



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

December 2020

Total permits issued for the month of December: 56

Printed 2021/01/08 16:06 PM

Permit Activity Breakdown

Commercial Permits	December 2020	December 2019	YTD 2020	YTD 2019	YTD Diff
New	0	3	15	25	-10
Interior Remodel	2	0	35	47	-12
Addition	0	0	1	2	-1
Sign	1	5	28	72	-44
Electric	1	3	29	13	16
Other	4	6	31	56	-25
Sewer	0	0	1	2	-1
Commercial Totals	8	17	140	217	-77
Residential Permits					
Single Family	13	15	297	224	73
Addition	8	9	146	132	14
Remodel	10	8	111	97	14
Electric	5	1	61	44	17
Pool/Spa	2	2	57	45	12
Demolition	1	1	16	25	-9
Other	7	15	277	231	46
Sewer/Repairs	2	1	23	26	-3
Residential Totals	48	52	988	824	164
Combined Totals	56	69	1128	1041	87

Building/Site Inspections: 360 Number Of Inspections: 558

Certificates Of Occupancy Issued: 39

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: 1

Total number of zoning code violations to date: 36



Town Of Zionsville

Planning and Economic Development Permit Detail

December 2020

Total Combined permits issued for the month of December: 56

Combined Permit Activity Detail

Page: 1

Printed 2021/01/08 16:06 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
19U2020-1073	December	1	\$0	\$0	\$0	\$0	\$0	Maker Factory	DOUGLAS & DAWN RAPP	Res Add Deck			10550 ZIONSVILLE	46077
R2020-1074	December	1	\$50,000	\$339	\$0	\$0	\$0	John Stewart Homes	James & Melanie Metzler	Res Add			11280 E 200 SOUTH	46077
U2020-1075	December	1	\$0	\$0	\$0	\$0	\$0	Bill Michalak	Eric Schlegel	Res Remodel	Thornhill	27	2000 MULSANNE	46077
13U2020-1076	December	1	\$99,600	\$482	\$0	\$0	\$0	Case Design and Remodeling	Michael & Amanda Born	Res Remodel	Willow Glen	15	3275 CIMMARON	46077
U2020-1077	December	1	\$0	\$0	\$0	\$0	\$0	James Babcock	Zionsville Comm. School	Comm Trailer			4200 S 875 EAST	46077
U2020-1078	December	1	\$0	\$0	\$0	\$0	\$0	Iwanski Masonry, Inc	Zionsville Comm. School	Comm Trailer			4200 S 875 EAST	46077
U2020-1079	December	1	\$0	\$0	\$0	\$0	\$0	A A Huber and Sons, Inc	Zionsville Comm. School	Comm Trailer			4200 S 875 EAST	46077
13U2020-1080	December	1	\$35,000	\$237	\$0	\$0	\$0	Viewegh and Associates	Brooks & Jennifer Mattice	Res Add	The Willows	180	3220 WILDLIFE	46077
U2020-1081	December	1	\$0	\$0	\$0	\$0	\$0	Michael Turley	Michael Turley	Res Electric			10455 ZIONSVILLE	46077
U2020-1082	December	1	\$487,000	\$1,300	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	37	8655 VERBENA	46077
19U2020-1083	December	1	\$0	\$0	\$0	\$0	\$0	Blue Line Construction	Indira & Sean Bhavsar	Res Remodel	Vonterra	101	5908 WELDRA	46077
13U2020-1084	December	2	\$18,000	\$200	\$0	\$0	\$0	Chuck's Construction	Kevin & Sue-Ellen	Res Add Deck	HIDDEN PINES	9	4020 SUGAR PINE LANE	46077
R2020-1085	December	2	\$0	\$0	\$0	\$0	\$0	Wedgewood Building	Michelle Smith	Res New	THE CLUB AT HOLLIDAY	D25	3602 OLDE WELL RUN	46077
R2020-1086	December	3	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Bradley & Charlynn Hulse	Res Electric			1836 E 600 SOUTH	46052
R2020-1087	December	4	\$0	\$0	\$0	\$0	\$0	Wedgewood Building	Scott & Jessica Gallagher	Res New	THE CLUB AT HOLLIDAY	A7	3997 CHERWELL	46077
R2020-1088	December	4	\$0	\$0	\$0	\$0	\$0	Icon Solar	Frank & Kathy Schubert	Res Electric	Stonegate	181	6637 W DEERFIELD	46077
U2020-1089	December	4	\$302,000	\$1,118	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	315	8030 SHALDON	46077
13U2020-1090	December	7	\$0	\$0	\$0	\$0	\$0	Accell Construction	Lou Anne Brennan	Comm Sign			10901 E 300 SOUTH	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

December 2020

Total Combined permits issued for the month of December: 56

Combined Permit Activity Detail

Page: 2

Printed 2021/01/08 16:06 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
R2020-1091	December	7	\$45,000	\$421	\$0	\$0	\$0	Hoosier Buildings	Tracy McNutt	Res Add	Old Hunt Club	23	6833 OLD HUNT CLUB	46077
13U2020-1092	December	7	\$30,000	\$520	\$0	\$0	\$0	Joshua Dye	Joshua & Lauren Dye	Res Remodel	HIDDEN PINES	86	3585 CONIFER	46077
R2020-1093	December	7	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	FORTUNE DEVELOPMENT	Res Reroof			7440 W 96TH STREET	46077
U2020-1094	December	8	\$5,000	\$75	\$0	\$0	\$0	Home Value Renovation	Christa Moncrief	Res Reroof	Laughlin, Fours, Har	2	325 S 8TH STREET	46077
U2020-1095	December	8	\$80,000	\$200	\$0	\$0	\$0	Alt Construction	SOUTH VILLAGE	Comm Remodel		PERGOLA	10615 ZIONSVILLE	46077
R2020-1096	December	8	\$0	\$0	\$0	\$0	\$0	Midwest Mole	Town of Zionsville	Comm Electric	THE CLUB AT HOLLIDAY	Common Area Lift	4177 Turkeyfoot	46077
R2020-1097	December	8	\$2,000,000	\$1,672	\$0	\$1,221	\$1,009	Homes by Design	Jeffrey & Eva Tomlinson	Res New			7529 E SR 32	46077
U2020-1098	December	8	\$30,000	\$469	\$0	\$0	\$0	Bradford Builders	Bradford & Lauren Arthur	Res Remodel	Rock Bridge	168	8843 MOSSY ROCK DRIVE	46077
19U2020-1099	December	9	\$245,000	\$1,102	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	45	1749 Cypress Drive	46077
R2020-1100	December	9	\$2,000,000	\$1,690	\$4,025	\$1,221	\$1,009	Carrington Homes	Robert & Margaret King	Res New	THE CLUB AT HOLLIDAY	E4	10748 CHALLIS	46077
R2020-1101	December	9	\$0	\$0	\$0	\$0	\$0	David Hine	Thatcher Construction Inc	Res Electric	Allens Acres	9	8998 HORSESHOE	46077
19U2020-1102	December	9	\$7,500	\$487	\$0	\$0	\$0	Jim Riedel	James & Kimberly Riedel	Res Remodel	Vonterra	67	10255 RIESLANER	46077
R2020-1103	December	11	\$106,000	\$515	\$0	\$0	\$0	Homes by Design	Mark & Nancy Gruninger	Res Add Pool	THE CLUB AT HOLLIDAY	E23	10591 BARRINGTON	46077
U2020-1104	December	14	\$750,000	\$125	\$0	\$0	\$0	Foster Construction	Mark Romaniuk	Res Finish Permit	DEROSSI ESTATES	2	8802 WHITESTOWN	46077
U2020-1105	December	14	\$35,000	\$762	\$0	\$0	\$0	C & L Management	KLC Realty	Comm Remodel		Body One	70 BRENDON	46077
U2020-1106	December	14	\$260,000	\$3,261	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	5	5708 UPPER GARDEN	46077
U2020-1107	December	15	\$550,000	\$1,416	\$0	\$0	\$0	Innovative Homes &	Gregory & Kathryn Stayte	Res New	Laughlin, Fours, Har	7	480 W HAWTHORNE	46077
R2020-1108	December	15	\$0	\$0	\$0	\$0	\$0	DIY Homes	Allison & Matthew Able	Res New	Magnolia Branch Estates	2	6925 E ST RD 32	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

December 2020

Total Combined permits issued for the month of December: 56

Combined Permit Activity Detail

Page: 3

Printed 2021/01/08 16:06 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
R2020-1109	December	15	\$375,000	\$501	\$0	\$0	\$0	Homes by Design	Jeffrey & Eva Tomlinson	Res Add			7529 E SR 32	46077
19U2020-1110	December	15	\$0	\$0	\$0	\$0	\$0	Blue Line Construction	Ann & Brent Mackay	Res Add Deck	Vonterra	92	5849 Weldra Drive	46077
13U2020-1111	December	16	\$0	\$0	\$0	\$0	\$0	Bill Michalak	Jason & Jeanne Brown	Res Other	Willow Glen	40	3242 AUTUMN	46077
U2020-1112	December	17	\$30,000	\$90	\$0	\$0	\$0	Coomer Roofing	Somers & Somers Inc	Comm Reroof	Cross's Second Addition	Second Floor	10 S MAIN STREET	46077
U2020-1113	December	18	\$0	\$0	\$0	\$0	\$0	Kent Shaffer Builders Inc	Michael & Donna Silbert	Res Add	Village Walk	6	1535 VILLAGE	46077
13U2020-1114	December	18	\$0	\$0	\$0	\$0	\$0	Mud Slingers Pool and Patio	Christopher & Kathrine	Res Add Pool	Willow Glen	43	3234 AUTUMN	46077
U2020-1115	December	19	\$0	\$0	\$0	\$0	\$0	Community Exteriors, Inc.	Jone & Violeta Nastev	Res Reroof	Coventry Ridge	79	4564 BAYBERRY	46077
13U2020-1116	December	21	\$0	\$0	\$0	\$0	\$0	Absolute Renovations	Kamran Shaikh	Res Remodel	HIDDEN PINES	82	3697 CONIFER	46077
R2020-1117	December	21	\$0	\$0	\$0	\$0	\$0	JA Yancey & Associates	Eric & Amy Peterson	Res New	Lexington Hall	7	7757 BECK LANE	46077
R2020-1118	December	23	\$78,000	\$526	\$0	\$0	\$0	White Oak Construction	Magaly Perez & Oscar Pedrah	Res Remodel			7984 ROYAL AVE	46077
U2020-1119	December	23	\$0	\$0	\$0	\$0	\$0	Mr. Plumber	Everett & Marianne	Res Sewer			20 S 6TH STREET	46077
U2020-1120	December	23	\$0	\$4,025	\$4,025	\$0	\$0	Absolute Comfort	John & Abigail Noble	Res Sewer			620 MULBERRY	46077
U2020-1121	December	28	\$309,000	\$1,105	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	318	8055 SHALDON	46077
U2020-1122	December	28	\$15,000	\$75	\$0	\$0	\$0	Cochran Exteriors	John & Kimberly Bookmyer	Res Reroof	Oak Ridge	96	10531 OAK RIDGE	46077
R2020-1123	December	29	\$0	\$0	\$0	\$0	\$0	Joseph & Holly Fenech	Joseph & Holly Fenech	Res Finish Permit	Round Stone	12	7300 HULL ROAD	46077
U2020-1124	December	29	\$0	\$0	\$0	\$0	\$0	Booher Remodeling	Douglas & Marilyn Scherer	Res Remodel	Spring Knoll	167	8940 WINTERBERRY	46077
R2020-1125	December	29	\$0	\$0	\$0	\$0	\$0	David Hine	Thatcher Construction Inc	Res Electric	ALLEN ACRES	9	8998 HORSESHOE	46077
R2020-1126	December	30	\$0	\$100	\$0	\$0	\$0	Denney Excavating	Randolph & Lynn Stokely	Res Demo			9345 HUNT CLUB ROAD	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

December 2020

Total Combined permits issued for the month of December: 56

Combined Permit Activity Detail

Page: 4

Printed 2021/01/08 16:06 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
U2020-1127	December	31	\$507,000	\$1,328	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	2	5110 ROSE DRIVE	46077
U2020-1128	December	31	\$0	\$0	\$0	\$0	\$0	Brothers Home Solutions	Marcia & Adam Rosenfeld	Res Remodel	Raintree	72	265 RAINTREE	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

December 2020

Total: C of O issued for the month of December: 39

C of O Detail

Page: 1

Printed 2021/01/08 16:06 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2019-442	Dan Gudenkauf	Dan Gudenkauf	Res Add		BARN	10002 E 100 NORTH	46077	2020/12/10
13U2019-531	Patrick Diemer	Patrick & Marissa Diemer	Res Remodel	HIDDEN PINES	36	3434 SUGAR PINE LANE	46077	2020/12/30
R2019-559	Randall Moss	R MOSS PROPERTIES LLC	Res Add			6395 S 800 EAST	46077	2020/12/08
U2019-1006	Crown Castle	Zionsville Comm. School	Comm Cell Tower			900 MULBERRY STREET	46077	2020/12/10
U2019-1018	Central Construction Group	Stephen & Kathryn Audretch	Res Add		Porch	660 MULBERRY STREET	46077	2020/12/11
U2020-6	The Smart Pergola	Dale & Kimberly Mayrose	Res Other	SMITH MEADOWS	19	9659 WINTER WAY	46077	2020/12/01
R2020-52	Gatchel Remodeling	Gordon & Katelyn Slack	Res Add			7090 E 550 South	46077	2020/12/29
13U2020-119	Harmon General Contracting, LLC	Karl Vanderbur	Res Remodel	HIDDEN PINES	57	3693 SUGAR PINE LANE	46077	2020/12/22
R2020-123	Old Town Design Group	MICHAEL CHARLES &	Res New	HOLLIDAY FARMS	A23	10668 HOLLIDAY FARMS BOULEVARD	46077	2020/12/04
R2020-250	Robert Cari	Robert Cari	Res Remodel			7749 E 300 SOUTH	46077	2020/12/17
13U2020-284	Modish Pools, LLC	Gregory & Mary Pease	Res Add	Willow Ridge	28	11524 WILLOW RIDGE DRIVE	46077	2020/12/01
19U2020-301	Blue Line Construction	Brandon & Nicole Landes	Res Remodel	Vonterra	73	5925 WELDRA DRIVE	46077	2020/12/30
R2020-452	Jorge & Associate Construction LLC	Charles Gough	Res Remodel	Timberwolf	11	9301 TUNDRA DRIVE	46077	2020/12/22
U2020-513	Lennar	Lennar	Res New	Hampshire	193	8219 OAKLEY TERRACE	46077	2020/12/02
U2020-514	Lennar	Lennar	Res New	Hampshire	194	8205 OAKLEY TERRACE	46077	2020/12/02
19U2020-520	Lennar	Lennar	Res New	Vonterra	82	10255 DURELLA CIRCLE	46077	2020/12/04



Town Of Zionsville

Planning and Economic Development C of O Detail

December 2020

Total: C of O issued for the month of December: 39

C of O Detail

Page: 2

Printed 2021/01/08 16:06 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-537	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	313	8050 Shaldon Court	46077	2020/12/07
U2020-548	Lennar	Lennar	Res New	Hampshire	201	4365 FORRES AVE	46077	2020/12/09
U2020-565	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	66	10222 Eagle Oaks Lane	46077	2020/12/23
19U2020-575	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	59	1762 Cypress Drive	46077	2020/12/10
U2020-581	High Pointe Builders	Mickey & Diana Powell	Res Remodel	crosses 4th Addition	53	470 W WALNUT STREET	46077	2020/12/31
R2020-622	Kevin Hurley	Kevin & Kristen Hurley	Res Add	Saddle Brook Farms	12	932 SADDLE BROOK DRIVE	46077	2020/12/15
13U2020-641	Stephen Gabuzda	Stephen & Jennifer Gabuzda	Res Remodel	HIDDEN PINES	124	3561 EVERGREEN WAY	46077	2020/12/17
U2020-649	Pulte Homes	Pulte Homes	Res New	ASHBURN	16	5183 ROSE DRIVE	46077	2020/12/10
13U2020-674	Seshadri Sajjala	Seshadri & Geetha Sajjala	Res Remodel	HIDDEN PINES	98	3720 CONIFER DRIVE	46077	2020/12/21
R2020-739	Pools of Fun	Mark & Andrea Tompkins	Res Add Pool	Stonegate	53	7674 ST LAWRENCE COURT	46077	2020/12/09
U2020-747	Case Design and Remodeling	Edward & Anne Bartkus	Res Remodel	Colony Woods	127	240 ROYAL OAK COURT	46077	2020/12/21
19U2020-771	BPI Outdoor Living	David & Nancy Gruesser	Res Add	THE ENCLAVE	1	8676 HUNT CLUB ROAD	46077	2020/12/18
U2020-777	Case Design and Remodeling	Thomas & Debra Easterday	Res Remodel	Colony Woods	3	15 WILLIAMSBURG COURT	46077	2020/12/03
U2020-788	Rich Collier	PATRICIA COLLIER TRUST	Res Remodel	Schick's Add	35, 36	835 W PINE STREET	46077	2020/12/23
U2020-826	Daniel Collins	Daniel Collins	Res Remodel	Zion Hills	31	12202 DAUGHERTY DRIVE	46077	2020/12/17
13U2020-900	Grande & Grande Inc	Steven & Tracy Gruning	Res Remodel	The Willows	60	3213 WILLOW BEND TRAIL	46077	2020/12/08



Town Of Zionsville

Planning and Economic Development C of O Detail

December 2020

Total: C of O issued for the month of December: 39

C of O Detail

Page: 3

Printed 2021/01/08 16:06 PM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2020-951	A-Sign-By-Design	Browning Investments	Comm Sign	Northwest Technology	6	6100 W 96TH STREET	46278	2020/12/11
R2020-990	Archadeck of S Central Indiana	Scott & Jessica Richmond	Res Add	Blackstone	4	6391 BLACKSTONE DRIVE	46077	2020/12/31
U2020-1019	Preferred Custom Remodeling	Daniel & Amanda Lewallen	Res Remodel	Cobblestone Lakes	187	4544 SKIPPING ROCK COURT	46077	2020/12/28
U2020-1030	Drew Kepple	Drew & Jacquelin Kepple	Res Other	Rock Bridge	152	8925 HEARTHSTONE DRIVE	46077	2020/12/18
U2020-1037	Chad Brooks	Ford Centre Associates	Comm Remodel		Live Happy Be Healthy	1466 W OAK STREET	46077	2020/12/18
13U2020-1052	Midwest Property Logistics	JEFFREY & DEBRA RUNNING	Res Remodel	HIDDEN PINES	52	3597 SUGAR PINE LANE	46077	2020/12/17
U2020-1069	Render Home Solutions	Joshua & Catherine Krumenacker	Res Add Deck	Huntington Woods	44	1329 HUNTINGTON WOODS ROAD	46077	2020/12/14



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2020

Printed 2021/01/08 16:06 PM

Activity Report																			Printed 2021/01/08 16:06 PM				
	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	1	0	4	2	2	2	26	6	6	5	2	2	9	1	0	68	1	25	321	495	16	20	
February	0	0	3	3	3	1	15	5	11	1	0	0	7	0	0	49	0	10	283	427	12	26	
March	4	0	1	1	1	5	35	14	11	3	6	1	12	0	0	94	1	29	291	474	19	24	
April	1	1	5	3	5	0	6	9	7	3	4	1	15	0	0	60	1	6	343	511	14	44	
May	1	0	2	2	1	2	17	18	9	6	6	3	39	2	0	108	0	15	344	546	66	31	
June	0	0	0	1	2	3	21	15	12	7	5	1	35	2	0	104	0	20	431	669	17	64	
July	1	0	2	5	6	3	47	17	7	6	12	0	42	5	1	154	1	42	495	775	12	77	
August	0	0	2	1	2	4	22	11	7	7	7	0	31	3	0	97	0	21	468	745	14	69	
September	4	0	5	2	5	4	35	11	18	7	7	1	35	2	0	136	2	34	421	691	12	68	
October	2	0	7	5	1	2	40	22	7	4	5	6	27	3	0	131	0	35	459	668	13	55	
November	1	0	2	2	0	1	20	10	6	7	1	0	18	3	0	71	0	18	477	733	16	67	
December	0	0	2	1	1	4	13	8	10	5	2	1	7	2	0	56	0	7	360	558	12	39	
Totals	15	1	35	28	29	31	297	146	111	61	57	16	277	23	1	1128	6	262	4693	7292	223	584	



Printed 2021/01/08 16:11 PM

Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$31,987	\$19,567	\$31,714	\$8,171	\$18,679	\$27,504	\$59,296	\$27,817	\$32,196	\$47,091	\$22,116	\$13,992	\$340,130
All Other Residential ILP Fees	\$7,349	\$7,211	\$13,506	\$9,827	\$16,347	\$20,673	\$18,987	\$13,164	\$18,535	\$16,339	\$8,296	\$9,172	\$159,406
Residential Inspection Fees (Fees Due)	\$4,725	\$4,275	\$4,575	\$3,900	\$3,600	\$4,450	\$5,300	\$4,725	\$5,625	\$5,175	\$5,400	\$4,275	\$56,025
New Home Residential Road Impact Fees	\$25,225	\$14,126	\$32,485	\$6,054	\$16,144	\$21,189	\$44,556	\$22,198	\$31,070	\$36,856	\$19,171	\$7,063	\$276,137
New Home Residential Park Impact Fees	\$29,061	\$18,315	\$47,137	\$7,326	\$19,293	\$25,641	\$58,122	\$26,862	\$52,266	\$49,120	\$21,735	\$8,547	\$363,425
Sanitary Sewer Fees	\$100,625	\$40,250	\$156,725	\$27,709	\$63,934	\$91,177	\$184,168	\$102,320	\$207,086	\$159,993	\$76,009	\$35,293	\$1,245,289
Total Residential ILP, Inspection, Impact, Sewer	\$194,247	\$99,469	\$281,567	\$59,087	\$134,397	\$186,184	\$365,129	\$192,361	\$341,153	\$309,399	\$147,327	\$74,067	\$2,384,387
New Commercial Start ILP Fees	\$3,330	\$0	\$10,001	\$516	\$3,234	\$0	\$3,404	\$0	\$5,572	\$4,139	\$3,681	\$0	\$33,877
All Other Commercial ILPs	\$4,158	\$2,768	\$1,022	\$5,672	\$3,811	\$803	\$3,481	\$1,014	\$5,409	\$6,288	\$3,436	\$1,052	\$38,914
Commercial Inspection Fees(Fees due)	\$750	\$900	\$1,200	\$600	\$450	\$600	\$1,200	\$825	\$0	\$1,200	\$675	\$1,050	\$9,450
Commercial Road Impact Fees	\$0	\$0	\$40,810	\$0	\$0	\$0	\$0	\$0	\$1,009	\$6,890	\$0	\$0	\$48,709
Commercial Sanitary Sewer Fees	\$640	\$0	\$4,025	\$14,200	\$0	\$0	\$37,825	\$0	\$69,650	\$0	\$0	\$0	\$126,340
Total Commercial ILP, Inspection Impact Sewer	\$10,036	\$5,630	\$55,858	\$41,906	\$7,045	\$803	\$49,417	\$1,014	\$122,399	\$17,317	\$7,117	\$1,052	\$319,594
Combined Residential and Commercial Sewer	\$101,265	\$40,250	\$160,750	\$41,909	\$63,934	\$91,177	\$221,993	\$102,320	\$276,736	\$159,993	\$76,009	\$35,293	\$1,371,629
Combined Residential and Commercial Impact	\$56,194	\$35,303	\$120,432	\$34,898	\$35,437	\$46,830	\$107,385	\$49,060	\$125,104	\$92,866	\$40,906	\$15,610	\$760,025
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$204,283	\$105,099	\$337,425	\$100,993	\$141,442	\$186,987	\$414,546	\$193,375	\$463,552	\$326,716	\$154,444	\$75,119	\$2,703,981
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval	\$1,015	\$0	\$0	\$0	\$0	\$0	\$0	\$1,375	\$0	\$1,020	\$650	\$0	\$4,060
Secondary Plat Approval	\$400	\$0	\$400	\$590	\$0	\$1,750	\$400	\$400	\$0	\$0	\$0	\$800	\$4,740
Re-Plat Approval	\$0	\$500	\$1,140	\$0	\$0	\$570	\$0	\$550	\$1,570	\$0	\$650	\$570	\$5,550
Minor Plat Approval	\$0	\$315	\$0	\$0	\$330	\$0	\$0	\$0	\$330	\$0	\$0	\$0	\$975
Zone Map Amendment	\$0	\$0	\$6,108	\$0	\$0	\$0	\$3,600	\$0	\$0	\$1,060	\$0	\$0	\$10,768
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Development Plan	\$1,075	\$775	\$0	\$675	\$0	\$0	\$0	\$5,048	\$1,715	\$5,167	\$5,042	\$0	\$19,497
Development Plan Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$775
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$375	\$0	\$0	\$0	\$3,975
Variance of Dev Standards	\$2,275	\$1,450	\$0	\$1,150	\$1,150	\$825	\$1,525	\$400	\$1,150	\$2,200	\$1,500	\$1,850	\$15,475
Special Exception	\$0	\$0	\$0	\$700	\$0	\$0	\$600	\$0	\$0	\$1,400	\$0	\$0	\$2,700
TOTAL FILING FEES Plan Commission and	\$6,965	\$3,040	\$7,648	\$3,115	\$1,480	\$3,145	\$8,525	\$7,773	\$5,140	\$11,622	\$9,120	\$3,220	\$70,793
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	26	15	35	6	17	21	47	22	35	40	20	13	297
New Home Construction Cost	\$15,194,000	\$6,860,600	\$17,955,411	\$2,924,120	\$7,566,959	\$9,411,704	\$23,142,142	\$9,286,539	\$20,097,290	\$23,700,500	\$11,548,896	\$6,660,000	\$154,348,161
All Other Residential ILP	31	24	47	39	83	77	89	66	81	74	45	35	691
New Commercial Start ILP	1	0	4	1	1	0	1	0	4	2	1	0	15
All Other Commercial ILP	10	10	8	14	7	6	17	9	16	15	5	8	125
Total Permit Per Month	68	49	94	60	108	104	154	97	136	131	71	56	1128
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval	¹ Appaloosa Crossing						¹ Holiday Farms Sec	¹ Holiday Farms Sec		¹ Pock Family Farms-	¹ Holiday Farms Sec		
Secondary Plat Approval	¹ Appaloosa Crossing		¹ Inglenook	¹ Nazareth Crossing		² Ashburn Section 2 (Safa) Magnolia Br	² Holiday Farms Sec North Secondary Pl	¹ Holiday Farms Sec				² Holiday Farms Sec Eric Hand	
Re-Plat Approval		¹ V. Ranieri	² Courtyards of Zion Courtyards of Zion			² Courtyards of Zion Vieweqh Replat		¹ Towriss Replat	¹ See Files		¹ Holiday Farms 108	¹ Courtyards Block B	
Minor Plat Approval		¹ Nazareth Crossing			¹ North Minor Plat				¹ Hand				
Zone Map Amendment			² Windhaven Prologis Rezoning	¹ Town of Zionsville			¹ Russell Oaks	¹ Zionsville Communi		¹ Appaloosa Crossing			
Subdivision Waiver													
Development Plan	¹ Appaloosa Crossing	¹ Hotel Tango		² Baptist Homes of I Zionsville Communt		¹ AES Office Buildin	² Holiday Farms Sec Overlay Worman Par	¹ See Files	² RLL Headquarters Heritage Trails Pa	² Appaloosa Crossing	² Holiday Farms Sec 21st Amendment - O		
Development Plan Amendment										¹ Hotel Tango	¹ Zionsville Communi		
Ordinance Amendment												¹ Town of Zionsville	
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ M. Adams - Montess						² Innovative Partner F. Knez		¹ Hodges Storage Bar		¹ Peerman Basketball		
Variance of Dev Standards	¹ See Files	¹ See Files		¹ See Files	¹ See Files	² R. Lamb A. Dane	¹ See Files	¹ S. Smith	¹ See Files	¹ See Files	¹ See Files	¹ See Files	
Special Exception				¹ T. Sharp			¹ C & J Well Co			² Tomlinson Rush on Main - Out			
TOTAL FILINGS Plan Commission and BZA	10	6	5	8	4	7	13	9	11	12	10	8	103
Collected Fees: Duplicate Permits, Amendments, Petition Filing Fees	\$1,225	\$475	\$1,300	\$450	\$675	\$2,785	\$938	\$575	\$889	\$865	\$175	\$625	\$10,977
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$66,229	\$40,801	\$77,314	\$34,916	\$49,081	\$60,320	\$108,718	\$63,091	\$77,617	\$103,476	\$61,844	\$35,981	\$779,388
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$223,688	\$116,354	\$358,496	\$111,723	\$148,452	\$198,327	\$438,096	\$214,471	\$479,457	\$356,335	\$178,759	\$86,884	\$2,911,042



MEETING RESULTS
ZIONSVILLE BOARD OF ZONING APPEALS
DECEMBER 2, 2020, 6:30 p.m. (Local Time)

MEETING WAS FACILITATED BY REMOTE ATTENDANCE
NO IN-PERSON PARTICIPATION BY THE BOARD OF ZONING APPEALS OR THE PUBLIC OCCURRED

The following items were considered:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the November 4, 2020 Meeting Minutes - **Approved as presented.**
- IV. Continuance Requests - **None**
- V. Continued Business - **None**

Docket Number	Name	Address of Project	Item to be considered
None			

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-33-SE	Jeff Sepiol / Rush on Main Street	112 S. Main Street	Approved as presented and filed with exhibits and per Staff Report - 4 in favor, 0 opposed (Wolff recused) Petition for a Special Exception to provide for an outdoor dining space in the Urban Village Business District (VBD).
2020-35-SE	Jeff & Eva Tomlinson	7529 E. SR 32	Approved as presented and filed with exhibits and per Staff Report - 5 in favor, 0 opposed (Right-to-Farm Commitment already recorded) Petition for a Special Exception to permit a personal residence and related accessory building on an parcel in the Rural General Agricultural District (AG).
2020-36-DSV	Todd Rottmann	320 W. Hawthorne St.	Approved as presented and filed with exhibits and per Staff Report - 5 in favor, 0 opposed Petition for Development Standards Variances to provide for: 1) an accessory building which deviates from the required side yard setback; and 2) a fence which exceeds the permitted height in the Urban Village Residential District (R-V).
2020-37-DSV	Appaloosa Crossing - Outlot "J"	10901 E. CR 300 S	Approved as presented and filed with exhibits and per Staff Report - 5 in favor, 0 opposed Petition for a Development Standards Variance for the removal of the required 6-foot perimeter planting strip on a site located in the Rural Local Business (LB) District and the Michigan Road Overlay (MRO).
2020-38A-DSV & 2020-38B-DSV	Appaloosa Crossing - Outlot "I"	3263 S. U.S. 421	Petition for Development Standards Variance to deviate from: Continued to the January 6, 2021 BZA Hearing A) Required off-street parking ratio; and Approved as presented and filed with exhibits and per Staff Report - 5 in favor, 0 opposed B) removal of the required 6-foot perimeter planting strip on a site located in the Rural General Business (GB) District and the Michigan Road Overlay (MRO).

VII. Other Matters to be considered:

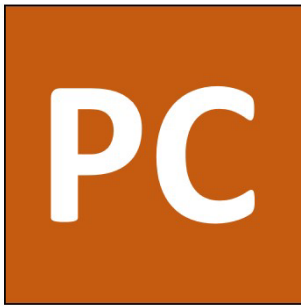
Docket Number	Name	Address of Project	Item to be considered
			Unsigned Findings of Fact

Respectfully Submitted:

Wayne DeLong AICP, CPM

Town of Zionsville

Director of Planning and Economic Development



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday, December 21, 2020

7:00 PM (Local Time)

THIS PUBLIC MEETING WAS BE CONDUCTED ELECTRONICALLY PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDER 20-49 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING WAS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86366831105>

Or iPhone one-tap :

US: +13126266799,,86366831105# or +16465588656,,86366831105#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 863 6683 1105

International numbers available: <https://us02web.zoom.us/j/86366831105>

Or an H.323/SIP room system:

H.323:

162.255.37.11 (US West)

162.255.36.11 (US East)

115.114.131.7 (India Mumbai)

115.114.115.7 (India Hyderabad)

213.19.144.110 (Amsterdam Netherlands)

213.244.140.110 (Germany)

103.122.166.55 (Australia)

149.137.40.110 (Singapore)

64.211.144.160 (Brazil)

69.174.57.160 (Canada)

207.226.132.110 (Japan)

Meeting ID: 863 6683 1105

SIP: 86366831105@zoomcrc.com

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the November 16, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-44-DP	Appaloosa Crossing - Master Signage Program	3295 S. U.S. 421	Continued to the January 19, 2021 Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval of a Master Signage Program for the Appaloosa Crossing Commercial Development; zoned Rural Professional Business (PB) and Rural General Business (GB) and within the Michigan Road Overlay (MRO)

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-49-CA	Sila Capital LLC	(7011 E. Whitestown Parkway) 6200 S. County Road 700 East (Est).	Given a Favorable Recommendation to the Town Council 7 in Favor 0 Opposed Modification of commitments associated with Boone County Ordinance No. 2009-05 recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 009200002673 to allow for an increase in the intensity of the multiuse component of the ordinance to provide for an Apartment complex including three Apartment buildings with a total number of 179 units on 9.295 parcel in the Rural General Business (GB) Zoning District
2020-51-PP	Holliday Farms Section 5	3900 S. US 421	Approved as presented 7 in Favor 0 Opposed Petition for Primary Plat Approval to provide for 23 Lots in the (PUD) Planned Unit Development
2020-52-DP	Holliday Farms Section 5	3900 S. US 421	Approved as presented 7 in Favor 0 Opposed Petition for Development Plan approval to provide for the development of a 20.274 acre site into 23 lots in the (PUD) Planned Unit Development Zoning District

2020-48-DP	21 st Amendment – Outlot I of Appaloosa Crossing	3295 S. U.S. 421	Continued to the January 19, 2021 Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval for a 12,500 sq. ft. commercial building on Outlot “I” of Appaloosa Crossing which is zoned Rural General Business (GB) and within the Michigan Road Overlay (MRO).
2020-50-DPA	Zionsville Community Schools	1000 Mulberry Street	Approved with Conditions 6 in Favor 0 Opposed 1 Recused Petition for Development Plan Amendment approval to allow for the expansion of the Zionsville High School with additions of approximately 81,130 sf to the North and 14,203 sf to the south of the existing structure and to allow for improvements to the track and field in the Special Use (SU-1) Zoning District
2020-53-RP	Nysmith Replat	10839 and 10857 Pete Dye Ridge	Approved as presented 7 in Favor 0 Opposed Petition for RePlat to allow for the vacation of the adjoining property line of lots 39 and 40 resulting in the lots being combined into 1 parcel in the Planned Unit Development(PUD) Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Review of 2021 Meeting Dates and Deadlines
			Fee schedule

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong, AICP, CPM
Director of Planning and Economic Development