



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

September 2015

Total permits issued for the month of September: 67

Printed 2015/10/02 12:11 PM

Permit Activity Breakdown

Commercial Permits	September 2015	September 2014	YTD 2015	YTD 2014	YTD Diff
New	0	1	5	12	-7
Interior Remodel	5	3	30	28	2
Addition	0	0	4	8	-4
Sign	1	1	21	30	-9
Electric	2	0	5	6	-1
Other	1	13	38	71	-33
Sewer	0	0	0	1	-1
Commercial Totals	9	18	103	156	-53
Residential Permits					
Single Family	9	20	102	156	-54
Addition	11	5	103	93	10
Remodel	10	10	64	73	-9
Electric	5	8	27	34	-7
Pool/Spa	2	2	23	26	-3
Demolition	4	3	20	17	3
Other	16	14	159	130	29
Sewer/Repairs	1	0	8	12	-4
Residential Totals	58	62	506	541	-35
Combined Totals	67	80	609	697	-88

Building/Site Inspections: 235 Number Of Inspections: 409

Certificates Of Occupancy Issued: 37

Easement Encroachments Authorized: 3 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 9

Number of violations that resulted in a violation and/or stop work order: 9

Number of Investigations closed this month: 8

Total number of zoning code violations to date: 152



Town Of Zionsville

Planning and Economic Development Permit Detail

September 2015

Total Combined permits issued for the month of September: 67

CombinedPermit Activity Detail

Page: 1

Printed 2015/10/02 12:11 PM

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
R2015-543	September	1	\$136,000	\$709	\$0	\$0	\$0	RST Custom Woodworking	Mike Henry	Res Add			9144 Hunt Club Road	46077
R2015-544	September	2	\$0	\$100	\$0	\$0	\$0	Larry Fedor	Larry Fedor	Res Demo			1481 N 750 East	46075
U2015-545	September	2	\$60,000	\$410	\$0	\$0	\$0	Impressions Renovation LLC	Jason & Chelsey Foster	Res Remodel	Colony Woods	190	1170 Princeton	46077
U2015-546	September	3	\$15,000	\$410	\$0	\$0	\$0	GuyCo Remodeling	Jason & Linh Preston	Res Remodel	Colony Woods	235	260 Governors	46077
R2015-547	September	3	\$1,000	\$410	\$0	\$0	\$0	Ezequiel Hernandez	Irma Trejo	Res Add			828 Eaglewood	46077
R2015-548	September	3	\$7,980	\$75	\$0	\$0	\$0	Indy Restoration Services	Martha Burkhammer	Res Reroof	Spring Hills	9	661 Spring Hills Drive	46077
R2015-549	September	3	\$30,000	\$410	\$0	\$0	\$0	Ryan May	Ryan May	Res Remodel	Fieldstone	77	11552 Indian Hill Way	46077
U2015-550	September	3	\$141,937	\$466	\$0	\$0	\$0	Maxson Remodeling	Beth Bugbee	Res Add	RV		10 E Ash Street	46077
U2015-551	September	4	\$200,000	\$494	\$0	\$0	\$0	John Pataky Construction	Myrene Brown	Res Add	RV		620 W Sycamore	46077
R2015-552	September	4	\$15,656	\$474	\$0	\$0	\$0	Cleary Building Corporation	Joshua & Cassandra Lee	Res Remodel			6796 S 850 East	46077
U2015-553	September	9	\$8,000	\$75	\$0	\$0	\$0	Authentic Restoration	Michael & Paula Kasnick	Res Reroof	Hunt Club Village	32	31 Chestnut Court	46077
U2015-554	September	9	\$8,000	\$410	\$0	\$0	\$0	Thomas J Pearson	Douglas & Karen Kelsey	Res Remodel	Oak Ridge	82	4906 Willow Ridge Court	46077
U2015-555	September	10	\$14,000	\$75	\$0	\$0	\$0	Coomer Roofing	Roy & Laura Axelson	Res Reroof	Austin Oaks	110	11946 Creekstone	46077
U2015-556	September	10	\$15,000	\$75	\$0	\$0	\$0	Coomer Roofing	Michael & Karen Schmidt	Res Reroof	Austin Oaks	111	11968 Creekstone	46077
U2015-557	September	11	\$300,000	\$910	\$0	\$0	\$0	Nazareth Building	Russell & Susan Ryan	Res Add			11465 Sycamore	46077
U2015-558	September	11	\$52,000	\$550	\$0	\$0	\$0	Perma Pools	Kevin Smith	Res Add Pool	Cobblestone Lakes	16	9330 Cobblestone	46077
U2015-559	September	14	\$13,000	\$75	\$0	\$0	\$0	The Family Group	Cora Turley	Res Reroof	RV		570/580 W Oak Street	46077
U2015-560	September	14	\$51,000	\$508	\$0	\$0	\$0	Pools of Fun	Jason Klavon	Res Add Pool	Rock Bridge	131	9129 Stonington	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

September 2015

Total Combined permits issued for the month of September: 67

CombinedPermit Activity Detail

Page: 2

Printed 2015/10/02 12:11 PM

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
U2015-561	September	14	\$100,000	\$410	\$0	\$0	\$0	H & R Construction	Stephen & Amy Dohm	Res Remodel	Clarkston	7	11440 Valley Meadow	46077
13U2015-562	September	15	\$40,000	\$140	\$0	\$0	\$0	Para Construction	Lafayette Investments	Comm Other	Northwest Technology	Smart IT Patio	6500 Technology	46278
U2015-563	September	15	\$0	\$75	\$0	\$0	\$0	Alan Scherb	Wells Fargo	Res Electric	Oak Ridge	79	4978 Willow Ridge Court	46077
U2015-564	September	15	\$10,245	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Robert Dillman	Res Reroof	Cedar Bend	87	9906 Lakewood	46077
U2015-565	September	15	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1349 Robert Court	46077
U2015-566	September	15	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		112 Kevin Drive	46077
U2015-567	September	15	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1369 James Court	46077
U2015-568	September	15	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		118 Keith Drive	46077
U2015-569	September	15	\$208,740	\$1,084	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	34	11794 Avedon Way	46077
U2015-570	September	16	\$16,000	\$75	\$0	\$0	\$0	Daahl Property Group		Res Reroof	Oak Ridge		10220 Hickory Ridge	46077
13U2015-571	September	16	\$0	\$100	\$0	\$0	\$0	Kai Yu	Chris & Kelly Diassio	Res Demo	Stonegate	10	6115 Stonegate	46077
U2015-572	September	16	\$100,000	\$410	\$0	\$0	\$0	Case Design	Josh & Jenny Garrett	Res Remodel	Raintree	94	760 Wood Ct	46077
U2015-573	September	16	\$200,000	\$760	\$4,025	\$977	\$0	Heritage Realty Group	Manchester Town Homes	Res New	Manchester Square	2r-A	101 Wakefield	46077
R2015-574	September	16	\$400,000	\$610	\$0	\$0	\$0	Chris Curts	Paul & Tracy Rothwell	Res Add Deck			1255 S 900 E	46077
R2015-575	September	17	\$0	\$75	\$0	\$0	\$0	Gary Maynard Electric	Brad & Stephanie	Res Electric			7285 S Ford Road	46077
U2015-576	September	17	\$20,000	\$0	\$0	\$0	\$0	The Sign Group	Lids Properties LLC	Comm Sign		LIDS	5401 W 106th Street	46077
U2015-577	September	17	\$0	\$100	\$0	\$0	\$0	Coachhouse Garages	Byron & Carole Decapua	Res Demo		Garage	11710 Greenfield	46077
U2015-578	September	17	\$25,000	\$278	\$0	\$0	\$0	Coachhouse Garages	Byron & Carole Decapua	Res Add			11710 Greenfield	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

September 2015

Total Combined permits issued for the month of September: 67

CombinedPermit Activity Detail

Page: 3

Printed 2015/10/02 12:11 PM

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
R2015-579	September	18	\$322,000	\$1,401	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	133	11245 E High Grove Circle	46077
R2015-580	September	18	\$326,000	\$1,387	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	181	11242 E High Grove Cir	46077
R2015-581	September	18	\$450,000	\$1,147	\$0	\$1,221	\$1,009	Kai Yu	Adam Paarlberg	Res New	Stonegate	350	7666 Deerfield	46077
R2015-582	September	21	\$8,000	\$460	\$0	\$0	\$0	James Hine	James Hine	Res Add		Canvas Shelter	6150 E SR 32	46052
U2015-583	September	21	\$0	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Electric		Roundabout Installation	649 N Ford Road	46077
R2015-584	September	21	\$30,000	\$410	\$0	\$0	\$0	Edgar Rivera	Hector Rivera Trust	Res Remodel			1486 N 1200 East	46069
R2015-585	September	22	\$0	\$90	\$0	\$0	\$0	The Hoosier Company	INDOT	Comm Electric		Roundabout Installation	US 421 & SR 32	46077
U2015-586	September	22	\$6,900	\$75	\$0	\$0	\$0	Bauerle Roofing	Steve Poehlein	Res Reroof	RV		265 N Maple Street	46077
U2015-587	September	22	\$6,500	\$75	\$0	\$0	\$0	Benakovich Builders	Martin & Brooke Klekovski	Res Reroof	RV		175 E Ash Street	46077
R2015-588	September	22	\$10,000	\$75	\$0	\$0	\$0	Gemini General	Richard & Tamara Guard	Res Reroof	Enclave		6536 Briarwood	46077
R2015-589	September	22	\$9,500	\$75	\$0	\$0	\$0	Gemini General	Meghan Browne	Res Reroof	Enclave		6839 Woodhaven	46077
R2015-590	September	22	\$11,000	\$75	\$0	\$0	\$0	Gemini General	Nick Newsom	Res Reroof	Enclave		6827 Woodhaven	46077
R2015-591	September	22	\$9,500	\$75	\$0	\$0	\$0	Gemini General	David & Rachel Pryzbylski	Res Reroof	Enclave		6847 Woodhaven	46077
U2015-592	September	23	\$0	\$75	\$0	\$0	\$0	PH Current Electric	Saul Helman	Res Electric	Austin Oaks		4511 Austin Oaks Court	46077
R2015-593	September	23	\$0	\$75	\$0	\$0	\$0	PH Current Electric	Shawn McDonald	Res Electric	The Willows		11573 Bent Tree Court	46077
2015-594	September	23	\$0	\$75	\$0	\$0	\$0	PH Current Electric	Josh Kline	Res Electric	The Willows		11579 Bent Tree Court	46077
U2015-595	September	23	\$298,091	\$1,061	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	24	11899 Avedon Drive	46077
U2015-596	September	24	\$200,000	\$752	\$4,025	\$977	\$0	Heritage Realty Group	Manchester Town Homes	Res New	Manchester Square	Unit D	113 Wakefield	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

September 2015

Total Combined permits issued for the month of September: 67

Combined Permit Activity Detail

Page: 4

Printed 2015/10/02 12:11 PM

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
U2015-597	September	24	\$55,000	\$410	\$0	\$0	\$0	Project Melton	Chad Molina	Res Remodel	Cobblestone Lakes	150	9269 Windrift Way	46077
13U2015-598	September	24	\$312,000	\$1,241	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Willow Glen	34	3256 Autumn Ash Court	46077
U2015-599	September	28	\$6,000	\$100	\$0	\$0	\$0	Hittle Construction	Diane Sanderson	Res Add Deck	Cobblestone Lakes	364	8784 W Cobblestone	46077
13U2015-600	September	28	\$26,730	\$410	\$0	\$0	\$0	Miller Company	Trevor & Melanie Papkov	Res Remodel	The Willows	26	3265 Wildlife Trail	46077
U2015-601	September	28	\$30,000	\$75	\$0	\$0	\$0	Authentic Restoration	Blair Brimmer	Res Reroof	Thornhill	84	2135 Mulsanne	46077
U2015-602	September	28	\$0	\$100	\$0	\$0	\$0	Viewegh and Assoc	Mike Callahan	Res Demo			275 W Cedar Street	46077
R2015-603	September	28	\$18,000	\$410	\$0	\$0	\$0	Mike & Kara Crabb	Mike & Kara Crabb	Res Add	Royal Run	669	6777 Woodcliff	46077
13U2015-604	September	28	\$1,500,000	\$2,038	\$0	\$1,221	\$1,009	Homes by Design	Michael & Rachel Thieken	Res New	Willow Ridge	31	11530 Willow Ridge Drive	46077
U2015-605	September	28	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Matt McIntyre	Res Sewer	Raintree		220 Raintree Drive	46077
U2015-606	September	28	\$20,000	\$667	\$0	\$0	\$0	New Horizons Integrative	Ford Centre Associates	Comm Remodel	Ford Center	New Horizons	1500 W Oak Street	46077
U2015-607	September	29	\$12,750	\$75	\$0	\$0	\$0	Cochran Exteriors	Thomas & Terri Kashman	Res Reroof	Huntington Woods	6	1323 Sullivans	46077
R2015-608	September	29	\$19,911	\$100	\$0	\$0	\$0	Arcadia Midwest	Kevin & Ashley Gilles	Res Other	Brookhaven	163	2798 W High Grove Circle	46077
U2015-609	September	29	\$10,000	\$410	\$0	\$0	\$0	Lance & Christine	Lance & Christine	Res Add			745 W Hawthorne	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2015

Total: C of O issued for the month of September: 37

C of O Detail

Page: 1

Printed 2015/10/02 12:11 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2014-537	James Hine	James Hine	Res Add			6150 E SR 32	46052	2015/09/22
R2014-643	Homes by McKenzie	Joe & Marcie Ahern	Res New	Kindred Spirits	4	9575 E 100 North	46077	2015/09/14
U2014-802	Quaylynn Homes	James & Debra Stefanek	Res New	Bowen Minor Plat	1	5075 Willow Road	46077	2015/09/28
U2014-803	The Skillman Corporation	Zionsville Community Schools	Comm New		ZCS Storage Building	4700 S 975 East	46077	2015/09/01
13U2014-813	Wedgewood Building Company	Wedgewood Building Co	Res New	The Willows	236	11511 Golden Willow Court	46077	2015/09/29
U2014-843	John Busse	John Busse	Res Add	Colony Acres	11	35 Colony Court	46077	2015/09/16
13U2015-2	Gradison Building Corporation	Alex Menard	Res New	The Willows	210	11569 Willow Bend Drive	46077	2015/09/24
R2015-31	J Huston & Assoc		Res New	Stonegate	127	6648 E Deerfield Drive	46077	2015/09/21
R2015-87	Homes by McKenzie	Homes by McKenzie	Res New	Stonegate	359	7669 Deerfield Lane	46077	2015/09/30
R2015-124	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	240	6714 Chapel Crossing	46077	2015/09/21
R2015-127	Fox Pools of Indianapolis	Justin & Heather Smith	Res Add Pool	Brookhaven	96	2719 Benmore Court	46077	2015/09/02
U2015-165	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		114 Keith Drive	46077	2015/09/01
R2015-182	Drees Homes	Drees Homes	Res New	Brookhaven	170	2788 West High Grove Circle	46077	2015/09/17
R2015-238	Drees Homes	Drees Homes	Res New	Brookhaven	174	2780 W High Grove Circle	46077	2015/09/14
R2015-264	Drees Homes	Drees Homes	Res New	Brookhaven	239	2501 Still Creek Drive	46077	2015/09/29
R2015-278	American Heritage Barns	Diane Schaaf	Res Add			7968 E 200 South	46075	2015/09/04



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2015

Total: C of O issued for the month of September: 37

C of O Detail

Page: 2

Printed 2015/10/02 12:11 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2015-296	Richard Carriger Company	Steven & Lisa Humke	Res Remodel	Old Hunt Club	14	6710 Old Hunt Club Road	46077	2015/09/24
13U2015-311	MI Homes	MI Homes	Res New	The Sanctuary	27	11863 Avedon Drive	46077	2015/09/22
U2015-320	Hittle Construction	Mark Inman	Res Add Deck	Oak Ridge	98	10562 Oak Ridge Drive	46077	2015/09/29
U2015-322	Dan Schlegelmilch	Dan Schlegelmilch	Res Other	RV		650 W Pine Street	46077	2015/09/23
R2015-328	Crown Castle	Crown Castle	Comm Cell Tower			7417 S Ford Road	46077	2015/09/29
U2015-344	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		122 Kevin Drive	46077	2015/09/29
U2015-351	Fox Pools of Indianapolis	Jeff & Liz Leising	Res Add Pool	Cobblestone Lakes	71	9151 Whisper Bay Circle	46077	2015/09/23
R2015-364	Steven Way	Michael & Tracy Coussens	Res Add	Fox Run	23	10350 Fox Trace	46077	2015/09/30
U2015-383	Maxson Remodeling	Charles & Mica Wilson	Res Remodel	Thornhill	64	1932 Camargue Drive	46077	2015/09/14
U2015-391	Coppola Construction	Lee Kleiner	Comm Remodel	Village Business Dis	Dairy Queen	340 S First Street	46077	2015/09/01
U2015-402	Susan Rydell	BSM Real Estate & Construction	Res Add Deck			335 S Fifth Street	46077	2015/09/21
U2015-421	Gilliatte General Contractors	Interactive Academy	Comm Add		Shelter House	3759 S US 421	46077	2015/09/11
U2015-432	John Grimme	John Scott	Res Add Deck			660 Bloor Lane	46077	2015/09/30
2015-433	John Grimme	Michael Smith	Res Add Deck	Austin Oaks	149	11618 Summit Circle	46077	2015/09/04
U2015-443	Accessibility Construction	Price Baker Enterprises	Res Remodel			685 W Poplar Street	46077	2015/09/30
R2015-495	John Grimme	Paul & Andrea Musey	Res Add Deck	Brookhaven	151	2811 W High Grove Circle	46077	2015/09/18



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2015

Total: C of O issued for the month of September: 37

C of O Detail

Page: 3

Printed 2015/10/02 12:11 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-496	Timothy Morgan	Mark & Erin Hervey	Res Add Deck	Cobblestone Lakes	206	8862 Windpointe Pass	46077	2015/09/30
R2015-500	American Heritage Barns	Diane Schaaf	Res Add			7968 E 200 South	46075	2015/09/04
U2015-503	Angela Baker	Ken Price	Res Other	Village Walk	27	35 Graystone Court	46077	2015/09/04
U2015-537	Timothy Morgan	Frank Trautman	Res Other	Sugarbush	56	600 Morningside Drive	46077	2015/09/30
R2015-582	James Hine	James Hine	Res Add		Canvas Shelter	6150 E SR 32	46052	2015/09/29



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2015

Printed 2015/10/02 12:11 PM

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	333	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	0	0	5	1	2	1	9	11	10	5	2	4	16	1	0	67	0	2	235	409	37
October																					
November																					
December																					
Totals	5	4	30	21	5	38	102	103	64	27	23	20	159	8	0	609	1	12	2367	3777	329



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2015

Status Report

Printed 2015/10/02 12:12 PM

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	\$10,871				\$142,369
All Other Residential ILP Fees	\$6,677	\$5,719	\$10,114	\$8,632	\$10,736	\$11,412	\$13,176	\$12,948	\$12,504				\$91,918
Residential Inspection Fees (Fees Due)	\$3,075	\$3,575	\$3,450	\$4,050	\$3,800	\$2,850	\$3,150	\$3,075	\$2,532				\$29,557
New Home Residential Road Impact Fees	\$12,108	\$12,108	\$14,126	\$15,135	\$12,108	\$13,117	\$8,072	\$6,054	\$6,054				\$98,882
New Home Residential Park Impact Fees	\$14,652	\$14,652	\$15,873	\$17,828	\$13,676	\$15,873	\$9,768	\$7,326	\$10,501				\$120,149
Sanitary Sewer Fees	\$4,025	\$0	\$0	\$12,075	\$4,025	\$8,050	\$12,075	\$0	\$8,050				\$48,300
Total Residential ILP, Inspection, Impact, Sewer	\$54,476	\$53,202	\$60,776	\$72,922	\$56,414	\$66,404	\$54,622	\$34,822	\$47,980				\$501,618
New Commercial Start ILP Fees	\$0	\$0	\$1,537	\$0	\$0	\$0	\$3,385	\$0	\$0				\$4,922
All Other Commercial ILPs	\$1,782	\$2,368	\$1,904	\$10,328	\$6,684	\$2,161	\$3,144	\$8,991	\$1,457				\$38,819
Commercial Inspection Fees(Fees due)	\$225	\$450	\$225	\$1,200	\$900	\$525	\$675	\$1,350	\$600				\$6,150
Commercial Road Impact Fees	\$0	\$0	\$15,052	\$0	\$0	\$0	\$61,692	\$0	\$0				\$76,744
Commercial Sanitary Sewer Fees	\$0	\$0	\$4,025	\$0	\$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	\$1,457				\$124,510
Combined Residential and Commercial Sewer	\$4,025	\$0	\$4,025	\$12,075	\$4,025	\$8,050	\$12,075	\$0	\$8,050				\$52,325
Combined Residential and Commercial Impact	\$26,760	\$26,760	\$45,051	\$32,963	\$25,784	\$28,990	\$79,532	\$13,380	\$16,555				\$295,775
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	\$49,437				\$626,128
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			\$800				\$2,600
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		\$1,000				\$4,300
Variance of Dev Standards	\$1,250	\$352	\$900	\$1,900		\$300	\$925		\$1,125				\$6,752
Special Exception		\$600	\$600				\$300						\$1,500
TOTAL FILING FEES Plan Commission and	\$1,250	\$4,867	\$4,680	\$3,000	\$1,510	\$2,100	\$6,060	\$9,950	\$2,925				\$36,342
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	9				102
All Other Residential ILP	22	24	42	45	59	56	47	60	49				404
New Commercial Start ILP			2			1	2						5
All Other Commercial ILP	10	5	10	16	8	12	17	11	9				98
Total Permit Per Month	45	42	69	74	78	82	75	77	67				609
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			2 Stonegate Section Hidden Pines				
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	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		1 M. Humphreys				
Variance of Dev Standards	See Files	1 W.Achenbach	See Files	See Files		1 K. Channell	See Files		See Files				
Special Exception		1 S. Harvey	1 S. Leffler			1 K. Carrell	1 M. Gradison						
TOTAL FILINGS Plan Commission and BZA	5	7	10	8	3	6	8	4	10				61
Collected Violation Fees:Duplicate Permits, AmendmentsProceeding fees	\$725	\$350	\$275	\$275	\$1,275	\$280	\$3,315	\$1,450	\$150				\$8,095
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees, Violations)	\$31,273	\$42,569	\$47,253	\$49,462	\$41,009	\$39,100	\$47,181	\$54,758	\$33,814				\$386,419
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	\$68,138	\$58,419				\$734,519

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2015

Planning

Intake

- The Department reviewed / issued 66 building permits, one (1) sign permit, and conducted 409 inspections (as detailed in the attached pages)
- The Department conducted nine (9) 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
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- 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 Hidden Pines

Reporting

- Prepared two (2) staff report for the September Board of Zoning Appeals meeting as available at the following link (and attached to this report for reference: <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-25-DSV-Vonterra-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-26-M-Morehead-Staff-Report.pdf>, with results available at the following link: <http://www.zionsville-in.gov/wp-content/uploads/2015/08/September-8-2015-Board-of-Zoning-Appeals-Results1.pdf>
- Prepared six (6) staff reports for the September Plan Commission meeting as available at the following links (and attached to this report for reference): <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-20-DP-Fresh-Fare-Sept-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-21-PP-Vonterra-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-22-DP-Vonterra-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-23-PP-Oxford-Woods-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-24-DP-Oxford-Woods-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-25-Z-Staff-Report.pdf>; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/September-21-2015-Plan-Commission-Meeting-Results.pdf>
- Prepared the Department's September 2015 month-end report

Communications

- Conducted various communications with applicants for the October Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the October 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 one (1) Planning continuing education offering (web based) and one (1) Building Code class
- Staff continued with various activities associated with the implementation of 2014 Reorganization

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2015

- Staff finalized updates to both Article 4 of the Zoning Ordinance and Article 2 of the Subdivision Control Ordinance
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
- Met with representatives of the City of Fishers regarding permitting processing (peer to peer meeting)
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Attended a meeting regarding a potential purchaser of Lot 6 in Creekside Corporate Park
- Attended a meeting regarding a potential purchaser of Lot 12 in Creekside Corporate Park
- Attended a meeting regarding the potential sale of Lot 4 in Ripberger Business Park
- Attended a meeting with Army Corps and IDEM Division of Water regarding Creekside Corporate Park
- Attended the September 22, 2015 ZARC meeting
- Attended the September 28, 2015 RDC meeting

Reporting

- Reviewed updated TIF reporting information and Creekside financial schedules prepared by Crowe
- Prepared the September 2015 TIF activity report
- Prepared / finalized the Memorandum associated with the August 24, 2015 meetings of the RDC

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meetings, 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 1.4 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
- Land disposal: remnant right of way (106th Street / Bennett Parkway)
- RFP Preparation: PNC Site
- Bennett Parkway Extension: Review of draft reports and meetings with adjacent property owners (or representatives)
- 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
- Review of 490 RDC line item in anticipation of year end reappropriation requests
- Attended the September meeting of the 2014-2015 Indiana Certified Public Manager's (CPM) program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-SEPTEMBER 2015

- CPM material review (associated with the September meeting)
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) – public meeting October 5, 2015 (Town Council)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
PNC RFP (HWC)
106th Street Right of Way Improvements (BLN)
Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)
-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 October 13, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled October 13, 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 September 8, 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 from the September 8, 2015, August 11, 2015, and July 14, 2015 Board of Zoning Appeals meeting</p> <p>BZA affirmed at its meeting on August 11, 2015 that Applicant is required to re-notice (publication and certified mail) to be heard at a future Board of Zoning Appeals meeting upon the accessory structures and signage matters not yet acted upon. These portions of the pending petition will be dismissed and/or denied if not properly noticed and heard on or before the December 8, 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 to a meeting date no later than December 8, 2015, at the September 8, 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 a meeting date no later than December 8, 2015, at the September 8, 2015 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
2015-27-DSV	L. Miller	7638 Beekman Terrace	Petition for Development Standards Variance in order to reduce the required front yard setback on a corner lot from 20 foot to 10 foot in the Rural (UB), Urban Business Zoning District
2015-28-DSV	R. Yates	8450 Cooper Lane	Petition for Development Standards Variance to provide for Accessory square footage to exceed the Primary square footage in the Rural (RE) Rural Equestrian Zoning District
2015-29-DSV	A. Mishra	12000 Avedon Way	Petition for Development Standards Variance, in order to provide for an existing deck to encroach into the drainage and utility easement located in the rear yard in the Urban (R-SF-2), Residential Single Family Zoning District
2015-30-DSV	M. Mouser	Lots 246, 252, 253, 254, 255 of Stonegate Section 7	Petition for Development Standards variance to allow for the reduction of the 20 foot rear yard setback back to five (5) foot, and to reduce the lot size from 3,400 square foot to 3,300 square foot, in the Rural (UB) Urban Business Zoning District
2015-31-UV	M. Humphrey	65 N. 700 East	Petition to allow a variance of use, to allow an existing barn located on the applicant's property, to host events in the Rural (AG), Agricultural Zoning District
2015-32-DSV	M. Humphrey	65 N. 700 East	Petition for Development Standards Variance to provide for Accessory square footage to exceed the Primary square footage in the Rural (AG), Agricultural Zoning District

Other Matters to be considered:

Special Request to allow a Re-Filing, following an Adverse Decision of Docket # 2015-18-DSV. This request is being submitted on behalf of Doug and Sandra McClain

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

September 28, 2015



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING October 19, 2015

A meeting of the Zionsville Plan Commission is scheduled for Monday October 19, 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 September 21, 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>
2015-21-PP	Vonterra	10250 and 10280 Zionsville Road	<p>Continued from the September 21, 2015 meeting, to the October 19, 2015 Plan Commission Meeting</p> <p>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</p>
2015-22-DP	Vonterra	10250 and 10280 Zionsville Road	<p>Continued from the September 21, 2015 meeting, to the October 19, 2015 Plan Commission Meeting</p> <p>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</p>
2015-23-PP	Oxford Woods	5185 S. U.S. 421	<p>Continued from the September 21, 2015 meeting, to the October 19, 2015 Plan Commission Meeting</p> <p>Petition for Primary Plat approval in order to subdivide 17.24 acres into</p>

			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	Continued from the September 21, 2015 meeting, to the October 19, 2015 Plan Commission Meeting Petition for Development Plan Approval to provide for development of a 20 lot subdivision in the (R-SF-2), Single Family Residential Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-26-CPA	Town of Zionsville	N/A	Petition for Comprehensive Plan Amendment to update the Transportation Plan and mapping associated with the southeast quadrant of Boone County
2015-28-Z	Town of Zionsville	1102 Bloor Lane	Petition for Zone Map Change to rezone 9.95 acres from the SU-8 (Urban) Special Use Development District to a SU-1 Special Use Development District to provide for school/school related uses.

VII: Other matters to be considered:

Findings of Fact-Docket # 2015-20-DP-The Fresh Fare Farm by Kroger

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

October 2, 2015