



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

July 2021

Total permits issued for the month of July: 93

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Permit Activity Breakdown

Commercial Permits	July 2021	July 2020	YTD 2021	YTD 2020	YTD Diff
New	1	1	12	8	4
Interior Remodel	3	2	25	17	8
Addition	0	0	1	1	0
Sign	2	5	31	17	14
Electric	1	6	8	20	-12
Other	7	3	33	15	18
Sewer	0	1	0	1	-1
Commercial Totals	14	18	110	79	31
Residential Permits					
Single Family	26	47	217	167	50
Addition	15	17	91	84	7
Remodel	10	7	70	63	7
Electric	2	6	23	31	-8
Pool/Spa	4	12	57	35	22
Demolition	1	0	5	9	-4
Other	20	42	143	159	-16
Sewer/Repairs	1	5	7	10	-3
Residential Totals	79	136	613	558	55
Combined Totals	93	154	723	637	86

Building/Site Inspections: 566 Number Of Inspections: 823

Certificates Of Occupancy Issued: 64

Easement Encroachments Authorized: 3 Denied: 2

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 12

Number of violations that resulted in a violation and/or stop work order: 8

Number of Investigations closed this month: 13

Total number of zoning code violations to date: 25



Town Of Zionsville

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July 2021

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Combined Permit Activity Detail

Page: 1

Printed 2021/08/05 07:28 AM

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
R2021-631	July	1	\$0	\$0	\$0	\$0	\$0	Peace Water Pools LLC	MC715 HOLDINGS LLC	Res Add Pool			8305 E 550 SOUTH	46077
U2021-632	July	1	\$0	\$0	\$0	\$0	\$0	Christian Jansen	Christian & Heather Jansen	Res Add	Cedar Bend	63	10007 LAKEWOOD	46077
13U2021-633	July	1	\$0	\$142	\$0	\$0	\$0	Strongbox Commercial,	HARRIS FLP	Mass Grading	Appaloosa Crossing	B Shops	3091 S US 421	46077
13U2021-634	July	1	\$3,500,000	\$4,759	\$0	\$0	\$5,000	Strongbox Commercial,	HARRIS FLP	Comm New	Appaloosa Crossing	B-Shops	3091 S US 421	46077
R2021-635	July	2	\$0	\$0	\$0	\$0	\$0	Bestside Construction	Matt & Melissa Distasi	Res Other	Russell Lake	15	665 RUSSELL	46077
R2021-636	July	2	\$900,000	\$1,670	\$4,025	\$1,221	\$1,009	Wedgewood Building	Kapil & Zankruti Mehta	Res New	THE CLUB AT HOLLIDAY	J7	3973 CLUB RIDGE	46077
U2021-637	July	2	\$3,600	\$0	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	ZIONSVILLE GOVERNMENT	3	1120 W OAK STREET	46077
U2021-638	July	2	\$3,600	\$0	\$0	\$0	\$0	A Sign By Design	SEAKE, LLC	Comm Sign	ZIONSVILLE GOVERNMENT	3	1120 W OAK STREET	46077
13U2021-639	July	2	\$8,000	\$100	\$0	\$0	\$0	DeVries Design & Landscape	Christopher & Kathryn Fredrick	Res Other	Willow Glen	43	3234 AUTUM ASH DRIVE	46077
13U2021-640	July	6	\$90,000	\$500	\$0	\$0	\$0	Grinslane Premier Homes	Kyle & Megan Whisler	Res Remodel	The Willows	150	11547 WILLOW	46077
U2021-641	July	6	\$0	\$0	\$0	\$0	\$0	Refined Design LLC	Rachel & Aaron Vining	Res Remodel	Hampshire	261	8137 CARNEGIE	46077
19U2021-642	July	7	\$20,000	\$200	\$0	\$0	\$0	Chuck's Construction	Brian & Laura Kerr	Res Add Deck	Fieldstone	91	2975 STONE CREEK	46077
U2021-643	July	7	\$84,000	\$410	\$0	\$0	\$0	The Smart Pergola	Michael & Margaret	Res Other			11905 E 500 SOUTH	46077
U2021-644	July	7	\$0	\$90	\$0	\$0	\$0	Kinder Electric	Beazer Homes Indiana LLP	Comm Electric	Hampshire	Common Area	4901 Denton Drive	46077
R2021-645	July	7	\$7,000	\$75	\$0	\$0	\$0	Home Value Renovation	Michael & Angela Duncan	Res Reroof	Royal Run	459	6260 SADDLETREE	46077
13U2021-646	July	7	\$0	\$0	\$0	\$0	\$0	Proscape Property Maintenance	Brett & Janine Black	Res Other	Fox Hollow	47	7050 BEAUMONT	46077
U2021-647	July	7	\$400,000	\$425	\$0	\$0	\$0	Allied Restoration	Richard & Mathene	Res Remodel	LONG BROOK	6	6450 MAYFIELD	46077
U2021-648	July	9	\$0	\$0	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res New	Hampshire	102	4611 HASTINGS	46077



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CombinedPermit Activity Detail

Page: 2

Printed 2021/08/05 07:28 AM

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19U2021-649	July	9	\$54,000	\$125	\$0	\$0	\$0	Cutting Edge Hardscapes	Derrick & Darren Daily	Res Other	Brookhaven	257	2480 STILL CREEK	46077
R2021-650	July	9	\$17,685	\$349	\$0	\$0	\$0	Roy McClure	Roy & Donna McClure	Res Add			358 S 1100 EAST	46077
R2021-651	July	12	\$39,000	\$75	\$0	\$0	\$0	Cochran Exteriors	DANIEL & CAROLYN	Res Reroof			6029 S 800 EAST	46077
R2021-652	July	12	\$190,000	\$459	\$0	\$0	\$0	R & G Construction Inc	Kevin & Dianna Boyce	Res Add	Stonegate	177	6621 W DEERFIELD	46077
R2021-653	July	12	\$0	\$115	\$0	\$0	\$0	SBA Communications	Central Indiana Health	Comm Cell Tower			10795 E 300 SOUTH	46077
U2021-654	July	12	\$30,000	\$2,532	\$0	\$0	\$0	Capital Construction	Group 1001 Indiana Holdings	Comm Remodel		Cafe Lower	10555 GROUP 1001	46077
R2021-655	July	12	\$0	\$0	\$0	\$0	\$0	Christopher Scott Homes	Charnjit Pabla	Res New	THE CLUB AT HOLLIDAY	B7	3857 CHERWELL	46077
U2021-656	July	12	\$745,000	\$1,469	\$0	\$1,221	\$1,009	Dan Elliott Inc	Eric & Justina Hand	Res New	Twin Oaks1	2	11765 E 500 SOUTH	46077
R2021-657	July	12	\$8,500	\$410	\$0	\$0	\$0	Prakash Karki	PRAKASH & MEERA KARKI	Res Add	Stonegate	317	6497 WESTMINSTER	46077
R2021-658	July	12	\$36,534	\$75	\$0	\$0	\$0	Bone Dry Roofing	Karen Barnes	Res Reroof			8573 E 550 SOUTH	46077
R2021-659	July	12	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Mary Michelle Grosse-Stark	Res Reroof			11920 E 200 SOUTH	46077
U2021-660	July	13	\$0	\$237	\$0	\$0	\$0	ZIONSVILLE DEVELOPMENT	ZIONSVILLE DEVELOPMENT	Mass Grading	Pemberton		4901 S 800 EAST	46077
R2021-661	July	13	\$865,000	\$3,813	\$0	\$0	\$0	Old World Development	Eagle Creek Builders LLC	Res New	Pleasant View	5	9509 PLEASANT	46077
U2021-662	July	13	\$7,416	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Thomas & Marilyn Drews	Res Reroof	Rock Bridge	158	3713 WEATHER	46077
U2021-663	July	14	\$0	\$75	\$0	\$0	\$0	Keys Electrical Service	Benjamin & Kelly Schutt	Res Electric	OLIVERS	80	275 N MAPLE	46077
R2021-664	July	14	\$5,000	\$410	\$0	\$0	\$0	Steven Massengill	Steven & Raya Massengill	Res Add	Russell Lake		668 RUSSELL	46077
13U2021-665	July	14	\$56,400	\$485	\$0	\$0	\$0	Preferred Custom	JAMES & PATRICIA	Res Remodel	The Willows	79	11581 WEEPING	46077
R2021-666	July	14	\$1,303,755	\$1,560	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	Nathan & Courtney Salati	Res New	THE CLUB AT HOLLIDAY	C23	3694 DARTMOOR	46077



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Combined Permit Activity Detail

Page: 3

Printed 2021/08/05 07:28 AM

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13U2021-667	July	14	\$0	\$0	\$0	\$0	\$0	Dream Construction	Corey & Cassandra	Res Other	HIDDEN PINES	97	3696 CONIFER	46077
R2021-668	July	14	\$0	\$0	\$0	\$0	\$0	Homes by Design	ELEVATION HOMES LLC	Res New	THE CLUB AT HOLLIDAY	C15	3525 DARTMOOR	46077
U2021-669	July	14	\$0	\$0	\$0	\$0	\$0	Land Development &	Jeffrey Bray	Res New	Inglenook of Zionsville	31	10460 LOWER	46077
U2021-670	July	14	\$95,000	\$658	\$0	\$0	\$0	Getchell Brothers	MATTHEW LOHMEYER	Res Add Pool			880 STARKEY	46077
U2021-671	July	15	\$513,000	\$1,464	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	96	4703 HASTINGS	46077
U2021-672	July	16	\$13,607	\$75	\$0	\$0	\$0	Universal Roofing	Robert & Nancy Fitzpatrick	Res Reroof	Cobblestone Lakes	8	5 COLONY COURT	46077
U2021-673	July	16	\$16,279	\$75	\$0	\$0	\$0	Universal Roofing	William & Karen Cunningham	Res Reroof	Spring Knoll	279	8813 PIN OAK DRIVE	46077
R2021-674	July	16	\$0	\$0	\$0	\$0	\$0	Universal Roofing	Carly Anderson	Res Reroof	Royal Run	236	6746 DORCHESTER	46077
U2021-675	July	16	\$0	\$0	\$0	\$0	\$0	Jackson Contracting	Jacob & Brooke Umstattd	Res Reroof	Baker Place	2	620 BLOOR LANE	46077
U2021-676	July	16	\$69,700	\$410	\$0	\$0	\$0	Case Design and Remodeling	James & Kristina Holden	Res Add	Spring Knoll	1	4565 GREENTHREAD	46077
U2021-677	July	19	\$2,100	\$100	\$0	\$0	\$0	Danal & Nataliya Douchkin	Danal & Nataliya Douchkin	Res Add	Village Walk	2	1495 VILLAGE	46077
U2021-678	July	19	\$0	\$0	\$0	\$0	\$0	LENNAR HOMES OF	LENNAR HOMES OF	Res New	Hampshire	134	4799 STANTON	46077
U2021-679	July	19	\$4,045	\$90	\$0	\$0	\$0	Bone Dry Roofing	Wanda Baker	Comm Reroof	Colony Woods	258	130 GOVERNORS	46077
U2021-680	July	19	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Lloyd Wilson	Res Reroof	Spring Knoll	355	4203 HONEYSUCKLE	46077
U2021-681	July	19	\$31,000	\$410	\$0	\$0	\$0	Rosewood Construction	John & Leisel Urbanski	Res Remodel	Cross Forth	46	190 W WALNUT	46077
U2021-682	July	19	\$0	\$0	\$0	\$0	\$0	Crown Castle	JERRY & BETTY JONES	Comm Cell Tower			4929 W 106TH	46077
U2021-683	July	19	\$0	\$0	\$0	\$0	\$0	Red Key Builders, LLC	Randall Collins	Res New	North View	2	4760 WILLOW	46077
U2021-684	July	19	\$0	\$0	\$0	\$0	\$0	BJH Contracting	Philip & Lynsay Doel	Res Add Deck	ISENHOUR HILLS	7	565 ISENHOUR	46077



Town Of Zionsville

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July 2021

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Combined Permit Activity Detail

Page: 4

Printed 2021/08/05 07:28 AM

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U2021-685	July	20	\$45,671	\$412	\$0	\$0	\$0	McDowell Construction &	Ramos & Susan Medina	Res Remodel	Thornhill	143	1617 CORNICHE	46077
U2021-686	July	21	\$0	\$0	\$0	\$0	\$0	Deluxe Decks and Outdoor	Kent & Karen Abernathy	Res Add Deck	Cobblestone Lakes	369	8751 W COBBLESTONE	46077
U2021-687	July	21	\$0	\$115	\$0	\$0	\$0	Power Proz Construction	Crown Castle	Comm Cell Tower			4929 W 106TH	46077
U2021-688	July	21	\$0	\$0	\$0	\$0	\$0	Sarah Montague	CRVD Zionsville LLC	Comm Remodel	Cross's second addit	2,5 COHATCH	75 N MAIN STREET	46077
R2021-689	July	21	\$0	\$0	\$0	\$0	\$0	Homes by Design	Charles & Jennifer King	Res New	THE CLUB AT HOLLIDAY	B6	3891 CHERWELL	46077
19U2021-690	July	21	\$3,800	\$100	\$0	\$0	\$0	Joe Ward	Joseph & Julia War	Res Other			8475 E 400 SOUTH	46077
U2021-691	July	21	\$12,000	\$200	\$0	\$0	\$0	Christina Erickson	Christina Erickson	Res Add Deck			610 MULBERRY	46077
U2021-692	July	22	\$10,200	\$90	\$0	\$0	\$0	Bone Dry Roofing	WARREN TODD KOGAN	Comm Reroof		8	180 S MAIN STREET	46077
R2021-693	July	22	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Kathleen Guider	Res Reroof	Stonegate	60 Unit A	7645 E STONEGATE	46077
R2021-694	July	22	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Oksana Mason	Res Reroof	Stonegate	60 Unit 2	7645 E STONEGATE	46077
U2021-695	July	22	\$30,000	\$2,150	\$0	\$0	\$0	Alt Construction	Bennett Parkway LLC	Comm Remodel	BENNETT TECHNOLOGY	11B Correct2Comp	10730 BENNETT	46077
R2021-696	July	22	\$0	\$0	\$0	\$0	\$0	Pat Keller	Patrick & Vicki Keller	Res New			6634 E 100 SOUTH	46075
R2021-697	July	22	\$0	\$0	\$0	\$0	\$0	Pat Keller	Patrick & Vicki Keller	Res Add			6634 E 100 South	46075
U2021-698	July	22	\$32,000	\$75	\$0	\$0	\$0	Cory McKnight	Pamela Wertenberger	Res Reroof	Ely Carr Minor	3	55 E POPLAR	46077
R2021-699	July	23	\$200,000	\$449	\$0	\$0	\$0	BFSmith LLC	David & Beth Bidgood	Res Add			1585 N US 421	46075
R2021-700	July	23	\$200,000	\$243	\$0	\$0	\$0	BFSmith LLC	David & Beth Bidgood	Res Add		Pool House	1585 N US 421	46075
U2021-701	July	23	\$532,000	\$1,332	\$4,025	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	53	5439 PEACHTREE	46077
19U2021-702	July	26	\$89,000	\$510	\$0	\$0	\$0	Pools of Fun	Gene & Perry Monnin	Res Add Pool	Brookhaven	245	11403 COPLEY	46077



Town Of Zionsville

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Combined Permit Activity Detail

Page: 5

Printed 2021/08/05 07:28 AM

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U2021-703	July	26	\$547,200	\$639	\$0	\$0	\$0	Custom Living	Peter & Sarah Schlifke	Res Remodel	Colony Acres	14	50 COLONY COURT	46077
R2021-704	July	26	\$0	\$0	\$0	\$0	\$0	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	D18	3577 OLDE WELL RUN	46077
R2021-705	July	26	\$975,000	\$1,292	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	Gary & Merry Theo	Res New	THE CLUB AT HOLLIDAY	D40	3842 OLDE WELL RUN	46077
R2021-706	July	27	\$950,000	\$1,559	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	B19	3946 CHERWELL	46077
19U2021-707	July	27	\$0	\$0	\$0	\$0	\$0	Refined Design LLC	John & Joan McConaughy	Res Remodel	Vonterra	58	5915 MUSCADINE	46077
R2021-708	July	27	\$0	\$75	\$0	\$0	\$0	Cary Parker	Cary & Tami Parker	Res Electric			450 S 800 EAST	46077
19U2021-709	July	28	\$0	\$0	\$0	\$0	\$0	Cedar Street Builders	Scott & Natalie Kruger	Res Remodel			10604 ZIONSVILLE	46077
U2021-710	July	28	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	67	5365 ROSE DRIVE	46077
U2021-711	July	28	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	78	5318 PEACHTREE	46077
R2021-712	July	28	\$0	\$0	\$0	\$0	\$0	Grande & Grande Inc	James & Emily Kissel	Res Remodel	Blackstone	53	7448 INDEPENDENCE	46077
U2021-713	July	29	\$0	\$0	\$0	\$0	\$0	Land Development &	Land Development	Res New	Inglenook of Zionsville	47	10484 DUSTY	46077
13U2021-714	July	29	\$39,000	\$410	\$0	\$0	\$0	Archadeck of North	David & Mareen Kaehr	Res Add			3942 OAKLEAF	46077
R2021-715	July	29	\$50,000	\$582	\$0	\$0	\$0	Hendrick Pool	Daniel & Julie Luker	Res Add Pool	Stonegate	36	7600 WINDSOR	46077
U2021-716	July	30	\$0	\$0	\$0	\$0	\$0	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	104	4675 KETTERING	46077
U2021-717	July	30	\$0	\$0	\$0	\$0	\$0	Pulte Homes	PULTE HOMES OF INDIANA	Res New	ASHBURN	42	5307 PEACHTREE	46077
U2021-718	July	30	\$0	\$0	\$0	\$0	\$0	Pulte Homes	PULTE HOMES OF INDIANA	Res New	ASHBURN	66	5351 Rose Drive	46077
R2021-719	July	30	\$1,713,437	\$1,809	\$4,025	\$1,221	\$1,009	Christopher Scott Homes	Tim & Tiffany Stoner	Res New	THE CLUB AT HOLLIDAY	F34	10711 PETE DYE RIDGE	46077
R2021-720	July	30	\$1,209,000	\$1,584	\$4,025	\$1,221	\$1,009	Christopher Scott	Karam & Deina Abbasi	Res New	THE CLUB AT HOLLIDAY	G6	4258 ALDERBOROUGH	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

July 2021

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CombinedPermit Activity Detail

Page: 6

Printed 2021/08/05 07:28 AM

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U2021-721	July	30	\$0	\$0	\$0	\$0	\$0	Peterman Heating, Cooling	Peggy Wright	Res Sewer	Thornhill	161	1626 CORNICHE	46077
R2021-722	July	30	\$0	\$0	\$0	\$0	\$0	Cambri Builders	JONATHAN RAY & LUCAS	Res New	Deer Ridge	25	6265 Antler Court	46077
U2021-723	July	30	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	Kerry Stuart	Res Demo			705 W OAK STREET	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2021

Total: C of O issued for the month of July: 64

C of O Detail

Page: 1

Printed 2021/08/05 07:28 AM

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U2019-854	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	18	10465 ROBINWOOD COURT	46077	2021/07/06
R2019-965	SDM Real Estate Inc Sarah Moore	Braden Nicholson	Res Add			9618 E 600 SOUTH	46077	2021/07/26
R2020-93	Becknell Services, LLC	Zionsville Indiana Land Becknell	Comm Trailer			5025 S SR 267	46052	2021/07/21
R2020-289	Brian Sahm	Brian Sahm	Res Add	ROYAL RUN	439	6283 SADDLETREE DRIVE	46077	2021/07/30
R2020-396	Johnson & Johnson Renovating and	Jacob & Amberly Davis	Res Remodel			7055 S STATE ROAD 267	46052	2021/07/19
U2020-422	Finney & Sons	Marianne Walter	Res Reroof	Raintree	75	740 ROUND COURT	46077	2021/07/12
U2020-470	Dillon Wyatt	Danielle & Dilllon Wyatt	Res Add Deck	Hampshire	177	4442 OAKLEY TERRACE	46077	2021/07/16
U2020-473	John Pataky	John & Vicky Pataky	Res Add	SCHICKS	48,49,50,51	295 SOUTH 9TH STREET	46077	2021/07/26
U2020-488	Lennar	Lennar	Res New	Hampshire	195	8179 OAKLEY TERRACE	46077	2021/07/20
U2020-491	Stanton Concrete	Ross Bolin	Res Other	Hampshire	288	8212 PEGGY COURT	46077	2021/07/09
R2020-495	WarrenCo Construction &	Anthony & Kelly Barbato	Res Other	Stonegate	346	6551 W DEERFIELD DRIVE	46077	2021/07/13
U2020-502	Lennar	Lennar	Comm New	Manchester Estates	SHELL Bldg 7	958 YORKSHIRE LANE	46077	2021/07/12
R2020-510	WarrenCo Construction &	Brandon & Robin Leese	Res Other	Smith-Somers Minor	2	6476 S 850 EAST	46077	2021/07/13
U2020-517	Earth Creations, Inc.	Craig Anderson	Res Other	Hampshire	108	4581 KETTERING PLACE	46077	2021/07/09
19U2020-520	Lennar	Lennar	Res New	Vonterra	82	10255 DURELLA CIRCLE	46077	2021/07/21
19U2020-525	Lennar	Lennar	Res New	Vonterra	81	10257 DURELLA CIRCLE	46077	2021/07/15



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2021

Total: C of O issued for the month of July: 64

C of O Detail

Page: 2

Printed 2021/08/05 07:28 AM

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19U2020-526	Lennar	Lennar	Res New	Vonterra	87	10268 DURELLA CIRCLE	46077	2021/07/21
U2020-541	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	302	8190 Shaldon Court	46077	2021/07/21
U2020-559	5 Star	Ryan Kunkel	Res Other	North Hills	7	587 BECKER COURT	46077	2021/07/13
U2020-589	Start to Finish Landscape	Darci Ackerman	Res Other	Rock Bridge	63	3815 STONINGTON PLACE	46077	2021/07/09
R2020-597	Wedgewood Building Company	Gregory & Tourandokht Strick	Res New	THE CLUB AT HOLLIDAY	C5	3761 DARTMOOR WAY	46077	2021/07/21
R2020-599	Williams Custom Art Builders	Stacy & Carl Singer	Res New	THE CLUB AT HOLLIDAY	C7	3717 DARTMOOR WAY	46077	2021/07/12
U2020-605	Christopher Scott Homes	Christopher Szymanczyk	Res Add	Lost Run Farms	9,10 Pool House	10 LOST RUN LANE	46077	2021/07/20
U2020-606	Christopher Scott Homes	Christopher Szymanczyk	Res Add Pool	Lost Run Farms	9,10 Pool + Patio	10 LOST RUN LANE	46077	2021/07/01
U2020-609	Community Exteriors, Inc.	Jay Gibson	Res Reroof	Colony Woods	173	980 MAXWELL LANE	46077	2021/07/12
R2020-719	Wedgewood Building Company	Sharyl Border	Res New	THE CLUB AT HOLLIDAY	B5	3935 Cherwell Drive	46077	2021/07/21
R2020-792	Hill Phoenix AMS	Zionsville Indiana Land Becknell	Comm Tenant Finish			5025 S SR 267	46052	2021/07/21
U2020-833	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	109 & 110	5494 & 5490 Kirkwood Lane	46077	2021/07/12
R2020-870	Homes by McKenzie, LLC	Homes by John McKenzie	Res New	THE CLUB AT HOLLIDAY	D11	3669 OLDE WELL RUN	46077	2021/07/26
U2020-884	Fox Pools Indianapolis	TIMOTHY JON & WARINTH	Res Add Pool	Iron Gate	71	145 LEXINGTON DRIVE	46077	2021/07/01
R2020-897	Homes by J McKenzie	Homes by J McKenzie	Res New	THE CLUB AT HOLLIDAY	D30	3668 OLDE WELL RUN	46077	2021/07/26
R2020-905	Indiana Healthcare Renovations LLC	BOYS & GIRLS CLUB ZIONSVILLE	Comm Remodel			5964 S 700 EAST	46077	2021/07/21



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2021

Total: C of O issued for the month of July: 64

C of O Detail

Page: 3

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2020-933	Hy-Tek Material Handling	Zionsville Indiana Land Becknell	Comm Remodel		Mezzanine	5025 S SR 267	46052	2021/07/21
U2020-938	BP Custom Homes	Stephen & Kimberly Smith	Res Remodel			90 N 6TH STREET	46077	2021/07/28
R2020-941	Justin Pataky	JUSTIN & VANESSA PATAKY	Res Add			9095 E 350 SOUTH	46077	2021/07/29
R2020-968	Hy-Tek Material Handling	Zionsville Indiana Land Becknell	Comm Remodel		Racking	5025 S SR 267	46052	2021/07/21
R2020-971	Gradison Design Build	Kevin & Sharon Gleason	Res New	THE CLUB AT HOLLIDAY	D4	3785 OLDE WELL RUN	46077	2021/07/07
R2020-1001	Dematic	Zionsville Indiana Land Becknell	Comm Remodel		Conveyor	5025 S SR 267	46052	2021/07/21
R2020-1046	Sigma Builders, LLC	Gabriel & Michelle Connell	Res New	THE CLUB AT HOLLIDAY	E33	10785 BARRINGTON WAY	46077	2021/07/23
U2020-1057	KJ's Handyman Repair	Kevin Nelson	Res Add	ASHBURN	09	5220 ROSE DRIVE	46077	2021/07/26
13U2020-1076	Case Design and Remodeling	Michael & Amanda Born	Res Remodel	Willow Glen	15	3275 CIMMARON ASH COURT	46077	2021/07/19
13U2020-1092	Joshua Dye	Joshua & Lauren Dye	Res Remodel	HIDDEN PINES	86	3585 CONIFER DRIVE	46077	2021/07/20
U2020-1121	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	318	8055 SHALDON COURT	46077	2021/07/28
U2021-17	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	319	3950 Rainford Ave	46077	2021/07/13
U2021-31	Pulte Homes	Pulte Homes	Res New	ASHBURN	28	5166 PEACHTREE ROAD	46077	2021/07/16
R2021-38	BP Custom Homes	Joshua & Heather Purvis	Res Remodel	Cheval De Salle	8	7991 CHEVAL RUE COURT	46077	2021/07/27
13U2021-80	Chuck's Construction	John & Andrea Beeler	Res Add Deck	HIDDEN PINES	146	11577 FOXTAIL COURT	46077	2021/07/21
U2021-85	See Home Improvements	Craig & Brenda Anderson	Res Other	Hampshire	108	4581 KETTERING PLACE	46077	2021/07/14



Town Of Zionsville

Planning and Economic Development C of O Detail

July 2021

Total: C of O issued for the month of July: 64

C of O Detail

Page: 4

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2021-112	Pools of Fun	Andrew & Jennifer Botkin	Res Add Pool	Old Hunt Club	20	6793 OLD HUNT CLUB ROAD	46077	2021/07/27
U2021-121	Pools of Fun	Jonathan & Ami Fraser	Res Add Pool	Cobblestone Lakes	208	8842 WINDPOINTE PASS	46077	2021/07/14
U2021-132	Lennar	Lennar	Res New	Hampshire	157	8071 ROSLIN STREET	46077	2021/07/23
U2021-184	Pools of Fun	Scott & Jennifer Woodall	Res Add Pool	Colony Woods	210	325 ROCKWELL COURT	46077	2021/07/08
13U2021-209	Custom Living	Greg & Brenda Poulter	Res Remodel	Willow Ridge	39	11557 RIDGE VALLEY COURT	46077	2021/07/30
U2021-231	Kelly OTools LLC	John & Kimberly Bookmyer	Res Add Deck	Oak Ridge	96	10531 OAK RIDGE DRIVE	46077	2021/07/20
R2021-234	Pools of Fun	Stacy & Paul Keding	Res Add Pool			7901 S ST ROAD 267	46112	2021/07/14
U2021-253	Pools of Fun	Michelle Price	Res Add Pool	Cedar Bend	104	9763 BARTH DRIVE	46077	2021/07/22
R2021-451	Retain It	Russell Dailey	Res Other	Blackstone	14	7504 PATRIOT COURT	46077	2021/07/06
19U2021-523	Blue Line Construction	Wesley & Erica Drew	Res Remodel	Vonterra	81	10257 DURELLA CIRCLE	46077	2021/07/16
R2021-524	Tradelink of Carmel	Justin Makinson	Res Other	Hunters Ridge	649	6571 HUNTERS RIDGE SOUTH	46077	2021/07/21
19U2021-539	The Smart Pergola	Theodore & Katherine Simison	Res Other	Courtyards of Zionsville	24	239 ASPEN DRIVE	46077	2021/07/14
R2021-568	Michelle Ulmer	Michelle Ulmer	Res Other	Royal Run	658	6794 WOODCLIFF CIRCLE	46077	2021/07/07
U2021-625	Andrew Curran	Andrew Curran	Res Other	Hampshire	293	8138 PEGGY COURT	46077	2021/07/07
U2021-630	Mitch Young Construction Inc	Anne Coughlan	Res Remodel	Rock Bridge	92	3790 STONINGTON PLACE	46077	2021/07/28
U2021-682	Crown Castle	JERRY & BETTY JONES	Comm Cell Tower			4929 W 106TH STREET	46077	2021/07/27



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2021

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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	2	0	3	6	1	0	19	10	7	3	4	0	9	1	0	65	0	19	369	577	9	28
February	3	0	5	0	0	2	47	11	15	2	9	0	12	1	0	107	2	46	224	397	6	21
March	0	0	2	2	1	4	31	14	7	7	15	0	30	3	0	116	0	29	459	678	8	32
April	1	1	3	6	1	6	23	15	11	5	10	1	22	0	0	105	0	18	503	744	10	61
May	0	0	3	4	2	2	36	13	8	0	5	0	31	1	0	105	1	34	425	630	65	51
June	5	0	6	11	2	12	35	13	12	4	10	3	19	0	0	132	0	27	549	745	19	78
July	1	0	3	2	1	7	26	15	10	2	4	1	20	1	0	93	0	8	566	823	8	64
August																						
September																						
October																						
November																						
December																						
Totals	12	1	25	31	8	33	217	91	70	23	57	5	143	7	0	723	3	181	3095	4594	125	335



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Residential Fees	January	February	March	April	May	June	July						YTD
New Home Residential ILP Fees	\$16,622	\$59,960	\$44,367	\$32,776	\$48,908	\$44,832	\$17,552						\$265,017
All Other Residential ILP Fees	\$9,139	\$16,357	\$17,591	\$17,107	\$10,626	\$13,365	\$9,671						\$93,856
Residential Inspection Fees (Fees Due)	\$5,400	\$5,475	\$6,000	\$7,775	\$6,875	\$6,900	\$6,975						\$45,400
New Home Residential Road Impact Fees	\$19,171	\$47,423	\$30,270	\$21,189	\$34,306	\$28,252	\$9,081						\$189,692
New Home Residential Park Impact Fees	\$20,271	\$55,923	\$36,630	\$25,641	\$41,514	\$35,409	\$10,989						\$226,377
Sanitary Sewer Fees	\$80,034	\$188,709	\$123,843	\$83,127	\$136,860	\$122,911	\$32,200						\$767,684
Total Residential ILP, Inspection, Impact, Sewer	\$145,237	\$368,372	\$252,701	\$179,840	\$272,214	\$244,769	\$79,493						\$1,542,626
New Commercial Start ILP Fees	\$7,468	\$4,758	\$0	\$0	\$0	\$0	\$4,759						\$16,985
All Other Commercial ILPs	\$11,564	\$1,854	\$832	\$4,497	\$2,642	\$10,032	\$5,560						\$36,981
Commercial Inspection Fees(Fees due)	\$1,275	\$450	\$1,725	\$1,050	\$600	\$225	\$600						\$5,925
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000						\$5,000
Commercial Sanitary Sewer Fees	\$0	\$10,250	\$0	\$0	\$7,760	\$0	\$0						\$18,010
Total Commercial ILP, Inspection Impact Sewer	\$19,032	\$16,862	\$832	\$4,497	\$14,536	\$10,032	\$15,319						\$81,110
Combined Residential and Commercial Sewer	\$80,034	\$198,959	\$123,843	\$83,127	\$144,620	\$122,911	\$32,200						\$785,694
Combined Residential and Commercial Impact	\$39,442	\$103,346	\$66,900	\$46,830	\$79,954	\$63,661	\$25,070						\$425,203
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$164,269	\$385,234	\$253,533	\$184,337	\$286,750	\$254,801	\$94,812						\$1,623,736
Petition Filing Fees	January	February	March	April	May	June	July						YTD
Plan Commission													
Primary Plat Approval	\$0	\$1,615	\$6,680	\$0	\$3,085	\$0	\$1,625						\$13,005
Secondary Plat Approval	\$0	\$0	\$1,010	\$400	\$400	\$400	\$0						\$2,210
Re-Plat Approval	\$0	\$0	\$1,070	\$0	\$0	\$400	\$0						\$1,470
Minor Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Zone Map Amendment	\$0	\$1,090	\$0	\$0	\$0	\$7,269	\$0						\$8,359
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Development Plan	\$0	\$875	\$1,423	\$1,515	\$7,767	\$10,304	\$81,450						\$103,334
Development Plan Amendment	\$0	\$0	\$0	\$0	\$617	\$0	\$1,005						\$1,622
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$1,200	\$0	\$0	\$0	\$0						\$2,400
Variance of Dev Standards	\$375	\$775	\$2,175	\$375	\$1,725	\$3,400	\$1,125						\$9,950
Special Exception	\$700	\$0	\$700	\$2,800	\$1,400	\$0	\$0						\$5,600
TOTAL FILING FEES Plan Commission and	\$2,275	\$4,355	\$15,278	\$5,090	\$16,114	\$21,773	\$86,685						\$151,570
Permit Overview	January	February	March	April	May	June	July						YTD
New Home ILP	19	47	31	23	36	35	26						217
New Home Construction Cost	\$7,569,000	\$27,331,372	\$21,231,562	\$19,999,899	\$22,578,193	\$21,575,161	\$9,706,192						\$129,991,379
All Other Residential ILP	34	50	76	64	58	61	53						396
New Commercial Start ILP	2	3	0	1	0	5	1						12
All Other Commercial ILP	10	7	9	17	11	31	13						98
Total Permit Per Month	65	107	116	105	105	132	93						723
Petition Filing Quantities	January	February	March	April	May	June	July						YTD
Plan Commission													
Primary Plat Approval		¹ Fischer Homes-Chel	¹ Holiday Farms Sec		² Holiday Farms Sec Union Woodlands		¹ The Towns at Appal						
Secondary Plat Approval			¹ Pemberton Section	¹ Holiday Farms Sec	¹ Holiday Farms Sec	¹ Stonegate Proper							
Re-Plat Approval			² Courtyards Replat D. Luker			¹ 267 Industrial Par							
Minor Plat Approval			¹ WITHDRAWN Sanford										
Zone Map Amendment		² Pulte Homes-Goodwi Goddard School		¹ 11281 & 11589 E Co		¹ Goodwin Property							
Subdivision Waiver													
Development Plan		¹ Convenience Store	See Files	² COatch Project Outlot K - Multi-t	² Holiday Farms Sec Nicholson Orthodon	See Files	² The Towns at Appal Brickyard Solar Fa						
Development Plan Amendment	¹ Town of Zionsville				¹ HUB Phase 1		¹ AES						
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Radiant Skin		¹ Doggy Daycare (ren										
Variance of Dev Standards	¹ J. Chandler	² C. Henry HBHS Realty, LLC	See Files	² Chandler - Hickory S. Carr See Files	See Files	See Files	See Files						
Special Exception	¹ J. Chandler		¹ CoHatch - CRVD Zio		² Parker Residence P. Keller								
TOTAL FILINGS Plan Commission and BZA	5	6	17	10	12	14	8						72
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$600	\$400	\$876	\$943	\$300	\$1,729	\$550						\$5,398
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$56,018	\$97,564	\$101,071	\$73,385	\$101,879	\$118,900	\$218,487						\$767,304
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$175,494	\$399,869	\$291,814	\$203,342	\$326,453	\$305,472	\$275,757						\$1,978,201



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, July 7, 2021

6:30 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA 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 IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance - **5 of 5 members attended.** (All in-person L. Jones, S. Mundy, J. Wolff, C. Lake, L. Campins)
- III. Approval of the June 2, 2021 Meeting Minutes - **Approved 5-0**
- IV. Continuance or Withdrawal Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2021-13-SE	Brickyard Solar LLC	Refer to Site Plan (Union Township)	Continuance requested by BZA Members from July 7, 2021 to August 4, 2021 Meeting Approved by Board – 5 in Favor, 0 Opposed Petition for a Special Exception to permit a Solar Power Generation Facility on multiple sites within Union Township; all parcels being zoned Agricultural (AG).
2021-17-SE	Chandler- Hickory Hall Polo Club	7551 E 100 N	Approved as presented & filed w/exhibits, per staff report & revised commitments. 5 in Favor, 0 Opposed Petition for a Special Exception to permit an outdoor recreation facility (polo field) in the Rural General Agricultural District (AG).
2021-18-DSV	Chandler- Hickory Hall Polo Club	7551 E 100 N	Approved as presented & filed w/exhibits, per staff report & revised commitments. 5 in Favor, 0 Opposed Petition for a Development Standards Variance for a reduction of the rear bufferyard setback line in the Rural General Agricultural District (AG).

July 8, 2021

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-19-DSV	Nicholson Orthodontics	95 E Oak Street	Continuance requested by Petitioner from July 7, 2021 to August 4, 2021 Meeting Approved by Board – 5 in Favor, 0 Opposed Petition for a Development Standards Variance to reduce the required amount of off-street parking in the Village Business District (VBD).
2021-20-SE	P. Keller	6634 E 100 S	Approved as presented & filed w/exhibits & per staff report 5 in Favor, 0 Opposed Petition for a Special Exception to permit a Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural District (AG).
2021-21-DSV	M. Lohmeyer	880 Starkey Rd	Approved as presented & filed w/exhibits & per staff report 5 in Favor, 0 Opposed Petition for a Development Standard Variances to accommodate for a new patio area and pool in Urban Open Land (O-1): 1) for an increased lot coverage; 2) side setback variance; and 3) aggregate side setback variance.
2021-22-SE	C. Parker	450 S 800 E & 550 S 800 E	Approved as presented & filed w/exhibits, per staff report & revised commitments. 5 in Favor, 0 Opposed Petition for a Special Exception to permit a Single-Family Dwelling and related accessories on a parcel in the Rural General Agricultural District (AG).
2021-23-DSV	C. Parker	450 S 800 E & 550 S 800 E	Approved as presented & filed w/exhibits, per staff report & revised commitments. 5 in Favor, 0 Opposed Petition for a Development Standards Variances to permit: 1) two primary structures (Single-family Residences - one being temporary) on a single lot; and 2) the temporary Single-family residence with less than the required minimum ground floor area in the Rural General Agricultural District (AG).
2021-24-DSV	G. Thoe	3842 Olde Well Run	Approved as presented & filed w/exhibits & per staff report 5 in Favor, 0 Opposed Petition for a Development Standards Variance to decrease the rear setback.

Respectfully Submitted:
 Department of Planning & Economic Development Representative
 Town of Zionsville

July 8, 2021



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday July 19, 2021

7:00 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE IC5-14-1.5-3.5, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS 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/84785472843>

Webinar ID: 847 8547 2843

Or by Telephone at the following numbers:

+1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or

+1 346 248 7799 or +1 669 900 9128

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experiencing COVID-19 symptoms, please stay home.

The following items were scheduled for consideration:

I. Pledge of Allegiance

II. Attendance

III. Approval of the June 21, 2021 Plan Commission Meeting Minutes

IV. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-31-Z	Pulte Homes of Indiana Goodwin Properties	8666 E 400 South	Petitioner request to continue to the August 16, 2021 Plan Commission Meeting 5 in Favor 0 opposed Petition for Zone Map change to rezone approximately 68.691 acres from the Rural (R1) Low Density Single Family Residential Zoning District to a Rural (R2) Low Density Single Family and Two Family Residential Zoning District

2021-32-RP	267 Industrial Park Phase 2 Replat	5301 S. State Road 267 Lebanon, IN 46052	Petitioner request to continue to the August 16, 2021 Plan Commission Meeting 5 in Favor 0 opposed Petition for replat approval to replat block 1 into Lots 3&4 in the Rural (I1) Light Industry Zoning District
2021-33-DP	267 Industrial Park Phase 2 Replat	5301 S. State Road 267 Lebanon, IN 46052	Petitioner request to continue to the August 16, 2021 Plan Commission Meeting 5 in Favor 0 opposed Petition for Development Plan Approval to allow for construction of 2 (two) light industrial, warehousing, and distribution buildings in the Rural (I1) Light Industry Zoning District
2021-28-DP	Goddard School	1580 W. Oak Street	Petitioner request to continue to the August 16, 2021 Plan Commission Meeting 5 in Favor 0 opposed Petition for Development Plan Approval of a 12,915+/- sq. ft childcare facility on a 2.6 +/- acre lot which is zoned Urban Neighborhood Business District (Urban B-1)

V. Continued Business

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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-29-CPA	Town of Zionsville Draft Airport Strategic Land Use Plan		Continued to the August 16, 2021 Plan Commission Meeting 5 in Favor 0 Opposed Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to consider incorporation of the Airport Strategic Land Use Plan
2021-30-DP	Chelsea Park	11400 Templin Road (550 South) & 11630 E 550 South	Approved with Conditions 5 in favor 0 Opposed Petition for Development Plan approval to provide for the development of a 35.77+/- acre site into 31 lots (R3) Rural Medium Density Single Family and Two Family Residential Zoning District and the Michigan Road Overlay District (Rural)

VIII. Other Matters to be considered

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

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

July 20, 2021

ANNEX TO PUBLIC NOTICE FOR THE JULY 19, 2021 ONSITE AND ELECTRONIC REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his various Executive Orders, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency.

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/84785472843>

Webinar ID: 847 8547 2843

Or by Telephone at the following numbers:

+1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or

+1 346 248 7799 or +1 669 900 9128

Due to social distancing requirements, no more than twenty-seven (27) attendees, (with two (2) of those seats reserved for media), will be allowed in the on-site public meeting. Chairs must remain six feet apart. Face masks are required at all times while in the building. Social distancing must be followed while in the building. A health screening must be completed before admittance to the Council meeting room will be allowed.

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

1. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Janice Stevanovic at 317-873-1574 or jstevanovic@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.



**SPECIAL MEETING RESULTS ZIONSVILLE PLAN COMMISSION
TUESDAY July 20, 2021
7:00 PM (Local Time)**

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AND ELECTRONICALLY AS ALLOWED BY VARIOUS EXECUTIVE ORDERS OF THE GOVERNOR OF INDIANA 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 IS 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:

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<https://us02web.zoom.us/j/88481644810>

Webinar ID: 884 8164 4810

Or by Telephone at the following numbers:

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

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Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experiencing COVID-19 symptoms, please stay home.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance

III. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-23-PPA	The Parke	410 S. 4 th Street and 500 S. Main Street	Petitioner Requested Continuance from the June 21, 2021 and July 20, 2021 Plan Commission Meeting to the September 20, 2021 meeting 6 in Favor 0 Opposed Continued from the June 21, 2021 Plan Commission Meeting to the Special Meeting of the Plan Commission July 20, 2021 Petition for Primary Plat Amendment to provide a central water system supporting a separate fire protection main as per Section 193.056 of the Subdivision Control Ordinance in the Urban (PUD) Planned Unit Development

IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-20-Z	Town of Zionsville	11281 & 11589 E. County Road 200 South	Received an Unfavorable Recommendation to the Town Council 5 in Favor 2 Opposed Petition for Zone Map Change to rezone 160 Acres (+/-) from the R-3 Rural Residential District (as modified by Instrument No. 200700001388) to the Agricultural (AG) District
2021-21-PP	Union Woodlands	11281 E. 200 South	Approved with Conditions 6 in Favor 1 Opposed Petition for Primary Plat approval to provide for 179 Lots in the Rural (R3) Residential Zoning District
2021-24-PP	Holliday Farms Section 7	3900 S. U.S. 421	Approved with Conditions 7 in Favor 0 Opposed Petition for Primary Plat approval with waivers to provide for 38 lots (19 single family residences and 19 commercial lots) in the (PUD) Planned Unit Development Zoning District
2021-25-DP	Holliday Farms Section 7	3900 S. U.S. 421	Approved with Conditions 7 in Favor 0 Opposed Petition for Development Plan approval to provide for the development of a 64.17+/- acre site into 38 lots (19 single family residences and 19 commercial lots) in the (PUD) Planned Unit Development Zoning District

V. New Business

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

VIII. Other Matters to be considered

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

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

July 21, 2021

ANNEX TO PUBLIC NOTICE FOR THE July 20, 2021 ONSITE AND ELECTRONIC SPECIAL MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his various Executive Orders, Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. 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/88481644810>

Webinar ID: 884 8164 4810

Or by Telephone at the following numbers:

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

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

Masks are optional for employees and visitors to Zionsville Town Hall and Town of Zionsville facilities.

Those attending meetings in Town Hall conference rooms are not required to wear mask EXCEPT when an attendee requests others to wear a mask.

If you feel unwell or are experience COVID-19 symptoms, please stay home.

1. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Janice Stevanovic at 317-873-1574 or jstevanovic@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.