



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

December 2015

Total permits issued for the month of December: 51

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Permit Activity Breakdown

Commercial Permits	December 2015	December 2014	YTD 2015	YTD 2014	YTD Diff
New	0	0	5	15	-10
Interior Remodel	2	2	27	33	-6
Addition	0	0	4	11	-7
Sign	2	1	38	39	-1
Electric	1	1	9	10	-1
Other	3	4	54	85	-31
Sewer	0	0	0	1	-1
Commercial Totals	8	8	137	194	-57
Residential Permits					
Single Family	8	10	139	191	-52
Addition	5	1	136	109	27
Remodel	5	3	79	87	-8
Electric	0	3	31	44	-13
Pool/Spa	0	0	31	32	-1
Demolition	4	0	27	23	4
Other	20	12	231	164	67
Sewer/Repairs	1	4	13	20	-7
Residential Totals	43	33	687	670	17
Combined Totals	51	41	824	864	-40

Building/Site Inspections: 263 Number Of Inspections: 463

Certificates Of Occupancy Issued: 52

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 0

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 0

Total number of zoning code violations to date: 188



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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
U2015-774	December	1	\$0	\$100	\$0	\$0	\$0	Christopher Scott Homes	Chris Carnell	Res Demo	Isenhour Hills	6	540 Isenhour Hills Drive	46077
R2015-775	December	1	\$15,000	\$75	\$0	\$0	\$0	American Dream Home	Steve Weigle	Res Reroof	Cedar Bend	45	10140 Lakewood	46077
U2015-776	December	1	\$60,000	\$410	\$0	\$0	\$0	Miller Company	Kristy Pyne	Res Remodel	Spring Knoll	158	8911 Winterberry	46077
U2015-777	December	1	\$45,000	\$694	\$0	\$0	\$0	CF Jones	Kevin Spees	Comm Remodel	Zionsville Bus.Park	197 - Restore	1233 Parkway	46077
U2015-778	December	1	\$11,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Ted & Sarah Quick	Res Reroof	Huntington Woods	35	1189 WINTER	46077
U2015-779	December	1	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Jeffery Foster	Res Reroof	Coventry Ridge	139	11186 CLARKSTON	46077
U2015-780	December	1	\$27,728	\$200	\$0	\$0	\$0	The Deck Store	Chris & Aimee O'Maley	Res Add Deck	COBBLESTONE LAKES OF	75	4871 S COBBLESTONE	46077
13U2015-781	December	1	\$377,549	\$1,301	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	38	11502 WILLOW	46077
R2015-782	December	3	\$8,000	\$75	\$0	\$0	\$0	Derek Bocock	Matt Smith	Res Reroof			150 S 800 East	46077
U2015-783	December	3	\$10,193	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Cory & Heather Owens	Res Reroof	Cedar Bend		9784 Barth Drive	46077
R2015-784	December	3	\$5,000	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Mark Nelson	Res Reroof	Lakeview		8902 E SR 334	46077
U2015-785	December	4	\$2,500	\$100	\$0	\$0	\$0	Jared Marshall	Terry & Harriett McNabb	Res Add Deck			515 W Oak Street	46077
U2015-786	December	4	\$0	\$100	\$0	\$0	\$0	Indianapolis Demolition	Jim Russell	Res Demo			210 W Hawthorne	46077
13U2015-787	December	4	\$24,788	\$140	\$0	\$0	\$0	Browning Construction	TCD Associates	Comm Other	Northwest Technology	Dental Office	6110 Technology	46278
U2015-788	December	7	\$0	\$0	\$25	\$0	\$0	Rishel Excavating	Jeremy & Kathy Morris	Res Sewer	COLONY WOODS SEC 4	180	170 N MAXWELL	46077
U2015-789	December	8	\$2,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Alan Voohis	Res Reroof	L F & H		355 W HAWTHORNE	46077
U2015-790	December	8	\$15,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Tom Sullivan	Res Reroof	SCHICKS		250 S NINTH Street	46077
U2015-791	December	9	\$309,800	\$1,168	\$0	\$1,221	\$1,009	MI Homes	MI Homes	Res New	SANCTUARY AT 121ST	33	11793 AVEDON DR	46077



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U2015-792	December	9	\$9,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Justin & Karen Hendricks	Res Reroof			6302 S 800 East	46077
U2015-793	December	10	\$350	\$50	\$0	\$0	\$0	Signarama	Valerie Swack	Comm Sign		A Taste of Amish	62 N First Street	46077
U2015-794	December	10	\$900,000	\$1,378	\$0	\$1,221	\$1,009	Christopher Scott Homes	Chris Carnell	Res New	ISEN HOUR HILLS	6	540 ISEN HOUR	46077
U2015-795	December	10	\$1,600,000	\$1,784	\$0	\$1,221	\$1,009	Christopher Scott Homes	Alan & Tonya Ladd	Res New	LONG BROOK	2	6333 MAYFIELD	46077
U2015-796	December	10	\$10,000	\$410	\$0	\$0	\$0	David Regnier	David Regnier	Res Remodel			185 S SIXTH Street	46077
13U2015-797	December	10	\$325,000	\$1,241	\$0	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE WILLOWS	78	11583 WEEPING	46077
U2015-798	December	14	\$0	\$100	\$0	\$0	\$0		Bob Harris	Comm Demo			105 S 2nd	46007
U2015-799	December	14	\$12,300	\$75	\$0	\$0	\$0	Robert Bauerle Roofing	Susan Deeg	Res Reroof	Colony Square	21	38 Penn Place	46007
R2015-800	December	14	\$12,000	\$75	\$0	\$0	\$0	Circle City Contractors	Micheil Jacobs	Res Reroof	Enclave	33	6831 Woodhaven	46007
R2015-801	December	14	\$6,536	\$75	\$0	\$0	\$0	Bone Dry Roofing	Steve Gilliam	Res Reroof	Royal Run	355	6281 Lancaster	46007
U2015-802	December	14	\$3,500	\$75	\$0	\$0	\$0	Bone Dry Roofing	Lyle Brown	Res Reroof	Colony Woods	5	35 Williamsburg	46007
U2015-803	December	14	\$1,500	\$112	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zionsville	Derring Cleaners	640 S Main Street	46007
U2015-804	December	14	\$70,000	\$299	\$0	\$0	\$0	Homes By Woodland	Len Birnbaum	Res Add	Village	18	440 Mulberry Street	46007
U2015-805	December	14	\$150,000	\$848	\$0	\$0	\$0	Larry Reed	Matt Schuckman	Comm Remodel			870 Lennox Court	46007
R2015-806	December	16	\$9,428	\$75	\$0	\$0	\$0	Elbert Construction	Amy Siingh	Res Reroof			9855 E 100 South	46077
R2015-807	December	16	\$11,945	\$75	\$0	\$0	\$0	Elbert Construction	Amy Siingh	Res Reroof		Boarding Barn	9855 E 100 South	46077
R2015-808	December	17	\$0	\$100	\$0	\$0	\$0	W Gerald Throgmartin	W Gerald Throgmartin	Res Demo		Former Primary	1644 N 1000 East	46069
U2015-809	December	17	\$0	\$100	\$0	\$0	\$0	Chris Carnell	Chris Carnell	Res Demo			4625 S 975 East	46077



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R2015-810	December	17	\$342,000	\$1,455	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	240	2497 Still Creek Drive	46077
13U2015-811	December	17	\$314,000	\$1,280	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Willow Glen	35	3254 Autumn Ash Court	46077
R2015-812	December	18	\$20,000	\$115	\$0	\$0	\$0	SAC Wireless LLC	SBA Towers, LLC	Comm Cell Tower		Cell Tower	10795 E 300 S	46077
U2015-813	December	18	\$0	\$90	\$0	\$0	\$0	Jared Talbott	Brian McCall	Comm Electric	VBD	Midwest Estate	176 S Main Street	46077
R2015-814	December	18	\$14,453	\$75	\$0	\$0	\$0	Cochran Exteriors	Harry & Carrie Tishler	Res Reroof	Enclave	186	6832 WINDEMERE	46077
U2015-815	December	22	\$30,000	\$265	\$0	\$0	\$0	Mitch Young/Young's	Walter & Janet Beam	Res Remodel			210 S SECOND	46077
R2015-816	December	22	\$1,000,000	\$1,532	\$0	\$1,221	\$1,009	HW Gunn	Bruce & Debbie Johnson	Res New	Pleasant View Lane	13	9306 PLEASANT	46077
U2015-817	December	22	\$75,000	\$125	\$0	\$0	\$0	Custom Spaces	GURIQ & SIMRAN	Res Other	Baker Place	2	620 Bloor Lane	46077
U2015-818	December	22	\$2,500	\$410	\$0	\$0	\$0	David Schoenbaum	David Schoenbaum	Res Remodel			10595 Wildwood	46077
R2015-819	December	23	\$3,000	\$227	\$0	\$0	\$0	Dan Wilhite	Dan Wilhite	Res Add			10785 E SR 32	46077
R2015-820	December	23	\$75,000	\$487	\$0	\$0	\$0	Douglas Dye	Scott & Debra Law	Res Add			9915 E 300 S	46077
R2015-821	December	28	\$14,929	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Robert & Deborah Sadler	Res Reroof	Mallard Pond	14	9045 Mallard Place	46077
R2015-822	December	29	\$16,000	\$75	\$0	\$0	\$0	American Dream Home	Andrew & Anne-Marie	Res Reroof	THE ENCLAVE	90	6544 BRIARWOOD	46077
U2015-823	December	29	\$16,000	\$75	\$0	\$0	\$0	American Dream Home	Janice Smith	Res Reroof	Cedar Bend	42	10050 LAKEWOOD	46007
U2015-824	December	30	\$45,000	\$410	\$0	\$0	\$0	Stephen Furste	Stephen Furste	Res Remodel	COLONY WOODS SEC 5	301	260 CAMDEN	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

December 2015

Total: C of O issued for the month of December: 52

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2012-97	K&M Holdings	K&M Holdings	New Comm Structure		K&M Holdings	478 N 1100 East	46077	2015/12/10
U2014-408	Jeff Beam	Jeff Beam	Res Other	Hypes Addition	1	635 Terrace Drive	46077	2015/12/03
U2014-659	Tim Paschal Construction	Fred Seitz	Res New	Isenhour Hills	9 (part)	5561 Turkey Foot Road	46077	2015/12/15
U2014-765	Tom Simmons	David Schoenbaum	Res Add	Cedar Bend	123	10595 Wildwood Drive	46077	2015/12/23
U2014-766	KDC Construction	Marten Transport	Comm New	Ripberger Business Park	Marten Transport	10364 Bennett Parkway	46077	2015/12/22
U2014-797	Christopher Scott Homes	Charles & Rebecca Kiell	Res New	Lost Run Farms	3	3 Woodard Bluff	46077	2015/12/07
R2014-860	Whitney Meyer & Jared Gayken	Whitney Meyer & Jared Gayken	Res Other			8350 E 250 South	46077	2015/12/01
R2015-15	Steve Gray Renovations	Scott & Melissa Fitzgerald	Res Add	Pleasant View Lane	#2 (part of 3)	9681 Pleasant View Lane	46077	2015/12/31
13U2015-190	Coronado Custom Homes	Coronado Custom Homes	Res New	The Willows	216	11639 Willow Springs Drive	46077	2015/12/09
R2015-293	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	217	6756 Chapel Crossing	46077	2015/12/18
R2015-299	Para Construction	Lafayette Investments	Comm Tenant Finish	Northwest Technology	Smart IT	6500 Technology Center Park	46077	2015/12/30
R2015-380	Drees Homes	Drees Homes	Res New	Brookhaven	187	2693 East High Grove Circle	46077	2015/12/07
R2015-416	Woodstock Custom Homes	Fike & Abida Abbasi	Res New	Stonegate	256	7618 Beekman Terrace	46077	2015/12/17
R2015-439	Eric Nelson	Eric Nelson	Res Electric			9805 E 100 South	46077	2015/12/17
13U2015-474	Family Leisure of Indianapolis	Ted & Sara Brauer	Res Add Pool	The Willows	49	4073 Wild Wood Court	46077	2015/12/03
R2015-480	Champion Window	Gary Smith	Res Add	Royal Run	499	6494 Glenwood Trace	46077	2015/12/03



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U2015-488	KDC Construction	Marten Transport	Comm Add	Ripberger Business Park	Marten Transport Canopy	10364 Bennett Parkway	46077	2015/12/22
R2015-513	Robert Ewbank	Robert Ewbank	Res Other		Carport	1397 S 1100 East	46077	2015/12/08
R2015-536	George Hester	George Hester	Res Add	Stillwater	1	2997 Stillwater Lane	46077	2015/12/31
U2015-554	Thomas J Pearson Construction	Douglas & Karen Kelsey	Res Remodel	Oak Ridge	82	4906 Willow Ridge Court	46077	2015/12/10
U2015-558	Perma Pools	Kevin Smith	Res Add Pool	Cobblestone Lakes	16	9330 Cobblestone Court	46077	2015/12/18
13U2015-562	Para Construction	Lafayette Investments	Comm Other	Northwest Technology	Smart IT Patio	6500 Technology Center Drive	46278	2015/12/30
U2015-566	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		112 Kevin Drive	46077	2015/12/02
U2015-578	Coachhouse Garages	Byron & Carole Decapua	Res Add			11710 Greenfield Road	46077	2015/12/28
13U2015-600	Miller Company	Trevor & Melanie Papkov	Res Remodel	The Willows	26	3265 Wildlife Trail	46077	2015/12/21
U2015-640	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		148 Kevin Court	46077	2015/12/02
R2015-676	Rock Construction, LLC	Cornerstone Zionsville MOB LLC	Comm Tenant Finish		IU HEALTH - #110 OBGYN	6866 W Stonegate Drive	46077	2015/12/16
R2015-677	Five Star	Dennis Wood	Res Add	Countrywood	43	1120 Indian Pipe Lane	46077	2015/12/18
R2015-678	Robert & Amy Hoover	Robert & Amy Hoover	Res Add			4657 S 700 East	46075	2015/12/22
U2015-700	Aspen Outdoor Designs	Joseph & Lynne Krkoska	Res Other	Buttontown Farm	33	9959 Buttontown Lane	46077	2015/12/22
U2015-742	Miller Company	Brian Pyne	Res Remodel	Spring Knoll	158	8911 Winterberry Court	46007	2015/12/30
R2015-743	Justin & Karen Hendricks	Justin & Karen Hendricks	Res Add			6302 S 800 East	46077	2015/12/02



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U2015-758	Cochran Exteriors	Jeff Balogh & Nancy Green	Res Reroof	Huntington Woods	2	1338 SULLIVANS RIDGE	46077	2015/12/07
U2015-774	Christopher Scott Homes	Chris Carnell	Res Demo	Isenhour Hills	6	540 Isenhour Hills Drive	46077	2015/12/17
R2015-775	American Dream Home Improvement	Steve Weigle	Res Reroof	Cedar Bend	45	10140 Lakewood Drive	46077	2015/12/07
U2015-776	Miller Company	Kristy Pyne	Res Remodel	Spring Knoll	158	8911 Winterberry Court	46077	2015/12/30
U2015-778	Cochran Exteriors	Ted & Sarah Quick	Res Reroof	Huntington Woods	35	1189 WINTER WOOD CT	46077	2015/12/07
U2015-779	Cochran Exteriors	Jeffery Foster	Res Reroof	Coventry Ridge	139	11186 CLARKSTON RD	46077	2015/12/07
R2015-782	Derek Bocock	Matt Smith	Res Reroof			150 S 800 East	46077	2015/12/08
U2015-783	Bone-Dry Roofing	Cory & Heather Owens	Res Reroof	Cedar Bend		9784 Barth Drive	46077	2015/12/08
R2015-784	Daahl Roofing Inc	Mark Nelson	Res Reroof	Lakeview		8902 E SR 334	46077	2015/12/07
U2015-786	Indianapolis Demolition	Jim Russell	Res Demo			210 W Hawthorne Street	46077	2015/12/16
U2015-788	Rishel Excavating	Jeremy & Kathy Morris	Res Sewer	COLONY WOODS SEC 4	180	170 N MAXWELL CT	46077	2015/12/08
U2015-789	Bone-Dry Roofing	Alan Voohis	Res Reroof	L F & H		355 W HAWTHORNE Street	46077	2015/12/14
U2015-790	Bone-Dry Roofing	Tom Sullivan	Res Reroof	SCHICKS		250 S NINTH Street	46077	2015/12/16
U2015-792	Robert Stevens Roofing	Justin & Karen Hendricks	Res Reroof			6302 S 800 East	46077	2015/12/14
U2015-793	Signarama	Valerie Swack	Comm Sign		A Taste of Amish	62 N First Street	46077	2015/12/24
U2015-799	Robert Bauerle Roofing	Susan Deeg	Res Reroof	Colony Square	21	38 Penn Place	46007	2015/12/16



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2015-800	Circle City Contractors	Micheil Jacobs	Res Reroof	Enclave	33	6831 Woodhaven Place	46007	2015/12/18
R2015-801	Bone Dry Roofing	Steve Gilliam	Res Reroof	Royal Run	355	6281 Lancaster Place	46007	2015/12/18
R2015-806	Elbert Construction	Amy Siingh	Res Reroof			9855 E 100 South	46077	2015/12/21
R2015-807	Elbert Construction	Amy Siingh	Res Reroof		Boarding Barn	9855 E 100 South	46077	2015/12/21



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	Temp C of O	C of O
January	0	0	1	3	1	5	13	6	8	3	0	0	3	2	0	45	0	2	199	336	2	21
February	0	0	3	0	0	2	13	5	6	3	0	4	4	2	0	42	0	2	176	318	1	12
March	2	0	3	1	0	6	15	3	9	4	7	2	16	1	0	69	1	1	262	399	2	21
April	0	0	4	5	1	6	13	11	6	1	2	3	21	1	0	74	0	4	334	517	6	43
May	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	75	63
June	1	1	2	2	0	7	13	19	4	3	4	4	21	1	0	82	0	3	267	439	7	49
July	2	1	2	5	0	9	9	14	7	3	2	1	20	0	0	75	0	3	269	399	5	38
August	0	2	2	2	0	5	6	17	6	2	3	1	31	0	0	77	0	0	306	466	14	44
September	0	0	1	1	2	5	9	10	11	5	2	4	16	1	0	67	0	3	234	409	5	37
October	0	0	4	5	2	4	19	17	5	4	3	0	35	2	0	100	0	6	300	463	8	46
November	0	0	0	10	1	0	10	12	4	0	5	3	17	2	0	64	0	3	255	424	6	37
December	0	0	2	2	1	3	8	5	5	0	0	4	20	1	0	51	0	1	263	463	4	52
Totals	5	4	27	38	9	54	139	136	79	31	31	27	231	13	0	824	1	29	3187	5128	135	463

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2015

Planning

Intake

- The Department reviewed / issued 49 building permits, 2 sign permits, and conducted 463 inspections (as detailed in the attached pages)
- The Department accepted five (5) Petitions for review by the Board of Zoning Appeals and two (2) Petitions for review by the Plan Commission (all at future meetings)

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
- Attended the December 21, 2015 Town Council Agenda Setting meeting (for the January 4, 2016 meeting)
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: 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

Reporting

- Prepared five (5) staff reports for the December 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/2015/06/2015-37-DSV-D.-Wilhite-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-38-DSV-T.-Rottman-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-39-SE-C.-Olney-Staff-Report3.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-40-DSV-Rottman-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-41-DSV-UTB-Staff-Report.pdf> ; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/December-8-2015-Board-of-Zoning-Appeals-Results.pdf>
- Prepared one (1) staff report for the December Plan Commission meeting as available at the following link (and attached to this report for reference): <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-39-DP-UTB-Staff-Report-2.pdf>; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/December-21-2015-Plan-Commission-Meeting-Results.pdf>
- Prepared the Department's December 2015 month-end report

Communications

- Conducted various communications with applicants for the January Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the January 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

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)
- Prepared for interviews associated with the Department's vacant Compliance Inspector position
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Staff undertook preparations to update the Zoning Ordinance specific to ILP fees and use of LED lighting elements
- Staff attended web site training opportunities hosted by the Town's IT Department
- Staff continued with various activities associated with the implementation of 2014 Reorganization
- Staff continued to assist with various activities associated with the construction of a new Town Hall
- Staff finalized year end budgetary review activities and finalized 2015 employee performance reviews

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2015

- Staff conducted activities / communications regarding current vehicle fleet / replacement of its '06 Ford Explorer (125,000 mi)
Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville TIF district
- Met with individuals regarding development opportunities in the Creekside TIF District
- Met with individuals regarding development opportunities within the 700 East TIF District
- Met with site selection consultants to review Town procedures regarding review of incentive requests
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Attended the December 15, 2015 ZARC meeting
- Attended the December 16, 2015 Pathways Plan RFP consultant interview session
- Attended the December 21, 2015 Creekside Committee meeting

Reporting

- Prepared memorandums associated with the October 26, 2015 and November 16, 2015 RDC meetings
- Prepared the December 2015 Zionsville TIF activity report
- Finalized documentation related to Confirmatory Resolution associated with the Creekside TIF District

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
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- 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
- 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 various communications regarding the Request for Bid advertisement associated with Creekside Corporate Park
- Conducted communications regarding the scheduling of various January 2016 meetings regarding Creekside Corporate Park
- Conducted communications with representatives of adjoining land owners of Creekside Corporate Park
- Conducted communications regarding current Town Hall site (both marketing and disposal)
- Conducted communications regarding the DK Pierce & Assoc. press release (IEDC / Zionsville Chamber / Boone EDC)
- Conducted communications regarding the Noble Order Tap Room press release
- Conducted communications regarding utility availability and distribution with Creekside Corporate Park

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- 2016 Zionsville TIF District revenue / expense projection review
- Contract Management: Creekside Schematic Design
- RFP release: PNC Site (updated document in anticipation of a January 2016 release)
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- TIF District establishment/ reestablishment (700 TIF, Creekside TIF)
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Reviewed advertisement and bidding documents associated with the Creekside Corporate Park infrastructure plan
- Reviewed the status of the Lids / Hat World building and site improvements related to the 2015 Purchase Agreement
- Attended the December meeting of the 2015-2016 Indiana Certified Public Manager's (CPM) program
- Launched customer survey / department services awareness survey

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-DECEMBER 2015

- CPM material review (associated with the December meeting)

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Hardware installation - field data entry (internal)

HEA 1301 implementation (internal)

2014 Reorganization (internal)

Downtown Marketing Study & Parking Analysis implementation (internal)

Economic Development Strategic Plan implementation (internal)

PNC RFP (internal)

Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)

Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)

Creekside Corporate Park @ Zionsville marketing (Rockland/internal)

Zoning Ordinance maintenance (American Legal Publication / 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)

700E TIF (BT, Crowe, Internal)

Website transition (internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS January 12, 2016

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled January 12, 2016 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. Election/Appointment of 2016 Officers
- IV. Approval of December 8, 2015 Meeting Minutes
- V. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
2015-47-DSV	N. Warstler	744 W Pine Street (Est)	<p>Remonstrator is requesting a continuance to February 9, 2016 Board of Zoning Appeals Meeting</p> <p>Petition for Development Standards variance in order to allow a single family dwelling in the (R-V), Residential Village Zoning District, to:</p> <ol style="list-style-type: none"> 1) Establish the parcels as a Lot of Record 2) Deviate from the required road frontage/point of vehicular access 3) Deviate from the required front yard setback 4) Deviate from the required rear yard setback
2015-43-DSV	Neer Development Company, Inc.	6265, 6305, 6355, 6401 S. 950 East	<p>Petitioner is requesting a continuance to the February 9, 2016 Board of Zoning Appeals Meeting</p> <p>Petition for Development Standards variance for a reduced front yard setback for a Senior Residential Community in the (R4) Rural Residential Zoning District</p>

- VI. Continued Business-None

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2015-44-DSV	M. Ravard and C. Perry	465 W Cedar Street	Petition for Development Standards variance in order to allow: <ol style="list-style-type: none"> 1) Lot 121 of Cross' 4th Addition of the Town of Zionsville to be improved with a new single-family dwelling, independent of Lot 122 of Cross' 4th Addition (Lot 121 and Lot 122 of Cross' 4th Addition are currently under common ownership and constitute a buildable Lot, and as a single buildable Lot is not permitted to be improved with an additional single-family residence. 2) Reduce the minimum lot area from the required 8000 square foot for lots 121 and 122 3) Reduce the required minimum side yard setback and aggregate side yard setback for lot 122
2015-45-UV	H. Barbara and W. Craft	105 S. 2 nd Street	Petition for a variance of use for a Hair Salon to be located in the Business Office (B-O) Zoning District, which does not permit Hair Salons as a primary use of the property
2015-46-UV	T. McQuinn	10614 DeAndrea Drive	Petition for a variance of use for an established automobile repair business to include automotive sales in the (I-2) Urban Industrial Zoning District, which does not permit automobile sales as a primary use of the property

Other Matters to be considered:

None at this time

Updates:

Docket # 2015-39-DSV-C. Olney-Right to Farm

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
Tuesday January 19, 2016**

A meeting of the Zionsville Plan Commission is scheduled for Tuesday January 19, 2016 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. Election/Appointment of 2016 Officers/Representatives
- IV. Approval of December 21, 2015 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2015-40-Z	Fabrico Inc., & B. Slaff	165 and 235 W Sycamore Street	Continued from the December 21, 2015 Plan Commission Meeting Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business, and the (VBD), Urban Village Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.
2015-41-SP	Scannell Properties #152, LLC	10505 Bennett Parkway	Continued from the December 21, 2015 Plan Commission Meeting 6 in Favor 0 Opposed Petition for Secondary Plat approval in order to allow for a replat of Lot 4 of Ripberger Business Park, to provide for incorporation of 1.52 acres (being adjacent to lot 4's current boundaries) into lot 4

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-42-DPA	Christ Church, the Lutheran Church of Zionsville, Inc.	600 N Ford Road	Petition for Development Plan Amendment to allow for a Columbarium to be installed on the parcel in the (SU-2) Urban Special Use Zoning District
2015-43-RP	D. Berman	425 S 6 th Street	Petition for Replat of three (3) parcels, to be reconfigured into three (3) lots in the (R-V) Urban Residential Village Zoning District
2016-45-OA	Town of Zionsville	1100 W Oak Street	Petition to amend the Town of Zionsville Zoning Ordinance to include an amendment to Section 9.6 (Fee Schedule requirements related to building permit associated with Class II Structures and inspections of Class II Structures)
2016-46-OA	Town of Zionsville	1100 W Oak Street	Petition to amend the Town of Zionsville Ordinances specific to lighting requirements to permit the use of Light Emitting Diode

		(LED) lighting elements in addition to current permissible lighting elements within all Town Zoning Districts
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VII: Other matters to be considered:

Status of Commitments-Docket # 2015-21-PP and 2015-22-DP Vonterra

Status of Commitments-Docket # 2015-33-PP and 2015-34-DP Ansley

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

January 4, 2016