



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

October 2016

Total permits issued for the month of October: 108

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Permit Activity Breakdown

Commercial Permits	October 2016	October 2015	YTD 2016	YTD 2015	YTD Diff
New	1	0	4	5	-1
Interior Remodel	2	4	18	25	-7
Addition	0	0	3	4	-1
Sign	1	5	37	26	11
Electric	2	2	15	7	8
Other	7	4	59	51	8
Sewer	0	0	0	0	0
Commercial Totals	13	15	136	118	18
Residential Permits					
Single Family	11	19	107	121	-14
Addition	7	17	100	119	-19
Remodel	6	5	66	70	-4
Electric	3	4	26	31	-5
Pool/Spa	4	3	33	26	7
Demolition	5	0	30	20	10
Other	59	35	362	194	168
Sewer/Repairs	0	2	11	10	1
Residential Totals	95	85	735	591	144
Combined Totals	108	100	871	709	162

Building/Site Inspections: 321 Number Of Inspections: 464

Certificates Of Occupancy Issued: 46

Easement Encroachments Authorized: 1 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: 8

Number of Investigations closed this month: 8

Total number of zoning code violations to date: 88



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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
R2016-766	October	3	\$15,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Martin & Lorelee Weaver	Res Remodel	Brookhaven	71	2806 NEWBURY	46077
R2016-767	October	3	\$730,000	\$1,826	\$0	\$1,221	\$1,009	Shaver Construction	Steve Shaver	Res New	PLEASANTVIEW LANE	3	9625 PLEASANT	46077
U2016-768	October	3	\$15,000	\$75	\$0	\$0	\$0	North American Const	David & Melissa McHenry	Res Reroof	Smith Meadows	02	4464 SUMMER	46077
13U2016-769	October	3	\$8,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	David & Rebecca Keen	Res Reroof	Fox Hollow	57	7099 FOX HOLLOW	46077
U2016-770	October	3	\$5,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Robert & Jessica Redden	Res Reroof	BRITTANY CHASE	90	4240 FIRST FLIGHT	46077
U2016-771	October	3	\$6,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Anthony Meyer & Sarah	Res Reroof	Spring Knoll	11	9659 BELLFLOWER	46077
R2016-772	October	3	\$6,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Douglas & Rita Brown	Res Reroof	Sycamore Bend	16	518 WREN WAY	46077
R2016-773	October	4	\$8,500	\$75	\$0	\$0	\$0	Indiana Renovation	Maurice & LouAnn Kessler	Res Reroof	Russell Lake	17	661 W RUSSELL	46077
R2016-774	October	4	\$50,000	\$466	\$0	\$0	\$0	Perma Pools	Bruce & Debbie Johnson	Res Add Pool	PLEASANTVIEW LANE	13	9306 PLEASANT	46077
U2016-775	October	4	\$6,700	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Matthew & Sarah Pank	Res Reroof	Huntington Woods	49	1132 HUNTINGTON	46077
U2016-776	October	4	\$8,900	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Richard Lamie	Res Reroof	Huntington Woods	51	1102 HUNTINGTON	46077
U2016-777	October	5	\$7,000	\$75	\$0	\$0	\$0	Breeden Roofing, Inc.	Richard & Mary Williams	Res Reroof	IRONGATE	55	45 VILLAGE COURT	46077
U2016-778	October	5	\$8,500	\$90	\$0	\$0	\$0	Weaver Roofing	David Brown	Comm Reroof	CROSSES		85 E CEDAR STREET	46077
R2016-779	October	5	\$25,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Russell Fortune	Res Reroof			7650 W 96TH STREET	46077
U2016-780	October	5	\$10,626	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Courtney Shafer	Res Reroof	N.T.		720 W OAK STREET	46077
U2016-781	October	5	\$7,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Lance Schwab	Res Reroof	Huntington Woods	28	1156 Winter Wood Court	46077
U2016-782	October	6	\$10,800	\$75	\$0	\$0	\$0	Restor Property Restoration	Jason & Tonya Taylor	Res Reroof	BRITTANY CHASE	15	4211 FIRST FLIGHT	46077
R2016-783	October	6	\$4,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	David & Kara Benson	Res Reroof	ROYAL RUN	441	6279 SADDLETREE	46077



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R2016-784	October	6	\$12,000	\$410	\$0	\$0	\$0	Benjamin Hopkins	Benjamin Hopkins	Res Remodel	Brookhaven	148	2805 WEST HIGH	46077
U2016-785	October	7	\$315,000	\$1,090	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	48	11960 Avedon Way	46077
U2016-786	October	7	\$0	\$0	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Grading	Inglenook of Zionsville	GRADING ONLY	10371 Zionsville	46077
R2016-787	October	7	\$2,100	\$100	\$0	\$0	\$0	Phillip Trick	Phillip Trick	Res Other	Countrywood	8	1115 Foxglove	46077
U2016-788	October	7	\$0	\$75	\$0	\$0	\$0	Electric Today	Corey Woodrow	Res Electric	Raintree Place	97	795 WOOD COURT	46077
U2016-789	October	7	\$9,230	\$75	\$0	\$0	\$0	Universal Roofing	Josephine & Angus Lock	Res Reroof	BRITTANY CHASE	44	4110 HUNTSMAN	46077
U2016-790	October	7	\$21,140	\$75	\$0	\$0	\$0	Universal Roofing	Fenton Kirk Dietz	Res Reroof	THORNHILL	99	1735 CONTINENTAL	46077
U2016-791	October	7	\$17,000	\$75	\$0	\$0	\$0	Daahl Roofing	Alan Rachels	Res Reroof	N.T.		160 WILLOW	46077
U2016-792	October	10	\$60,000	\$465	\$0	\$0	\$0	Homes by Horvath	Peter Rusthove & Erin Roth	Res Add Deck	Bailey Court	10	100 BAILEY COURT	46077
R2016-793	October	10	\$117,000	\$660	\$0	\$0	\$0	Mike MCGhee	Luke & Jenni Phenicie	Res Add Pool			7201 S 775 EAST	40677
R2016-794	October	10	\$9,652	\$75	\$0	\$0	\$0	Universal Roofing	Greg & Diane Aurand	Res Reroof	ROYAL RUN	449	6263 SADDLETREE	46077
U2016-795	October	11	\$7,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Thomas & Christine	Res Reroof	Huntington Woods	63	1195 WOODSIDE	46077
U2016-796	October	11	\$9,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Joel & Stephanie	Res Reroof	Cedar Bend	53	10314 LAKEWOOD	46077
U2016-797	October	11	\$6,300	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Anthony & Christa Wilson	Res Reroof	BRITTANY CHASE	98	4310 BRITTANY	46077
U2016-798	October	11	\$19,500	\$75	\$0	\$0	\$0	Jon Bankert	Theresa Graham	Res Reroof	Oak Ridge Estates	45	4631 HICKORY	46077
U2016-799	October	11	\$50,000	\$200	\$0	\$0	\$0	Whicker Construction	Joe McMullen	Res Add Deck	MILLERS		410 N MAPLE	46077
U2016-800	October	11	\$10,000	\$75	\$0	\$0	\$0	Randall Moss	Randall Moss	Res Other			5205 Willow Road	46077
R2016-801	October	11	\$2,500,000	\$1,784	\$0	\$1,221	\$1,009	St. James Development	Cheryl Baber	Res New			8182 HUNT CLUB ROAD	46077



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R2016-802	October	11	\$1,400,000	\$804	\$0	\$0	\$0	St. James Development	Cheryl Baber	Res Add			8182 HUNT CLUB ROAD	46077
U2016-803	October	11	\$0	\$0	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Grading	The Oaks at Hoosier Village	Mass Grading	9998 Purple Plum Lane	46077
R2016-804	October	11	\$250,000	\$893	\$0	\$0	\$13,621	J&K FFFI 3 LLC	Roger Distler	Comm Remodel		Fazolis	6378 Crane Drive	46077
R2016-805	October	11	\$6,400	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Bingbing Lin	Res Reroof	THE ENCLAVE	45	6838 WOODHAVEN	46077
R2016-806	October	12	\$670,000	\$1,489	\$0	\$1,221	\$1,009	Kent Shaffer	Dustin Caldwell	Res New			9445 E 400 South	46077
R2016-807	October	12	\$0	\$100	\$0	\$0	\$0	Dorsey Paving	Pittman Partners	Res Demo			8250 E 100 South	46077
U2016-808	October	12	\$60,000	\$410	\$0	\$0	\$0	Brian Kreider	Daryl & Brenda Knecht	Res Remodel	Buttondown Farms	8	4780 KHAKI COURT	46077
R2016-809	October	12	\$2,500	\$226	\$0	\$0	\$0	Grant Richards	Dave Reves	Res Remodel	Lakeview	41	639 KAREN DRIVE	40677
U2016-810	October	12	\$7,000	\$410	\$0	\$0	\$0	Jim Barber	John & Teresa Moore	Res Add	NORHERN MEADOWS	33	5015 WILLOW	46077
13U2016-811	October	12	\$418,000	\$1,643	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	59	3731 SUGAR PINE LANE	46077
U2016-812	October	13	\$7,000	\$100	\$0	\$0	\$0	Kevin Koons	Kevin & Amy Koons	Res Other	COBBLESTONE LAKES OF	175	4637 PEBBLEPOINTE	46077
13U2016-813	October	13	\$50,000	\$509	\$0	\$0	\$0	Fox Pools	Dennis & Alyssa Nike	Res Add Pool	Willow Glen	18	3276 CIMMARON	46077
U2016-814	October	13	\$18,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David Grebe	Res Reroof	CLARKSTON	19	11370 VALLEY	46077
U2016-815	October	13	\$9,500	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Marilynn Berry Stamm	Res Reroof	CARTERS ADD.	60	150 N NINTH STREET	46077
U2016-816	October	13	\$16,667	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Kevin & Jennifer Kennedy	Res Reroof	COLONY WOODS	293	315 HOLIDAY	46077
R2016-817	October	13	\$7,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Timothy Haseley	Res Reroof	ROYAL RUN	353	6287 LANCASTER	46077
U2016-818	October	14	\$17,000	\$100	\$0	\$0	\$0	Keith Mostrog	Keith Mostrog	Res Other	PRESERVE AT SPRING KNOLL	24	8872 Pin Oak Drive	46077
U2016-819	October	14	\$9,940	\$410	\$0	\$0	\$0	Residential Renovations	Richard Darko	Res Add	Ravinia	38	4644 SUMMERSONG	46077



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R2016-820	October	14	\$40,000	\$100	\$0	\$0	\$0	Bedrock Hardscapes	Ryan & Sarah McBee	Res Other	Brookhaven	113	2700 STILL CREEK	46077
U2016-821	October	14	\$103,457	\$90	\$0	\$0	\$0	Universal Roofing	Zionsville Methodist	Comm Reroof			9644 WHITESTOWN	46077
U2016-822	October	14	\$3,600	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Erin & Dee Ann Moore	Res Reroof	NORTH VIEW SEC 1	14	486 BEVERLY	46077
U2016-823	October	14	\$9,100	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Gregg Poetz	Res Reroof	Huntington Woods	03	1328 SULLIVANS	46077
U2016-824	October	14	\$5,800	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Lixin & Jin Wang	Res Reroof	COLONY WOODS SEC 1		40 WILLIAMSBURG	46077
U2016-825	October	14	\$6,400	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Thomas & Brenna Michels	Res Reroof	BRITTANY CHASE	30	4161 HUNTSMAN	46077
U2016-826	October	17	\$10,000	\$75	\$0	\$0	\$0	Silverwood Builders	Lyle Brown	Res Reroof	Colony Woods		35 Williamsburg	46077
U2016-827	October	17	\$0	\$0	\$1,026	\$0	\$0	Gilliatte General Contractors	Interactive Academy	Grading		Interactive Academy	3795 S US 421	46077
R2016-828	October	18	\$10,000	\$115	\$0	\$0	\$0	Black & Veatch agent for AT & T	SBA Towers, LLC	Comm Cell Tower			10795 E 300 SOUTH	46077
R2016-829	October	19	\$0	\$100	\$0	\$0	\$0	Ray's Demolition	John Chappo	Res Demo	N.T.		9485 HUNT CLUB ROAD	46077
R2016-830	October	19	\$0	\$150	\$0	\$0	\$0	Jim Barber	Edla & Dick Hovermale	Res Demo			4550 WILLOW	46077
U2016-831	October	20	\$6,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Steve & Alison Schein	Res Reroof	COLONY WOODS	19	70 WILLIAMSBURG	46077
U2016-832	October	20	\$6,600	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Erik & Theresa Skutt	Res Reroof	Huntington Woods	67	1044 SULLIVANS	46077
R2016-833	October	20	\$0	\$100	\$0	\$0	\$0	T & W Corp	Craig Alderson	Res Demo	N.T.		9180 HUNT CLUB ROAD	46077
U2016-834	October	21	\$445,000	\$1,868	\$0	\$0	\$0	SCS Construction	American Senior Communities	Comm Remodel	N.T.		675 S FORD ROAD	46077
R2016-835	October	21	\$97,000	\$565	\$0	\$0	\$0	Pools of Fun	Jeffery Teague	Res Add Pool			3005 S 875 EAST	46077
13U2016-836	October	21	\$10,000	\$200	\$0	\$0	\$0	Bryan Debshaw	Bryan Debshaw	Res Add Deck	HIDDEN PINES	18	3870 SUGAR PINE	46077
R2016-837	October	24	\$16,045	\$75	\$0	\$0	\$0	Bone Dry Roofing	Rose Edward	Res Reroof			1980 S 950 EAST	46077



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U2016-838	October	24	\$22,500	\$75	\$0	\$0	\$0	Bone Dry Roofing	George Small	Res Reroof	Buttondown Farm	38	4676 ST JOHN	46077
R2016-839	October	24	\$4,620	\$100	\$0	\$0	\$0	Indy Decorative	Jami Sloan	Res Other			4891 S 700 EAST	46075
R2016-840	October	24	\$0	\$75	\$0	\$0	\$0	Amerestore	Bryan & Dana Mihok	Res Electric	STONEGATE	122	6645 E DEERFIELD	46077
R2016-841	October	25	\$0	\$150	\$0	\$0	\$0	Midwest Affordable	Melissa Bertke-Heslin	Res Demo			986 N US 421	46075
U2016-842	October	25	\$3,900	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	William & Judith Brock	Res Reroof	NORTH VIEW SEC 1	15	488 BEVERLY	46077
U2016-843	October	25	\$7,600	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Barbara Koenig	Res Reroof	Cedar Bend	119	10515 WILDWOOD	46077
U2016-844	October	25	\$9,100	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Michael & Mary Karpinski	Res Reroof	Huntington Woods	81	1151 HUNTINGTON	46077
U2016-845	October	25	\$6,400	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Mitchell & Jessica Carter	Res Reroof	Cedar Bend	120	10541 WILDWOOD	46077
U2016-846	October	26	\$2,000	\$75	\$0	\$0	\$0	Randall Shaffer	Randall Shaffer	Res Reroof	SCHICKS		825 W PINE STREET	46077
R2016-847	October	26	\$750,000	\$1,493	\$0	\$1,221	\$1,009	John Lawrence	Michael & Sherri Leffler	Res New	LEFFLER 1200 EAST MINOR		1850 S 1200 EAST	40677
U2016-848	October	27	\$8,000	\$410	\$0	\$0	\$0	Schrier Contracting	James & Catherine Hurst	Res Remodel	Zion Hills	30	12224 DAUGHERTY	46077
R2016-849	October	27	\$7,000	\$75	\$0	\$0	\$0	ABC Roofing	Marius & Amelia Sumandea	Res Reroof			7044 W 96TH STREET	46077
U2016-850	October	27	\$12,717	\$75	\$0	\$0	\$0	Restor Property Restoration	William Maurer	Res Reroof	SMITH MEADOWS	03	4460 Spring Court	46077
R2016-851	October	27	\$0	\$75	\$0	\$0	\$0	Homes by Pat O'Connor	Mark & Gina Sell	Res Electric			802 N 1000 EAST	46077
U2016-852	October	27	\$0	\$75	\$0	\$0	\$0	Adams Electric	Dart Controls	Comm Electric		Dart Controls	5000 W 106TH	46077
13U2016-853	October	27	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Grading	HIDDEN PINES	108 - 146	3653 S US 421	46077
13U2016-854	October	27	\$418,000	\$1,502	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	22	3752 Sugar Pine Lane	46077
R2016-855	October	27	\$75,000	\$200	\$0	\$0	\$0	Harding Group	Ryan & Michelle Donovan	Res Add Deck	Brookhaven	24	2817 BROOKLINE	46077



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R2016-856	October	27	\$380,000	\$1,480	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	STONEGATE	315	6493 WESTMINSTER	46077
R2016-857	October	27	\$20,000	\$410	\$0	\$0	\$0	Daniel Garner	Becky Overmyer	Res Remodel			8455 E 250 South	46077
13U2016-858	October	28	\$32,992	\$75	\$0	\$0	\$0	Cochran Exteriors	John & Cynthia Carr	Res Reroof	Fox Hollow	24	7368 FOX HOLLOW	46077
R2016-859	October	28	\$11,291	\$75	\$0	\$0	\$0	Cochran Exteriors	James & Monica Liebert	Res Reroof	Sycamore Bend	20	537 QUAIL VALLEY	46077
U2016-860	October	28	\$13,631	\$75	\$0	\$0	\$0	Cochran Exteriors	Elizabeth Hopper	Res Reroof	Huntington Woods	79	1121 HUNTINGTON	46077
U2016-861	October	28	\$1,000	\$50	\$0	\$0	\$0	CSI Signs	Ford Center Assoc	Comm Sign	Ford Centre	Zoe Moore Homes	1500 W OAK STREET	46077
U2016-862	October	28	\$0	\$90	\$0	\$0	\$0	Heartland	Zayo Group	Comm Electric			45 E Oak Street	46077
U2016-863	October	28	\$4,650,000	\$12,525	\$0	\$0	\$37,312	Browning Construction	Universal Transparent Bag	Comm New		UTB	10505 BENNETT	46077
R2016-864	October	28	\$360,000	\$1,487	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	200	11130 Glen Avon Way	46077
R2016-865	October	31	\$8,600	\$75	\$0	\$0	\$0	Integrity Property	Candace Tremps	Res Reroof	Sycamore Bend	37	504 PHEASANT	46077
U2016-866	October	31	\$300,000	\$1,253	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	Sigma Capital, LLC	Res New	SIXTH & SYCAMORE	1	595 SYCAMORE	46077
U2016-867	October	31	\$11,700	\$75	\$0	\$0	\$0	Daahl Property Group	Kelly Huibregtse	Res Reroof	Oak Ridge Estates	19	9973 HICKORY	46077
U2016-868	October	31	\$10,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Dale & Linda Theobald	Res Reroof	Ravinia	9	4546 SUMMERSONG	46077
U2016-869	October	31	\$8,400	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Paul & Jill Fazio	Res Reroof	Huntington Woods	58	1180 WOODSIDE	46077
U2016-870	October	31	\$9,200	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Patrick & Vickie Jonte	Res Reroof	Huntington Woods	12	1320 WOOD VALLEY	40677
U2016-871	October	31	\$8,100	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Michael & Jolee Garis	Res Reroof	Huntington Woods	84	1191 HUNTINGTON	46077
R2016-872	October	31	\$317,000	\$1,023	\$0	\$1,221	\$1,009	Schafer Custom Homes, LLC	Allen Hixon	Res New	STONEGATE	70	7638 BEEKMAN	46077
U2016-873	October	31	\$27,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Gordon & Theresa Slack	Res Reroof	Austin Oaks	15	11787 PROMONTORY	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-241	BP Custom Homes	Adam & Angie Blake	Res New	Oldfields	11	6821 Oldfields Lane	46077	2016/10/18
U2015-564	Bone-Dry Roofing	Robert Dillman	Res Reroof	Cedar Bend	87	9906 Lakewood Drive	46077	2016/10/10
U2015-565	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1349 Robert Court	46077	2016/10/10
R2015-627	Brad Heiser	Charles Heiser	Res Add			7285 S Ford Road	46077	2016/10/07
R2015-647	Drees Homes	Drees Homes	Res New	Brookhaven	254	11323 Still Creek Drive	46077	2016/10/11
U2015-763	Schafer Custom Homes, LLC	Mike & Robyn Nelson	Res Add			250 N Main Street	46077	2016/10/07
U2015-794	Christopher Scott Homes	Chris Carnell	Res New	ISENHOUR HILLS	6	540 ISENHOUR HILLS DRIVE	46077	2016/10/20
R2016-76	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	224	6742 CHAPEL CROSSING	46077	2016/10/19
U2016-168	Collins Construction	Scott & Natalie Kruger	Res Other			10604 ZIONSVILLE ROAD	46077	2016/10/18
R2016-192	Drees Homes	Drees Homes	Res New	Brookhaven	182	11246 EAST HIGH GROVE CIRCLE	46077	2016/10/03
R2016-213	Project Melton	Craig Melton	Res Remodel			8530 W OAK STREET	46077	2016/10/19
13U2016-221	Pools of Fun	Ted & Amy Monachino	Res Add Pool	THE WILLOWS		11639 Willow Springs Drive	46077	2016/10/18
U2016-274	Executive Homes	Executive Homes	Res New	Pleasant View Estates	7	9894 EQUESTRIAN WAY	46077	2016/10/31
R2016-286	Drees Homes	Drees Homes	Res New	STONEGATE	309	6496 WESTMINSTER DRIVE	46077	2016/10/19
R2016-314	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	85	3623 Conifer Drive	46077	2016/10/26
13U2016-341	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	8	11512 WILDLIFE COURT	46077	2016/10/11



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2016

Total: C of O issued for the month of October: 46

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2016-368	Metcon	Ryan & Sarah McBee	Res Add Deck	Brookhaven	113	2700 STILL CREEK DRIVE	46077	2016/10/25
R2016-379	Miller Company	Thomas Love	Res Remodel			6810 W 96TH STREET	46077	2016/10/31
13U2016-389	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	106	11350 DURANGO DRIVE	46077	2016/10/10
R2016-402	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	71	11391 DURANGO DRIVE	46077	2016/10/11
U2016-417	Executive Homes	Tadas & Colleen Viskanta	Res Add	Butttdown Farms	45	4621 ST JOHN CIRCLE	46077	2016/10/17
U2016-432	Pools of Fun	Bradley, Eric & Julie	Res Add Pool	Oak Ridge Estates	128	4855 COTTONWOOD DR	46077	2016/10/14
U2016-445	T & W Corporation	Five J LLC	Comm Add		PFM Car & Truck Care/NAPA	4900 W 106TH STREET	46077	2016/10/19
U2016-463	Dalton Construction	Tadas & Colleen Viskanta	Res Add Pool	Butttdown Farms	45	4621 ST JOHN CIRCLE	46077	2016/10/14
U2016-464	Dalton Construction	Tom Briere	Res Add Pool	ISENHOUR HILLS	6	540 ISENHOURS HILLS DRIVE	46077	2016/10/27
U2016-519	Zionsville Presbyterian	Zionsville Presbyterian	Comm Remodel		Kids Check-in Renovation	4775 W 116TH STREET	46077	2016/10/19
R2016-548	TJK Property Services	Todd Durell	Res Remodel			6702 E 525 SOUTH	46075	2016/10/14
U2016-561	Mark Edwards	Mark Edwards	Res Add Deck	CROSSES		440 W WALNUT STREET	46077	2016/10/18
U2016-586	Lamb Excavating, LLC	John & Laura Morrison	Res Remodel	Rock Bridge	169	8825 MOSSY ROCK DRIVE	46077	2016/10/27
U2016-641	Bedrock Builders	BHI Senior Living	Res Add	Hoosier Village		5437 SPINDLE TREE ROAD	46077	2016/10/25
U2016-686	Bone-Dry Roofing	Rex & Darlene Cheek	Res Reroof	Iron Gate	33	155 Irongate Drive	46077	2016/10/04
U2016-692	Universal Roofing	Edward & Rebecca Runkel	Res Reroof	BRITTANY CHASE	36	4101 HUNTSMAN DRIVE	46077	2016/10/11



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2016

Total: C of O issued for the month of October: 46

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2016-705	Custom Spaces	Nicholas & Melissa Laviolette	Res Add	Deer Ridge	24	6243 ANTLER COURT	46077	2016/10/13
13U2016-738	John Grimme	James & Amy Anderson	Res Add Deck	THE WILLOWS	49	3248 WILLOW BEND TRAIL	46077	2016/10/13
U2016-743	Bone-Dry Roofing	Chris & Tatia Hammerle	Res Reroof	Huntington Woods	14	1315 WOOD VALLEY COURT	46077	2016/10/14
U2016-753	Recreational Installations	Deborah Dobrovodsky	Res Add Pool	Colony Woods	153	30 Garden Point	46077	2016/10/24
U2016-758	Restor Property Restoration	Dea Walls	Comm Reroof			1640 W OAK STREET	46077	2016/10/04
R2016-766	Mitch Young/Young's	Martin & Lorelee Weaver	Res Remodel	Brookhaven	71	2806 NEWBURY COURT	46077	2016/10/24
13U2016-769	Community Exteriors, Inc.	David & Rebecca Keen	Res Reroof	Fox Hollow	57	7099 FOX HOLLOW RIDGE	46077	2016/10/06
U2016-788	Electric Today	Corey Woodrow	Res Electric	Raintree Place	97	795 WOOD COURT	46077	2016/10/12
U2016-796	Community Exteriors, Inc.	Joel & Stephanie Leman	Res Reroof	Cedar Bend	53	10314 LAKEWOOD DRIVE	46077	2016/10/12
U2016-797	Community Exteriors, Inc.	Anthony & Christa Wilson	Res Reroof	BRITTANY CHASE	98	4310 BRITTANY DRIVE	46077	2016/10/13
U2016-798	Jon Bankert	Theresa Graham	Res Reroof	Oak Ridge Estates	45	4631 HICKORY COURT	46077	2016/10/19
U2016-815	Bone-Dry Roofing	Marilynn Berry Stamm	Res Reroof	CARTERS ADD.	60	150 N NINTH STREET	46077	2016/10/28
R2016-820	Bedrock Hardscapes	Ryan & Sarah McBee	Res Other	Brookhaven	113	2700 STILL CREEK DRIVE	46077	2016/10/25
U2016-821	Universal Roofing	Zionsville Methodist Church	Comm Reroof			9644 WHITESTOWN ROAD	46077	2016/10/28



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2016

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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	1	1	2	2	3	3	4	8	1	1	5	3	2	0	36	0	1	148	263	4	28
February	0	0	4	11	1	5	8	8	6	2	1	1	7	2	0	56	1	1	158	276	0	23
March	0	0	3	8	2	2	14	6	6	3	4	2	12	0	0	62	0	1	230	352	0	36
April	0	0	2	2	2	13	16	14	6	4	4	4	32	2	0	101	0	2	276	378	12	41
May	0	0	2	2	1	1	18	10	6	1	4	2	43	0	0	90	0	1	323	492	38	51
June	0	2	0	5	0	8	13	18	6	0	3	5	47	1	0	108	0	0	367	511	9	54
July	0	0	1	0	0	9	6	8	5	3	4	2	41	1	0	80	0	1	328	478	8	50
August	3	0	1	6	4	5	10	14	9	6	3	1	59	2	0	123	2	2	296	424	9	63
September	0	0	2	0	1	6	8	11	8	3	5	3	59	1	0	107	0	0	294	417	9	46
October	1	0	2	1	2	7	11	7	6	3	4	5	59	0	0	108	1	1	321	464	5	46
November																						
December																						
Totals	4	3	18	37	15	59	107	101	66	27	33	30	364	11	0	875	4	10	2741	4055	95	439

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2016

Planning

Intake

- The Department reviewed / issued 107 building permits, 1 sign permit, and conducted 464 inspections (as detailed in the attached pages)
- The Department accepted two (2) Petitions for review by the Plan Commission (both for review at future meetings)

Meetings

- Attended the October 3, 2016 Town Council meeting
- Attended the October 4, 2016 Zionsville Chamber of Commerce Luncheon and Expo
- Attended the October 11, 2016 meeting of the Board of Zoning Appeals
- Attended the October 11, 2016 meeting of the Road Impact Fee Appeals Committee
- Attended the October 13, 2016 events related to the Indiana Bicentennial Torch Relay
- Attended the October 17, 2016 meeting of the Plan Commission
- Attended the October 31, 2016 Town Council meeting
- Attended both the BZA and Plan Commission pre-meetings
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended regularly occurring Town Hall progress meetings
- Facilitated / conducted pre-construction meetings associated with various projects on various dates
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, The Current, and Indianapolis Business Journal
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with staff and town leadership to discuss the future extension of Bennett Parkway
- Met with staff and town leadership to discuss the acquisition of right of way associated with the 700 East pathway
- Met with staff and town leadership to discuss Incentive reporting and documentation of outcomes

Reporting / Documentation

- Prepared seven (7) staff reports for the October 11, 2016 Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/10112016-636>
- Prepared two (2) staff reports/ staff memorandums for the October 17, 2016 Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/10172016-638>
- Prepared the Department's October 2016 month-end report

Communications

- Conducted various communications with applicants for the November Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the November 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 regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications regarding the October 11, 2016 Road Impact Fee Appeal Committee meeting
- Conducted communications regarding pending litigation with the Plan Commission
- Conducted communications regarding

Projects / Education / Training

- Attended the OKI Planning Conference / Indianapolis, Indiana – October 6 & 7
- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- 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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2016

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106th Street TIF District
- Met with individuals regarding development opportunities in the 700 East TIF District
- Met with Duke Energy representatives regarding electrical service to Creekside Corporate Park
- Met with representatives of MetroNet regarding interest in serving Zionsville with additional Fiber
- Met onsite with members of Town Staff regarding site improvements at Creekside Corporate Park
- Met with onsite members of Town Staff and Site Consultant regarding signage and lighting at Creekside Corporate Park
- Attended the October 4, 2016 Special meeting of the Zionsville Architectural Review Committee (ZARC)
- Attended an October 10, 2016 meeting with AECOM regarding property owned by Dow Chemical Corporation
- Attended an October 12, 2016 meeting with NewPro Container Corp regarding current operations in Zionsville
- Attended an October 13, 2016 meeting with Buckingham regarding property adjacent to Creekside Corporate Park
- Attended the October 24, 2016 meeting of the Community Development Corporation
- Attended the October 25, 2016 Regular meeting of the Zionsville Architectural Review Committee (ZARC)
- Attended the October 25, 2016 Lids / Hat World Press Box event
- Attended the October 25, 2016 AT&T Creekside Corporate Park Fiber Ready Certification Event
- Attended the October 27, 2016 meeting of the Redevelopment Commission (RDC)

Reporting / Documentation

- Prepared the October TIF Report
- Prepared agendas for the various meetings of the RDC and CDC

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding both the regular meeting and future meetings of the CDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times and The Current
- 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 communications regarding the scheduling of various forthcoming meetings regarding Creekside Corporate Park
- Conducted communications regarding utility availability and distribution with Creekside Corporate Park
- Conducted communications regarding tree clearing at Creekside (10 acres).

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Creekside: as detailed on following page
- Contract Development: Creekside Corporate Tree Clearing (10 acres)
- Contract Management: Creekside Schematic Design
- Contract Management: Creekside Infrastructure
- 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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2016

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Hardware rollout - field data entry (internal)
HEA 1301 implementation (internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Sub-Surface)
Creekside Corporate Park inspections (HWC / REA / Internal)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Rockland / internal)
Creekside Corporate Park marketing (internal)
Creekside Corporate Park Tree Clearing
Zoning Ordinance maintenance (American Legal Publication / Internal)
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)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
Community Development Corporation – IRS authorization (B&T / Internal)
Administrative Assistant - onboarding
Department transition – Planner I and Planner II positions (Internal)
Town Hall / Government Center – site development / vertical construction progress (Internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS November 9, 2016

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled **Wednesday**, November 9, 2016 at 6:30 p.m. in the **Community 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 the October 11, 2016 Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be considered
			None at this time

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2016-16-UV	M. Pittard	9810 and 9802 SR 32	<p>Continued to the October 11, 2016 Board of Zoning Appeals Meeting at the request of a Remonstrator Continued to the November 9, 2016 Board of Zoning Appeals Meeting at the request of the Petitioner</p> <p>Petition for Use Variance to provide for the continued establishment of 2 (two) Commercial Uses on 1 (one) property (neither Business permitted by right)</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
			None at this time

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2016-18-DSV	M. Lyons	8541 E. 500 South	Findings of Fact
2016-22-DSV	S. Crenshaw	4560 S. 975 East	Status of Commitment

2016-23-SE	M. Squires	1567 N. 1000 East	Status of Right to Farm
2016-24-SE	S. Cope	7750 E. 100 South (Est.)	Status of 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
Monday November 21, 2016**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday November 21, 2016, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 17, 2016 Plan Commission Meeting Minutes
- IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-37-PP	Cobble Creek	9085 E. Oak Street	Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the (R1) and (R2) Rural Residential Zoning Districts
2016-38-DP	Cobble Creek	9085 E. Oak Street	Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Development Plan Approvals to provide for a 105 lot subdivision in an (R1) and (R2) Rural Residential Zoning Districts
2016-47-PP	200 West	125, 165, 235 W. Sycamore Street	Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Primary Plat approval to establish (2) two lots in the (B2) and (B3) Urban Business Zoning Districts
2016-48-DP	200 West	125, 165, 235 W. Sycamore Street	Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Development Plan Approval to provide for (2) two, commercial structures with office uses on the frontage of the site in the (B2) and (B3) Urban Business Zoning Districts

2016-54-DPA	Zionsville Christian Church	120 N. 9 th Street	Continued from the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Development Plan Amendment to allow for construction of a 25 ft. x 25ft. building canopy to an existing church building with sidewalk and pavement modifications in (SU-2) Urban Special Use Zoning District
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VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2016-57-2016	Northfields	8666 E. 400 South	Petition for Zone Map change to rezone 71.58+/- acres from the (R1) Rural Residential Zoning District, to the (R2) Rural Residential Zoning District to provide for a residential subdivision
2016-55-DPA	McDonalds	50 Brendon Way	Petition for Development Plan Amendment to provide the addition of (1) drive thru order point, and to modify the parking area by increasing the paved surface
2016-56-OA	Town of Zionsville	1100 W. Oak Street	Petition for Ordinance Amendments to Modify: 1) Article 2: Use of Drive through Service Units in the MRO 2) Article 3: Parking requirements when in proximity to VBD 3) Article 9 Amendments to Fee Schedule 4) Article 11 Defining a Drive Through Facility

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
2016-05-PP 2016-06-DP	DeRossi	8810-8811 Whitestown Road	Status Update: Commitments

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

October 18, 2016