



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

September 2021

Total permits issued for the month of September: 97

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Permit Activity Breakdown

Commercial Permits	September 2021	September 2020	YTD 2021	YTD 2020	YTD Diff
New	1	4	13	12	1
Interior Remodel	5	5	32	24	8
Addition	0	0	1	1	0
Sign	5	2	39	20	19
Electric	3	5	14	27	-13
Other	3	5	41	24	17
Sewer	0	0	0	1	-1
Commercial Totals	17	21	140	109	31
Residential Permits					
Single Family	14	35	252	224	28
Addition	7	11	113	106	7
Remodel	13	18	92	88	4
Electric	19	7	46	45	1
Pool/Spa	6	7	72	49	23
Demolition	0	1	6	10	-4
Other	19	34	186	224	-38
Sewer/Repairs	2	2	13	15	-2
Residential Totals	80	115	780	761	19
Combined Totals	97	136	920	870	50

Building/Site Inspections: 552 Number Of Inspections: 856

Certificates Of Occupancy Issued: 81

Easement Encroachments Authorized: 0 Denied: 2

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 8

Number of violations that resulted in a violation and/or stop work order: 4

Number of Investigations closed this month: 11

Total number of zoning code violations to date: 46



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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
R2021-824	September	1	\$0	\$75	\$0	\$0	\$0	Jeremy Starkey	Kelli & Jeremy Starkey	Res Electric	SELIGS	J	548 AMOS DRIVE	46077
R2021-825	September	1	\$100,000	\$561	\$0	\$0	\$0	Homanvestments, LLC	Erika Baker	Res Remodel			4540 WILLOW	46077
R2021-826	September	1	\$1,389,912	\$1,585	\$4,025	\$1,221	\$1,009	Christopher Scott	James & Kathleen	Res New	THE CLUB AT HOLLIDAY	D39	3818 OLDE WELL RUN	46077
U2021-827	September	1	\$0	\$0	\$0	\$0	\$0	Case Design and Remodeling	Douglas & Sheena Fleming	Res Remodel	Thornhill	37	1850 CONTINENTAL	46077
U2021-828	September	1	\$0	\$0	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Sign	CROSSES	23	91 S MAIN STREET	46077
U2021-829	September	1	\$0	\$0	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Sign	CROSSES	23	91 S MAIN STREET	46077
U2021-830	September	1	\$0	\$0	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Sign	CROSSES	23	91 S MAIN STREET	46077
U2021-831	September	1	\$0	\$0	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Sign	CROSSES	23	91 S MAIN STREET	46077
U2021-832	September	1	\$0	\$0	\$0	\$0	\$0	CK PRICE PROPERTIES	CK PRICE PROPERTIES	Comm Sign	CROSSES	23	91 S MAIN STREET	46077
U2021-833	September	3	\$0	\$75	\$0	\$0	\$0	Daahl Roofing Inc	Darci & Payton Longest	Res Reroof	OLIVERS	100	285 N MAPLE	46077
R2021-834	September	7	\$125,000	\$90	\$0	\$0	\$0	Heartland Solutions	Dish Wireless (By Easement)	Comm Electric			7880 CIRCLE DRIVE	46077
U2021-835	September	9	\$0	\$90	\$0	\$0	\$0	Kinder Electric	Thornhill Subdivision	Comm Electric	Thornhill	Between 650, 657	654 Silver Wraith Court	46077
U2021-836	September	9	\$0	\$75	\$0	\$0	\$0	Lux Electric	JANAK J CHRISTOPHER	Res Electric	Colony Woods	50	45 BENNINGTON	46077
U2021-837	September	9	\$552,440	\$1,394	\$7,585	\$1,221	\$1,009	Pulte Homes	PULTE HOMES OF INDIANA	Res New	ASHBURN	56	5428 ROSE DRIVE	46077
U2021-838	September	9	\$106,000	\$685	\$0	\$0	\$0	Kort Builders	Boone Village Shopping	Comm Remodel	Boone Village	Schakolad Chocolate	53 Boone Village	46077
U2021-839	September	9	\$16,790	\$100	\$0	\$0	\$0	BAKER MARTIN K &	BAKER MARTIN K &	Res Add Deck	Raintree	82	225 Raintree Drive	46077
13U2021-840	September	9	\$85,000	\$496	\$0	\$0	\$0	Perma Pools	WHISLER KYLE S & MEGAN W	Res Add Pool	The Willows	150	11547 WILLOW	46077
U2021-841	September	9	\$85,000	\$540	\$0	\$0	\$0	Perma Pools	HILLHOUSE DAVID J & LISA	Res Add Pool	Oak Ridge Estates	129	10351 COTTONWOOD	46077



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R2021-842	September	9	\$1,175,850	\$1,542	\$4,025	\$1,221	\$1,009	Sigma Builders, LLC	CALLAHAN HARRY &	Res New	HOLLIDAY FARMS	C28	3810 DARTMOOR	46077
R2021-843	September	13	\$0	\$0	\$0	\$0	\$0	Goed Company LLC	Ross & Natalia Blauvelt	Res Remodel	Countrywood	30	281 LARKSPUR	46077
U2021-844	September	13	\$0	\$0	\$0	\$0	\$0	Case Design and Remodeling	Jeffrey & Stefani Rechtzigel	Res Remodel	Austin Oaks	80	4602 CHASE OAK COURT	46077
R2021-845	September	13	\$0	\$75	\$0	\$0	\$0	Burtner Electric	Stacy & Carl Singer	Res Electric	THE CLUB AT HOLLIDAY	C7	3717 DARTMOOR	46077
U2021-846	September	13	\$0	\$0	\$0	\$0	\$0	Viewegh and Associates	TIM & MARY KOGER	Res Electric	Laughlin, Fours, Har	26, 27	775 W HAWTHORNE	46077
R2021-847	September	13	\$0	\$0	\$0	\$0	\$0	Modish Pools, LLC	Lanie & Alison Saunders	Res Add Pool	THE CLUB AT HOLLIDAY	C8	3697 DARTMOOR	46077
U2021-848	September	13	\$0	\$0	\$0	\$0	\$0	Brand Electric	Town of Zionsville	Comm Electric	ASHBURN	Common Area Lift	550 South & 875 East	46077
U2021-849	September	13	\$400,000	\$685	\$4,025	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Common Area	10301 Eagle Oaks Drive	46077
U2021-850	September	14	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Jeffrey & Kristen Blakley	Res Electric	Colony Woods	158	1165 MAXWELL	46077
U2021-851	September	14	\$7,000	\$410	\$0	\$0	\$0	Mark DeGraaf	Mark & Janet DeGraaf	Res Remodel	Brittany Chase	87	4190 HUNTSMAN	46077
R2021-852	September	14	\$0	\$0	\$0	\$0	\$0	Blue Haven Pools	John Vyverberg	Res Add Pool	Deer Ridge	25	6265 ANTLER	46077
R2021-853	September	14	\$0	\$0	\$0	\$0	\$0	Tri-Core Electrical	Robert & Cheryl Ewbank	Res Electric			1397 S 1100 EAST	46077
U2021-854	September	14	\$0	\$75	\$0	\$0	\$0	Peterman Brothers	Kimberly Carmichael	Res Electric			880 W OAK STREET	46077
U2021-855	September	16	\$13,000	\$0	\$0	\$0	\$0	Chelsea Overbeck	Alex & Chelsea Overbeck	Res Other			765 BLOOR LANE	46077
13U2021-856	September	15	\$0	\$0	\$0	\$0	\$0	Paul Singh/Singh	Indy Holdings LLC	Mass Grading	Appaloosa Crossing	H Convenience	3255 S US 421	46077
U2021-857	September	16	\$0	\$0	\$0	\$0	\$0	Bee Windows Inc	Christine Peppler	Res Other	The Sanctuary	6	11938 AVEDON	46077
R2021-858	September	16	\$700,000	\$1,337	\$4,025	\$1,221	\$1,009	Carrington Homes	Daniel & Nancy Pratt	Res New	THE CLUB AT HOLLIDAY	D2	3823 OLDE WELL RUN	46077
U2021-859	September	16	\$50,000	\$590	\$0	\$0	\$0	Darci Longest	Darci & Payton Longest	Res Remodel	OLIVERS	100	285 N MAPLE	46077



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R2021-860	September	16	\$0	\$75	\$0	\$0	\$0	Kinder Electric	Donald & Tracy Baker	Res Electric			2285 S 950 EAST	46077
U2021-861	September	16	\$0	\$125	\$0	\$0	\$0	Fischer Homes	Fischer Homes	Res Other	Hampshire	130	4770 ABERDEEN	46077
U2021-862	September	16	\$0	\$0	\$0	\$0	\$0	Hendrick Pool	Marcus & Deborah	Res Add Pool	Colony Woods	123	165 MAXWELL	46077
R2021-863	September	16	\$900,000	\$1,804	\$4,025	\$1,221	\$1,009	Wedgewood Building	Timothy & Kelly Masterson	Res New	THE CLUB AT HOLLIDAY	E18	10640 BARRINGTON	46077
U2021-864	September	16	\$2,500,000	\$1,920	\$4,025	\$1,221	\$1,009	Homes by Design	Rey & Tiffney Vivo	Res New	OLDFIELD	5	6870 Oldfields	46077
13U2021-865	September	16	\$0	\$0	\$0	\$0	\$0	Dwelling Indy LLC	Michael Behforouz	Res Remodel	HIDDEN PINES	14	3936 SUGAR PINE LANE	46077
R2021-866	September	16	\$0	\$90	\$0	\$0	\$0	R & M Electric, Inc,	Danielle & Blake Campbell	Res Electric			9675 E 300 SOUTH	46077
U2021-867	September	16	\$0	\$25	\$0	\$0	\$0	Allen Plumbing Company	Phillip & Jessica Hawley	Res Sewer	Spring Knoll	28	9670 BELLFLOWER	46077
U2021-868	September	17	\$35,000	\$140	\$0	\$0	\$0	C & L Management	KLC Realty	Comm Remodel	ZIONSVILLE BUS. PARK	Phase 3 Body One	70 Brendon Way	46077
U2021-869	September	17	\$35,000	\$140	\$0	\$0	\$0	C & L Management	KLC Realty	Comm Remodel	ZIONSVILLE BUS. PARK	Phase 2 Body One	70 Brendon Way	46077
U2021-870	September	17	\$3,000	\$125	\$0	\$0	\$0	Juan Tepotzotlan	Thomas & Linda Poore	Res Other	Village Walk	157	1429 LANCASTER	46077
U2021-871	September	17	\$0	\$0	\$0	\$0	\$0	Solar Energy Solutions	Bronson & Rita Lickliter	Res Electric	Bailey Court	4	40 BAILEY COURT	46077
U2021-872	September	17	\$0	\$0	\$0	\$0	\$0	Start to Finish Landscape	Gregory & Stacy Snively	Res Add	Coventry Ridge	115	4736 CLARKSON	46077
U2021-873	September	17	\$45,000	\$410	\$0	\$0	\$0	Chuck's Construction	Caleb & Megan Fischer	Res Add	Bloor Woods	11	782 BLOOR WOODS	46077
U2021-874	September	20	\$0	\$0	\$0	\$0	\$0	Nu Flow Indy LLC	Charles Rice & Sara Jennison	Res Sewer	crosses 4th Addition	63, 64	185 W WALNUT	46077
13U2021-875	September	20	\$54,154	\$498	\$0	\$0	\$0	CMH Builders	Brian & Alice Anciaux	Res Remodel	HIDDEN PINES	73	11491 EVERGREEN	46077
U2021-876	September	21	\$0	\$0	\$0	\$0	\$0	See Home Improvements	Richard & Amie Cramer	Res Other	Austin Oaks	201	11796 CREEKSTONE	46077
R2021-877	September	21	\$0	\$0	\$0	\$0	\$0	Aspen Outdoor Designs, Inc	Stephen & Michelle Birrer	Res Other	Blackstone	24	7465 INDEPENDENCE	46077



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U2021-878	September	21	\$550,000	\$1,339	\$0	\$1,221	\$1,009	Silverthorne Homes	Silverthorne Homes	Res New	Oxford Woods	21	5150 SHERRINGTON	46077
U2021-879	September	21	\$0	\$0	\$0	\$0	\$0	CMH Builders	Robert & Ruth Agnew	Res Remodel	Smith Meadow	50	9733 WINTER	46077
U2021-880	September	21	\$0	\$100	\$0	\$0	\$0	Eagle Creek Nursery	Tracy & Kevin Mawae	Res Other	Hampshire	295	4037 CARNEGIE	46077
U2021-881	September	21	\$65,000	\$440	\$0	\$0	\$0	Fox Pools	Carrie & Luke Mitchell	Res Add Pool	Pemberton	8	8125 HANLEY	46077
U2021-882	September	21	\$0	\$0	\$0	\$0	\$0	CMH Builders	Alyssa & Zachary Zeller	Res Remodel	Hampshire	281	8314 PEGGY COURT	46077
U2021-883	September	21	\$0	\$0	\$0	\$0	\$0	Executive Home Improve	Jeffrey & Ann Daniel	Res Remodel	Schick's Add	13, 14, 15	300 S 9TH STREET	46077
U2021-884	September	21	\$1,337,408	\$1,406	\$4,025	\$1,221	\$1,009	Old Town Design Group	Scott & Elsa Eckart	Res New	CRENSHAW	3	4550 S 975 EAST	46077
R2021-885	September	21	\$0	\$0	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm Remodel	267 Industrial Park	2 Green Rabbit	5157 S SR 267	46075
U2021-886	September	21	\$0	\$75	\$0	\$0	\$0	Dowdy Electric Con.	Patricia & Cynthia	Res Electric	Century Oaks	16	553 CENTURY	46077
13U2021-887	September	21	\$0	\$0	\$0	\$0	\$0	Render Home Solutions	Andrew Kemp & Elizabeth Wye	Res Add Deck	Fox Hollow	17	7486 FOX HOLLOW	46077
U2021-888	September	21	\$0	\$90	\$0	\$0	\$0	Access Electric	BUCKINGHAM MR LLC	Comm Other	BENNETT TECHNOLOGY	13 floor 2	1731 Williams Glen Blvd	46077
U2021-889	September	21	\$0	\$90	\$0	\$0	\$0	Access Electric	BUCKINGHAM MR LLC	Comm Other	BENNETT TECHNOLOGY	13 Floor 1	1765 Williams Glen Blvd	46077
19U2021-890	September	22	\$42,400	\$0	\$0	\$0	\$0	Indy Grills	Cory Norris	Res Other	Vonterra	82	10255 Durrella	46077
R2021-891	September	22	\$11,000	\$75	\$0	\$0	\$0	GNRE Solar	Jerry Kovoov	Res Electric	Stonegate	178	6629 W Deerfield	46077
R2021-892	September	22	\$1,729,886	\$1,840	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	Brad Schwer & Melissa Macchia	Res New	HOLLIDAY FARMS	K 25	4400 Strathmore	46077
U2021-893	September	22	\$16,823	\$0	\$0	\$0	\$0	Timothy Maniscalco	Timothy Maniscalco	Res Add	AUSTIN OAKS	18	11719 Promotory	46077
U2021-894	September	22	\$36,000	\$410	\$0	\$0	\$0	BGW Construction,	Will Reno	Res Add	Hampshire	271	8307 Carnegie	46077
U2021-895	September	23	\$218,000	\$0	\$0	\$0	\$0	Case Design and Remodeling	David & Melissa Wong	Res Add Deck	Oak Ridge Estates	148	10085 Hickory Ridge	46077



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R2021-896	September	23	\$970,425	\$1,332	\$4,025	\$1,221	\$1,009	Homes by McKenzie	Brian Wegesin	Res New	HOLLIDAY FARMS	D 13	3637 Old Well Run	46077
R2021-897	September	23	\$1,374,000	\$1,569	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Josh Martin	Res New	HOLLIDAY FARMS	C22	3670 Dartmoor	46077
U2021-898	September	23	\$553,345	\$1,325	\$7,585	\$1,221	\$1,009	Pulte Homes	Suzette Schuette	Res New	ASHBURN	43	5323 Peachtree	46077
U2021-899	September	23	\$130,000	\$0	\$0	\$0	\$0	Marksman Construction	SEAKE, LLC	Comm Remodel	Government Center Minor	3	1120 W OAK STREET	46077
R2021-900	September	23	\$0	\$75	\$0	\$0	\$0	Electric Express	AMY CAUDY	Res Electric			7940 W OAK STREET	46077
13U2021-901	September	23	\$0	\$0	\$0	\$0	\$0	Indy Decorative Concrete	RAMAN BABU AND GEETHA	Res Other	Willow Glen	52	3239 AUTUMN	46077
U2021-902	September	27	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Mark & Erin Mayer	Res Reroof	Austin Oaks	135	4667 AUSTIN TRACE	46077
U2021-903	September	27	\$0	\$0	\$0	\$0	\$0	Bone Dry Roofing	Steve & Sallie Betz	Res Reroof	Laughlin, Fours, Har	2	715 W HAWTHORNE	46077
U2021-904	September	27	\$0	\$0	\$0	\$0	\$0	Tom Simmons	Kristina Watson	Res Reroof	Village Walk	35	35 CLAY COURT	46077
R2021-905	September	28	\$0	\$0	\$0	\$0	\$0	HER Home Design	Patrick & Kaitlyn Brewer	Res Remodel			809 EAGLEWOOD	46077
R2021-906	September	28	\$0	\$0	\$0	\$0	\$0	A+ Electric	Gary Bolden	Res Electric	Sycamore Bend	5	910 CARDINAL	46077
R2021-907	September	28	\$0	\$0	\$0	\$0	\$0	A+ Electric	James & Clara Curry	Res Electric	Sycamore Bend	3	526 QUAIL VALLEY	46077
R2021-908	September	28	\$0	\$0	\$0	\$0	\$0	A+ Electric	Walter & Hillary Harris	Res Electric	Sycamore Bend	50	922 RAVEN RIDGE	46077
U2021-909	September	28	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	Donna & Mark Jones	Res Remodel	HYPES ADD.	6	685 TERRACE	46077
U2021-910	September	28	\$0	\$0	\$0	\$0	\$0	Home Value Renovation	Jennifer & James Gunn	Res Reroof			610 VALLEY VIEW DRIVE	46077
U2021-911	September	28	\$0	\$0	\$0	\$0	\$0	Home Value Renovation	Deborah Jack	Res Reroof	Iron Gate	28	1620 IRONGATE	46077
R2021-912	September	29	\$0	\$0	\$0	\$0	\$0	Homes by John McKenzie	Carrie Warren	Res New	THE CLUB AT HOLLIDAY	D10	3685 OLDE WELL RUN	46077
U2021-913	September	29	\$0	\$0	\$0	\$0	\$0	Indy Decorative Concrete	Randy & Tara Pryor	Res Other	Cobblestone Lakes	149	9261 WINDRIFT	46077



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U2021-914	September	29	\$0	\$0	\$0	\$0	\$0	John Finnell	John & Maria Finnell	Res Electric			505 S 5TH STREET	46077
U2021-915	September	29	\$0	\$0	\$0	\$0	\$0	Lennar	Lennar	Res Other	Manchester Estates	401	938 PARKWAY	46077
U2021-916	September	29	\$0	\$0	\$0	\$0	\$0	Steven Way	Steven & Amber Way	Res Reroof			5555 W OLD 106TH	46077
R2021-917	September	29	\$0	\$0	\$0	\$0	\$0	Chase Wilson	David & Beth Bidgood	Res Electric			1585 N US 421	46075
13U2021-918	September	29	\$0	\$0	\$0	\$0	\$0	Aspen Outdoor Designs, Inc	William & Andrew	Res Other	Fox Hollow	65	7289 FOX HOLLOW	46077
U2021-919	September	29	\$0	\$0	\$0	\$0	\$0	Jefferson Electric LLC	John & Kara Sims	Res Electric	Masoncup Minor	2	285 N ELM STREET	46077
R2021-920	September	30	\$0	\$0	\$0	\$0	\$0	Old Town Design Group	Ron Sauer	Res New	THE CLUB AT HOLLIDAY	D15	3613 OLDE WELL RUN	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-760	Wedgewood Building Company	Edwin & Mary Rensink	Res New	Linaburry's Valley	4	650 VALLEY VIEW DRIVE	46077	2021/09/01
R2020-191	Brian Baker	Brian & Mary Baker	Res Remodel			3230 S 800 EAST	46077	2021/09/28
U2020-380	Keesling Custom Pools & Patios	Mark Romaniuk	Res Add Pool	DEROSI ESTATES	2	8802 WHITESTOWN ROAD	46077	2021/09/01
R2020-500	Old Town Design Group	Anthony & Dawn Firmani	Res New	THE CLUB AT HOLLIDAY	D34	3732 OLDE WELL RUN	46077	2021/09/01
R2020-595	Old Town Design Group	Jon & Abigail Klemsz	Res New	THE CLUB AT HOLLIDAY	C2	3829 DARTMOOR WAY	46077	2021/09/01
U2020-647	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	197	8151 OAKLEY TERRACE	46077	2021/09/02
19U2020-756	Chauncey Long	Chauncey Long	Res Other	Vonterra	1	10320 LEMBERGER BLVD	46077	2021/09/08
U2020-766	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	187	8156 OXFORD TRACE	46077	2021/09/17
13U2020-772	WarrenCo Construction &	Megan Nash	Res Other	HIDDEN PINES	80	3745 CONIFER DRIVE	46077	2021/09/03
R2020-813	Russ Seiler	Russell & Nicole Seiler	Res Remodel			7525 E 550 SOUTH	46077	2021/09/02
13U2020-814	Grandview Landscape	JOHN & JULIE B VOSS	Res Other	HIDDEN PINES	64	3863 SUGAR PINE LANE	46077	2021/09/03
19U2020-832	Landsmith Landscape Design	Jason & Devona Bithos	Res Other	Vonterra	37	10328 SEMILLON CIRCLE	46077	2021/09/08
U2020-858	Beazer Homes	Beazer Homes	Res New	Hampshire	320	3960 RAINFORD AVE	46077	2021/09/03
U2020-863	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	103 & 104	5524 & 5522 Kirkwood Lane	46077	2021/09/13
U2020-866	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	130 & 131	5521 & 5523 Kirkwood Lane	46077	2021/09/13
U2020-867	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	132 & 133	5551 & 5553 Kirkwood Lane	46077	2021/09/20



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U2020-868	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	134 & 135	5583 & 5585 Kirkwood Lane	46077	2021/09/20
R2020-893	Precision Post Frame	Timothy & Chelsie Sharp	Res Add			7447 S 475 EAST	46077	2021/09/30
U2020-920	Modish Pools, LLC	Jennifer Ritman	Res Add Pool	Russell Lake	2	4825 COTTONWOOD DRIVE	46077	2021/09/01
R2020-924	Homes by Design	Mark & Nancy Gruninger	Res New	THE CLUB AT HOLLIDAY	E23	10591 BARRINGTON WAY	46077	2021/09/23
U2020-998	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Sales & Marketing Office	9891 Purple Plum Lane	46077	2021/09/15
U2020-1013	Wedgewood Building Company	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	31	8115 MELBOURNE PLACE	46077	2021/09/22
R2020-1018	Kent Shaffer Builders Inc	Robert & Laura Henthorn	Res New	THE CLUB AT HOLLIDAY	B18	3928 CHERWELL DRIVE	46077	2021/09/08
R2020-1029	Christopher Scott Homes	Bryan & Kimberly Schneider	Res New	THE CLUB AT HOLLIDAY	A3	11002 HOLLIDAY FARMS BLVD	46077	2021/09/27
U2020-1047	Capitol Construction	Group 1001 Indiana Holdings LLC	Comm Remodel			10555 G1001 WAY	46077	2021/09/08
R2020-1054	Old Town Design Group	Old Town Design Group	Res New	HOLLIDAY FARMS	D16	3601 OLDE WELL RUN	46077	2021/09/20
R2020-1085	Wedgewood Building Company	Michelle Smith	Res New	THE CLUB AT HOLLIDAY	D25	3602 OLDE WELL RUN	46077	2021/09/20
R2020-1103	Homes by Design	Mark & Nancy Gruninger	Res Add Pool	THE CLUB AT HOLLIDAY	E23	10591 BARRINGTON WAY	46077	2021/09/01
U2021-23	Shaffer Enterprises of Indiana, Inc	Robert Shaffer	Res Add	Dyes	19, 20	860 W PINE STREET	46077	2021/09/09
U2021-24	Lennar	Lennar Hones of Indiana LLC	Comm New	Manchester Estates	SHELL Building 10	301-322 BRUNSWICK WAY	46077	2021/09/21
U2021-25	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1001	301 BRUNSWICK WAY	46077	2021/09/21
U2021-26	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1002	304 BRUNSWICK WAY	46077	2021/09/20



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2021

Total: C of O issued for the month of September: 81

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-27	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1003	308 BRUNSWICK WAY	46077	2021/09/22
U2021-28	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1004	312 BRUNSWICK WAY	46077	2021/09/22
U2021-29	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1005	316 BRUNSWICK WAY	46077	2021/09/21
U2021-30	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1006	322 BRUNSWICK WAY	46077	2021/09/29
R2021-32	Neil Hazaray	NEIL & RACHEL HAZARAY	Res Add			234 N 1000 EAST	46077	2021/09/24
U2021-35	Modish Pools, LLC	Stephen & Kristin Famolaro	Res Add Pool	Dyes	11, 12, 19	160 E WILLOW STREET	46077	2021/09/15
U2021-72	Lennar	Lennar Hones of Indiana LLC	Comm New	Manchester Estates	Bldg 11 (326-348) SHELL	326 BRUNSWICK WAY	46077	2021/09/02
U2021-73	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1106	348 Brunswick Way	46077	2021/09/16
U2021-74	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1105	344 Brunswick Way	46077	2021/09/13
U2021-75	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1104	340 Brunswick Way	46077	2021/09/07
U2021-76	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1103	336 Brunswick Way	46077	2021/09/07
U2021-77	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1101	326 Brunswick Way	46077	2021/09/02
U2021-78	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	1102	332 Brunswick Way	46077	2021/09/02
U2021-102	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	154	4580 OAKLEY TERRACE	46077	2021/09/01
U2021-105	Beazer Homes	Beazer Homes	Res New	Hampshire	316	8025 SHALDON COURT	46077	2021/09/02
U2021-147	Mosier Landscaping	John & Maria Finnell	Res Add Deck			505 S 5TH STREET	46077	2021/09/08



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2021

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-152	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	168	4553 OAKLEY TERRACE	46077	2021/09/15
U2021-183	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	167	4577 OAKLEY TERRACE	46077	2021/09/21
U2021-202	Fischer Homes	Fischer Homes	Res New	Hampshire	73	4895 DENTON DRIVE	46077	2021/09/03
U2021-205	Fischer Homes	Fischer Homes	Res New	Hampshire	77	8291 DENTON DRIVE	46077	2021/09/28
U2021-207	Fischer Homes	Fischer Homes	Res New	Hampshire	72	4887 DENTON DRIVE	46077	2021/09/28
U2021-215	Perma Pools	Craig & Angie Dykstra	Res Add Pool	Cobblestone Lakes	282	8705 WINDPOINTE PASS	46077	2021/09/16
U2021-258	Pulte Homes	Pulte Homes	Res New	ASHBURN	1	5094 ROSE DRIVE	46077	2021/09/07
U2021-259	Pulte Homes	Pulte Homes	Res New	ASHBURN	29	5184 PEACHTREE ROAD	46077	2021/09/20
U2021-317	MDC Coastal 6 LLC	Fed Ex Ground	Comm Remodel	Ripberger Business Park	Lot 1 - Fed-Ex Break Room	10301 Bennett Parkway	46077	2021/09/13
U2021-321	Wedgewood Building Company	Edwin & Mary Rensink	Res Finish Permit	Linaburry's Valley	3,4,5	650 VALLEY VIEW DRIVE	46077	2021/09/01
U2021-331	John Pataky	John & Elizabeth DeMaree	Res Add			615 STARKEY ROAD	46077	2021/09/21
U2021-343	Booher Remodeling	Susan & Jay Bowling	Res Remodel	Sugarbush Hill	44	860 SUGARBUSH RIDGE	46077	2021/09/15
U2021-359	Pulte Homes	Pulte Homes	Res New	ASHBURN	22	5159 PEACHTREE ROAD	46077	2021/09/29
R2021-360	Homeworx	Ryan Griffin	Res Add	Royal Run	535	6514 OXFORD DRIVE	46077	2021/09/15
U2021-403	Mitch Young Construction Inc	Joseph & Gretchen Heidenreich	Res Add	Coventry Ridge	135	11074 CLARKSTON ROAD	46077	2021/09/20
U2021-413	Crown Castle	Crown Castle	Comm Cell Tower			1238 W OAK STREET	46077	2021/09/09



Town Of Zionsville

Planning and Economic Development C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2021-414	Bradley & Charlynn Hulse	Bradley & Charlynn Hulse	Res Add			1836 E 600 SOUTH	46052	2021/09/13
19U2021-417	Chuck's Construction	Piper Collins	Res Add Deck	Fieldstone	64	2500 BOYLSTON COURT	46077	2021/09/20
19U2021-498	Kevin & Rachelle Swan	Kevin & Rachelle Swan	Res Add Deck	Vonterra	55	10294 PIGATO DRIVE	46077	2021/09/17
U2021-508	Bedrock Builders Inc.	BHI Senior Living	Res Remodel	Hoosier Village	22	10122 Sagebrush Court	46077	2021/09/08
U2021-547	American Sunspace	Erik & Jenny Strobel	Res Add	Hampshire	275	8365 PEGGY COURT	46077	2021/09/07
13U2021-549	Perma Pools	George Gasper & Julie Klusas	Res Add Pool	The Willows	204	11628 WILLOW SPRINGS DRIVE	46077	2021/09/09
13U2021-596	CMH Builders	Mark & Rachel White	Res Remodel	Willow Glen	5	3227 CIMMARON ASH DRIVE	46077	2021/09/27
R2021-599	Pepper Construction	1-70 WEST LLC	Comm Trailer	JIG FARMS SUBDIVISION	2 Trailer #1	4175 S INDIANAPOLIS ROAD	46052	2021/09/27
13U2021-627	Greg Moore	NORTHWEST RADIOLOGY	Comm Remodel	Northwest Technology	7A	5901 TECHNOLOGY CENTER DRIVE	46077	2021/09/02
13U2021-665	Preferred Custom Remodeling	JAMES & PATRICIA	Res Remodel	The Willows	79	11581 WEEPING WILLOW DRIVE	46077	2021/09/23
U2021-686	Deluxe Decks and Outdoor Solutions,	Kent & Karen Abernathy	Res Add Deck	Cobblestone Lakes	369	8751 W COBBLESTONE	46077	2021/09/10
R2021-712	Grande & Grande Inc	James & Emily Kissel	Res Remodel	Blackstone	53	7448 INDEPENDENCE DRIVE	46077	2021/09/13
R2021-754	Zeedyk Remodeling/Thomas	Taylor & Samantha Kerr	Res Add			1937 N 750 EAST	46075	2021/09/01
R2021-762	James Stout	James & Lisa Stout	Res Add			1855 E 700 SOUTH	46052	2021/09/14
U2021-782	HC Builders LLC	Devin & Kristi Mackay	Res Remodel	Cobblestone Lakes	217	8752 WINDPOINTE PASS	46077	2021/09/10
R2021-824	Jeremy Starkey	Kelli & Jeremy Starkey	Res Electric	SELIGS	J	548 AMOS DRIVE	46077	2021/09/21



Town Of Zionsville

Planning and Economic Development C of O Detail

September 2021

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2021-866	R & M Electric, Inc,	Danielle & Blake Campbell	Res Electric			9675 E 300 SOUTH	46077	2021/09/28



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	8	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	19	503	744	9	61
May	0	0	3	4	2	2	36	13	7	0	5	0	32	1	0	105	1	34	425	630	64	50
June	5	0	6	11	2	12	35	13	12	4	10	3	19	0	0	132	1	28	550	745	19	79
July	1	0	3	2	1	7	26	15	10	2	4	1	20	1	0	93	0	22	566	823	7	64
August	0	0	2	3	3	5	21	15	10	4	9	1	23	4	0	100	0	19	600	818	25	79
September	1	0	5	5	3	3	14	7	13	19	6	0	19	2	0	97	1	11	552	856	22	81
October																						
November																						
December																						
Totals	13	1	32	39	14	41	252	113	92	46	72	6	186	13	0	920	5	227	4248	6268	168	495



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Residential Fees	January	February	March	April	May	June	July	August	September				YTD
New Home Residential ILP Fees	\$16,622	\$59,960	\$44,367	\$34,254	\$48,908	\$46,405	\$38,046	\$29,025	\$18,393				\$335,980
All Other Residential ILP Fees	\$9,139	\$16,833	\$17,791	\$17,107	\$11,593	\$16,723	\$13,613	\$12,798	\$5,670				\$121,267
Residential Inspection Fees (Fees Due)	\$5,400	\$5,550	\$6,000	\$7,775	\$6,875	\$6,900	\$7,125	\$7,050	\$7,800				\$60,475
New Home Residential Road Impact Fees	\$19,171	\$47,423	\$30,270	\$22,198	\$34,306	\$29,261	\$24,216	\$20,180	\$12,108				\$239,133
New Home Residential Park Impact Fees	\$20,271	\$55,923	\$36,630	\$26,862	\$41,514	\$36,630	\$29,304	\$24,420	\$14,652				\$286,206
Sanitary Sewer Fees	\$80,034	\$188,709	\$123,843	\$87,152	\$136,860	\$126,936	\$102,786	\$108,506	\$51,393				\$1,006,219
Total Residential ILP, Inspection, Impact, Sewer	\$145,237	\$368,848	\$252,901	\$187,573	\$273,181	\$255,955	\$207,965	\$194,929	\$102,216				\$1,988,805
New Commercial Start ILP Fees	\$7,468	\$4,758	\$0	\$0	\$0	\$1,055	\$4,759	\$0	\$685				\$18,725
All Other Commercial ILPs	\$11,564	\$1,854	\$832	\$4,643	\$2,642	\$10,949	\$5,675	\$2,618	\$1,325				\$42,102
Commercial Inspection Fees(Fees due)	\$1,275	\$450	\$1,725	\$1,050	\$600	\$225	\$600	\$150	\$300				\$6,375
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0				\$5,000
Commercial Sanitary Sewer Fees	\$0	\$10,250	\$0	\$0	\$7,760	\$4,025	\$0	\$0	\$4,025				\$26,060
Total Commercial ILP, Inspection Impact Sewer	\$19,032	\$16,862	\$832	\$4,643	\$14,536	\$16,029	\$15,434	\$2,618	\$6,035				\$96,021
Combined Residential and Commercial Sewer	\$80,034	\$198,959	\$123,843	\$87,152	\$144,620	\$130,961	\$102,786	\$108,506	\$55,418				\$1,032,279
Combined Residential and Commercial Impact	\$39,442	\$103,346	\$66,900	\$49,060	\$79,954	\$65,891	\$58,520	\$44,600	\$26,760				\$534,473
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$164,269	\$385,710	\$253,733	\$192,216	\$287,717	\$271,984	\$223,399	\$197,547	\$108,251				\$2,084,826
Petition Filing Fees	January	February	March	April	May	June	July	August	September				YTD
Plan Commission													
Primary Plat Approval	\$0	\$1,615	\$6,680	\$0	\$3,085	\$0	\$1,625	\$1,010	\$0				\$14,015
Secondary Plat Approval	\$0	\$0	\$1,010	\$400	\$400	\$400	\$0	\$400	\$0				\$2,610
Re-Plat Approval	\$0	\$0	\$1,070	\$0	\$0	\$400	\$0	\$1,950	\$600				\$4,020
Minor Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345				\$345
Zone Map Amendment	\$0	\$1,090	\$0	\$0	\$0	\$7,269	\$0	\$4,800	\$0				\$13,159
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Development Plan	\$0	\$875	\$1,423	\$1,515	\$7,767	\$10,304	\$81,450	\$10,678	\$0				\$114,012
Development Plan Amendment	\$0	\$0	\$0	\$0	\$617	\$0	\$1,005	\$0	\$617				\$2,239
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$1,200	\$0	\$0	\$0	\$0	\$600	\$0				\$3,000
Variance of Dev Standards	\$375	\$775	\$2,175	\$750	\$1,725	\$3,400	\$1,850	\$1,550	\$2,675				\$15,275
Special Exception	\$700	\$0	\$700	\$2,800	\$1,400	\$0	\$0	\$700	\$700				\$7,000
TOTAL FILING FEES Plan Commission and	\$2,275	\$4,355	\$15,278	\$5,465	\$16,114	\$21,773	\$87,410	\$22,688	\$5,937				\$181,295
Permit Overview	January	February	March	April	May	June	July	August	September				YTD
New Home ILP	19	47	31	23	36	35	26	21	14				252
New Home Construction Cost	\$7,569,000	\$27,331,372	\$21,231,562	\$20,799,899	\$22,578,193	\$22,875,161	\$19,533,602	\$20,915,830	\$13,733,266				\$176,567,885



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, September 1, 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 J. Wolf, S. Mundy, C. Lake, L. Campins, L. Jones)**
- III. Approval of the July 7, 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)	Executed Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the August 4, 2021 Hearing.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-30-DSV	J. Cummings	355 W. Walnut St.	Continuance requested by Petitioner at the September 1, 2021 Meeting to the October 6, 2021 Meeting Petition for Development Standards Variance in order to provide for an addition to a detached structure and an outdoor paver patio which: 1) Exceeds the allowable lot coverage for an addition 2) Deviates from the required side, aggregate side and front yard setback. 3) Deviates from the maximum accessory square footage in in the Urban Residential Village Zoning District (R-V).
2021-31-DSV	The Towns at Appaloosa	10901 E 300 S	Continuance requested by Petitioner from the September 1, 2021 Meeting to the October 6, 2021 Meeting Petition for Variance of Development Standards to: 1) Establish the front yard setback for the residential units at 20' 2) Address the required internal and perimeter bufferyards; the subject property is zoned Rural General Business (GB) and Rural Professional Business (PB) and is within the Rural Michigan Road Overlay.
2021-32-DSV	Northwest Radiology Network	5901 Technology Center Dr.	Approved as presented & filed w/exhibits & per staff report; subject to conditions. 4 in Favor, 1 Recused Petition for a Development Standards Variance to increase the total of signs permitted per lot and exceed the allowed square footage maximum in Local Business (LB).

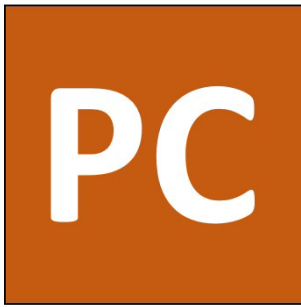
VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Adopted, 5 in Favor (Resolution No. 2021-01) Conducting and Electronic Meeting Policy
			Week of September 20, 2021 Zoning Charrette

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

Respectfully Submitted:

Wayne DeLong AICP, CPM
 Town of Zionsville
 Director of Community and Economic Development



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday September 20, 2021

7:00 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 IC5-14-1.5-3.5, *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 6 members appeared in person, 1 member attended via phone
- III. Approval of the August 16, 2021, Plan Commission Meeting Minutes-approved
- IV. Request to Withdraw

Docket Number	Name	Address of Project	Item to be Considered
2021-36-DP	Brickyard Solar	Various Properties in Union Township (Refer to site plan)	Withdraw of Petition Approved 7 in Favor 0 Opposed Petition for Development Plan Approval of a Solar Farm in various properties in northern Union Township with all properties zoned Rural General Agriculture (AG)

V. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-39-CA	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 6 in Favor 0 Opposed Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2020-04-CA, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 202013511

2021-37-PP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 6 in Favor 0 Opposed Petition for Primary Plat approval to allow for 125 lots (four being common areas) in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District
2021-38-DP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	Petitioner requested a continuance from the August 16, 2021, and September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 6 in Favor 0 Opposed Petition for Development Plan approval to provide for the development of an 18+/- acre site to accommodate 121 townhomes and 4 common areas in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District
2021-46-RP	FBO Services Inc,	10825 Andrade Drive	Petitioner requested a continuance from the September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed Petition for replat approval to subdivide Lot 10 in the Andrade Industrial Park in the Urban (I-2) General Industrial Zoning District

VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2021-31-Z	Pulte Homes of Indiana Goodwin Properties	8666 E 400 South	Favorable recommendation to the Town Council with conditions and commitment 7 in Favor 0 Opposed Petition for Zone Map change to rezone 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

2021-29-CPA	Town of Zionsville Draft Airport Strategic Land Use Plan		Continuance from the July 19, 2021, August 16, 2021, and September 20, 2021, meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 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
2021-23-PPA	The Parke	410 S. 4 th Street and 500 S. Main Street	Petitioner Requested Continuance from the June 21, 2021, July 20, 2021, and September 20, 2021, Meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed 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
2021-22-DP	Nicholson Orthodontics	95 E. Oak Street	Approved as presented 7 in Favor 0 Opposed Petition for Development Plan Approval of a 4,000+/- building addition to an existing structure in the Village Business District (VBD)

VII. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-41-Z	Lennar Homes of Indiana, LLC	2301 S US 421, 10801 and 11201 E 200 South	Petitioner requested a continuance with Notice from the September 20, 2021, Plan Commission meeting to the October 18, 2021, Plan Commission Meeting Continuance Approved 7 in Favor 0 Opposed Petition for Zone Map change to rezone 119 +/-acres from the Rural (AG) Agricultural Zoning District and Rural (MRO) Michigan Road Overlay Zoning District to a Rural (R3) Single Family and Two-Family Residential Zoning District and Rural (MRO) Michigan Road Overlay Zoning District
2021-47-CA	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Commitments Amendment to modify Commitments associated with Plan Commission approval of Docket # 2019-52-Z, recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 2020013512

2021-42-PP	Sunbeam Development Corporation-HUB Phase 2	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Primary Plat Approval to establish 2 Lots in the Rural (I1) Industrial Zoning District
2021-43-DP	Sunbeam Development Corporation-HUB Phase 2: Building 3	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a 385,560 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-44-DP	Sunbeam Development Corporation-HUB Phase 2: Building 4	4155 S. 300 East and 4255 S. 300 East	Continued to the October 18, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a 702,000 +/- sf industrial, warehousing, and distribution building in the Rural (I1) Light Industry Zoning District
2021-45-DP	Holliday Farms Clubhouse	3950 Club Ridge Estates	Approved as presented 7 in Favor 0 Opposed Petition for Development Plan Approval to allow for construction of a Clubhouse facility in the Rural (PUD) Planned Unit Development Zionsville District

VIII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
		Adopted	Conducting and Electronic Meeting Policy
		Informational	Week of September 20, 2021, Zoning Charrette
		Approval to allow for sign placement by the Petitioner	Placement of Public Notice Signs

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

September 21, 2021



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation September 2021

Holliday Farms Lots D1 and D2 Replat