All Other Commercial ILP	10	5	10	16	8	12	17	11					89
Total Permit Per Month	45	42	69	74	78	82	75	77					542
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval		1 CarDon Development			1 Hidden Hollows		1 Vonterra	1 Oxford Woods					
Secondary Plat Approval					1 Stonegate Lot 61	See Files							
Minor Plat Approval			1 Nazareth Farms	1 S. Leffler									
Zone Map Amendment	1 PUD Ordinance Amen	1 Inglenook Zionsvil	1 Town of Zionsville					1 Town of Zionsville					
Subdivision Waiver													
Development Plan		2 S. Jenkins MS Zionsville, LLC	1 Medical Office Bui	1 L. Klener Dairy Q			1 "The Farm" Fresh F	2 Oxford Woods Vonterra					
Development Plan Amendment						1 Interactive Academ							
Ordinance Amendment	1 Ordinance Amendmen				1 Town of Zionsville								
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		1 MS Zionsville LLC	2 S. Packer C. Fishero				1 V. Swack						
Variance of Dev Standards	See Files	1 W.Achenbach	See Files	See Files		1 K. Channell	See Files						
Special Exception		1 S. Harvey	1 S. Leffler			1 K. Carrell	1 M. Gradison	1					
TOTAL FILINGS Plan Commission and BZA	5	7	10	8	3	6	8	5					52
Collected Violation Fees:Duplicate Permits, AmendmentsProceeding fees	\$725	\$350	\$275	\$275	\$1,275	\$280	\$3,315	\$1,450					\$7,945
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees, Violations)	\$31,273	\$42,569	\$47,253	\$49,462	\$41,009	\$39,100	\$47,181	\$55,408					\$353,255
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$62,058	\$69,329	\$96,329	\$94,500	\$70,818	\$76,140	\$138,788	\$68,788					\$676,750

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2015

Planning

Intake

- The Department reviewed / issued 75 building permits, two (2) sign permits, and conducted 466 inspections (as detailed in the attached pages)
- The Department conducted 16 new zoning / compliance investigations (in addition to follow-up on prior matters)

Meetings

- Attended the Town Council's monthly regular meeting
- Attended both the BZA and Plan Commission monthly meetings, and monthly TAC meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the 2016 Town Council / Mayor Budget Session
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, The Current, 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 zoning and land use within south east quadrant of Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with interested parties regarding residential development in the north west quadrant (Urban) of the Town
- Met with interested parties regarding Darrin's Coffee
- Met with interested parties regarding Salem Farms

Reporting

- Prepared one (1) staff report for the August Plan Commission meeting as available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-20-DP-Fresh-Fare-The-Farm-Staff-Report.pdf>, with results available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/August-17-2015-Plan-Commission-Meeting-Results.pdf> (and attached to this report for reference)
- Prepared five (5) staff reports for the August Board of Zoning Appeals meeting as available at the following links: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-20-DSV-K.-Channell-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-21-DSV-Staff-Report-Collier.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-22-DSV-Staff-Report-Grummer.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-23-SE-Staff-Report-Gradison.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/01/2015-24-UV-Staff-Report-Swack.pdf>; with results available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/01/August-11-2015-Board-of-Zoning-Appeals-Results.pdf> (and attached to this report for reference)
- Prepared the Department's August 2015 month-end report
- Assisted with mid-year budget report preparation and preparation for 2016 budget considerations

Communications

- Conducted various communications with applicants for the September Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the September Plan Commission meeting (agenda attached)
- 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 regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)
- Conducted communications regarding Darrin's Coffee planned relocation to a new tenant space

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- 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
- Staff attended two Planning / Land Use continuing education offerings (ULI-Indianapolis, or web based)
- Staff continued with various activities associated with the implementation of 2014 Reorganization

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2015

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96th Street TIF district
- Met with individuals regarding development opportunities in Creekside
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Met with Moss Well Drilling to conduct well closures at Creekside Corporate Park
- Attended a meeting regarding the extension of Bennett Parkway to Mayflower Parkway
- Attended a meeting regarding the Town's participation in Indiana Main Street
- Attended the August 10, 2015 Barnes & Thornburg reception honoring Mayor Papa
- Attended the August 17, 2015 Creekside site tours
- Attended the August 24, 2015 RDC meeting
- Attended the August 25, 2015 ZARC meeting
- Attended the August 27, 2015 PNC RFP meeting

Reporting

- Reviewed updated TIF reporting information and Creekside financial schedules prepared by Crowe
- Prepared the August 2015 TIF activity report
- Prepared / finalized the Memorandum of the July 15, 2015 MicroLoan Committee meeting
- Prepared / finalized Memorandums associated with the June 22, 2015 and July 30, 2015 meetings of the RDC

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting, special meetings, 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 districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville Met with Chamber of Commerce representatives regarding business retention and recruiting efforts
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Scannell's Offer to Purchase the RDC's 1.3 acre remnant parcel
- Conducted communications regarding scheduling tours of Creekside by interested parties
- Conducted communications with representatives of adjoining land owners of Creekside Corporate Park
- Conducted communications regarding current Town Hall site (both marketing and disposal)

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Contract Management: Creekside Schematic Design
- Contract Management: August Mack / CEG installation methods at Creekside Corporate Park
- Contract Management: Moss Well Drilling (well closures)
- Land disposal: remnant right of way (106th Street / Bennett Parkway)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the August meeting of the 2014-2015 Indiana Certified Public Manager's (CPM) program
- CPM material review (associated with the August meeting)

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-AUGUST 2015

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH, in final stages of project)
Hardware installation - field data entry (internal)
HEA 1301 implementation (internal)
2014 Reorganization (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC Community Charrette (HWC)
106th Street Right of Way Improvements (BLN)
Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)
-well closures
-A/M CEG installation methods
Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creekside Corporate Park @ Zionsville marketing (Rockland/internal)
Scannell Offer to Purchase (SEC of Bennett Parkway and 106th Street)
Zoning Ordinance maintenance (internal)
Walmart litigation (Beckman Lawson / Drake Law)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)
Tall Grass / Weed abatement
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Creekside EDA (BT, Crowe, Internal)
Oak Street TIF / redevelopment (internal)
Western TIF (BT, Crowe, Internal)
Website transition (internal)



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS September 8, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled September 8, 2015 at 6:30 p.m. in the Bev Harves 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 August 11, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-20-DSV	K. Channell	6895 S 775 East	<p>Continued to the September 8, 2015 Board of Zoning Appeals Meeting from the August 11, 2015 and July 14, 2015 Board of Zoning Appeals meeting</p> <p>Denied at the August 11, 2015 meeting Petition for Development Standards Variance seeking approval for an 18 acre farm (Town Zoning Ordinance defines a Farm as an operation occupying at least 20 acres) by right,</p> <p>Continued indefinitely at the August 11, 2015 meeting To allow Accessory Structures which exceed the square footage of any Primary Structures),</p> <p>Approved with Conditions at the August 11, 2015 meeting To allow the 18 acre parcel to be improved with occupied Accessory Structures prior to completion of construction of the Primary Structure (thereby modifying conditions of approval associated with Petition 2013-03-UV)</p> <p>Continued to the September 8, 2015 Board of Zoning Appeals meeting To provide for signage associated with the farm stand (signage not supported by right)</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2015-25-DSV	Vonterra	10250 and 10280 Zionsville Road	Petition for Development Standards variance to reduce the required 70 foot front yard setback from the center of the road, to 25 feet from the building line in the (R2) Rural Low Density Single and Two-Family Residential Zoning District
2015-26-M	R. Morehead	10250 E. 200 South	Petition for Modification of the Recorded Commitments associated with Docket # 2013-11-DSV, in the (AG) Rural Agricultural Zoning District

Other Matters to be considered:

Findings of Fact for Execution:

Docket #2015-20-DSV- K. Channell

Docket # 2015-23-SE-Status update of Right to Farm document

Docket #2015-24-UV-V. Swack-Status update Commitments

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development

August 26, 2015



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING September 21, 2015

A meeting of the Zionsville Plan Commission is scheduled for Monday September 21, 2015 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 August 17, 2015 Meeting Minutes
- IV. Continuance Requests
None at this time
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-10-Z	Town of Zionsville	1100 W. Oak Street	<p>Continued to the November 16, 2015 Plan Commission Meeting</p> <p>Continued from April 20, 2015, May 18, 2015, June 15, 2015, and the July 20, 2015 Plan Commission Meeting</p> <p>Petition for Zone Map Change to rezone 6.85 acres from the SU-8 Special Use Development District to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of government, professional office, retail, and public use open space/pedestrian trail</p>
2015-14-OA	Town of Zionsville	1100 W. Oak Street	<p>Continued to the September 21, 2015 Plan Commission Meeting from the August 17, 2015 Plan Commission Meeting</p> <p>Continued from the June 15, 2015, and July 20, 2015 Plan Commission Meeting</p> <p>Petition to amend both the Town of Zionsville Zoning Ordinance (Article 4) and the Town of Zionsville Subdivision Control Ordinance (Article 2) to include criteria establishing an automatic time period for both Development Plan Approvals and/or Subdivision Plats for which said approval(s) would expire if certain criteria were not met. Amendments are also proposed in Article 4 of the Zionsville Zoning Ordinance to clarify that Development Plan submittals will be required in all zoning districts (both Urban and Rural.)</p>

2015-20-DP	“The Farm” Fresh Fare by Kroger	SW. corner of Michigan Road and E. Sycamore Street	Continued to the September 21, 2015 Plan Commission Meeting from the August 17, 2015 Plan Commission Meeting Petition for Development Plan Approval in order to construct a 60,755 square foot Commercial Retail Building in the (PUD) Planned Unit Development Zoning District
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VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-21-PP	Vonterra	10250 and 10280 Zionsville Road	Petition for Primary Plat approval in order to subdivide 110.766 acres into 107 lots, in the (R2), Low Density Single Family and Two-Family Residential Zoning District including waivers regarding the location and the setbacks requirements of a driveway, in the (R-2) Rural Single and Two-Family Zoning District
2015-22-DP	Vonterra	10250 and 10280 Zionsville Road	Petition for Development Plan Approval to provide for development of a 107 lot subdivision, in the (R-2) Rural Single and Two-Family Zoning District
2015-23-PP	Oxford Woods	5185 S. U.S. 421	Petition for Primary Plat approval in order to subdivide 17.24 acres into 20 lots, in the (R-SF-2), Single Family Residential Zoning District including waivers regarding the location and the setbacks requirements of a driveway, in the (R-SF-2), Single Family Residential Zoning District
2015-24-DP	Oxford Woods	5185 S. U.S. 421	Petition for Development Plan Approval to provide for development of a 20 lot subdivision in the (R-SF-2), Single Family Residential Zoning District
Rezone	Town of Zionsville	5131 W. 106 th Street (Est)	Petition for Zone Map Change to rezone 1.4 acres from I-3 Urban Heavy Industrial, to I-2 Urban General Industrial Zoning District

VII: Other matters to be considered:

Docket # 2014-24-SP, Hidden Pines. Revised Commitments with Exhibits

Findings of Fact for Execution:

Docket # 2015-13-PP Hidden Hollow

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

August 26, 2015