



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2021

Total permits issued for the month of November: 76

Permit Activity Breakdown

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Commercial Permits	November 2021	November 2020	YTD 2021	YTD 2020	YTD Diff
New	1	1	16	15	1
Interior Remodel	1	2	34	33	1
Addition	0	0	2	1	1
Sign	13	2	56	27	29
Electric	0	0	16	28	-12
Other	3	1	48	27	21
Sewer	1	0	1	1	0
Commercial Totals	19	6	173	132	41
Residential Permits					
Single Family	9	20	284	284	0
Addition	5	10	132	138	-6
Remodel	6	6	103	101	2
Electric	8	7	60	56	4
Pool/Spa	4	1	84	55	29
Demolition	1	0	8	16	-8
Other	23	18	220	269	-49
Sewer/Repairs	1	3	15	21	-6
Residential Totals	57	65	906	940	-34
Combined Totals	76	71	1079	1072	7

Building/Site Inspections: 505 Number Of Inspections: 694

Certificates Of Occupancy Issued: 57

Easement Encroachments Authorized: 6 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: 3

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 54



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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
R2021-1004	November	1	\$28,000	\$327	\$0	\$0	\$0	David Keck	David & Elizabeth Keck	Res Add			4990 E 750 SOUTH	46112
R2021-1005	November	2	\$1,500,000	\$1,332	\$0	\$0	\$0	Gradison Home Design	Jason & Bambi McKibbin	Res Remodel			9915 E 300 South	46077
U2021-1006	November	2	\$0	\$25	\$0	\$0	\$0	English Excavating	Halcyon Futures Group LLC	Comm Sewer	Cross's second addit	15, 16	40 S MAIN STREET	46077
U2021-1007	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1008	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1009	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1010	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1011	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	1	302 S ELM STREET	46077
U2021-1012	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1013	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S MAIN STREET	46077
U2021-1014	November	4	\$0	\$0	\$0	\$0	\$0	Huston Electric	Old National Bank	Comm Sign	OP of Zionsville	5-8	385 S Main Street	46077
R2021-1015	November	4	\$0	\$0	\$0	\$0	\$0	DAVID & JANICE	DAVID & JANICE	Res Electric			9906 E 200 South	46077
R2021-1016	November	5	\$120,000	\$467	\$0	\$0	\$0	Homes by Design	Denver & Kristen Skaggs	Res Add Pool	THE CLUB AT HOLLIDAY	F46	11004 PETE DYE RIDGE	46077
13U2021-1017	November	5	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	John & Kathryn Rufatto	Res Electric	HIDDEN PINES	20	3822 SUGAR PINE LANE	46077
U2021-1018	November	5	\$14,500	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Joseph & Lynette Siciliano	Res Reroof	Rock Bridge	3	8837 WEATHER	46077
R2021-1019	November	5	\$17,000	\$75	\$0	\$0	\$0	Doug Selby	William & Cheryl Johnson	Res Reroof			9365 E 600 SOUTH	46077
U2021-1020	November	8	\$76,000	\$539	\$0	\$0	\$0	Pools of Fun	Erin & Kenneth Johnson	Res Add Pool	Hampshire	165	4609 OAKLEY	46077
R2021-1021	November	8	\$0	\$125	\$0	\$0	\$0	Christopher Scott Homes	Courtney & Aubrey Lehman	Res Finish Permit	THE CLUB AT HOLLIDAY	E9	10622 CHALLIS	46077



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U2021-1022	November	8	\$12,000	\$75	\$0	\$0	\$0	Jaybird Construction Inc	Timothy & Heidi Hatton	Res Reroof	Brittany Chase	56	4320 TALLY HO CIRCLE	46077
U2021-1023	November	8	\$22,493	\$100	\$0	\$0	\$0	Salsbery Brothers	Carlos & Francine Berrios	Res Other	OLDFIELD	34	9115 FARMINGTON	46077
U2021-1024	November	9	\$1,500	\$0	\$0	\$0	\$0	A Sign By Design	Oyler Dentistry	Comm Sign	ZIONSVILLE BUSINESS	3	1375 PARKWAY	46077
U2021-1025	November	9	\$500	\$0	\$0	\$0	\$0	A Sign By Design	Oyler Dentistry	Comm Sign	ZIONSVILLE BUSINESS	3	1375 PARKWAY	46077
R2021-1026	November	9	\$500,000	\$460	\$0	\$0	\$0	BP Custom Homes	Coby & Alison Maxwell	Res Remodel	Cheval De Salle	11	7923 CHEVAL	46077
R2021-1027	November	10	\$0	\$535	\$0	\$0	\$0	Compass Commercial	I-70 West, LLC	Mass Grading	HUB I-65	Buildings 3 & 4	4155 & 4255 S 300 East	46052
13U2021-1028	November	10	\$28,000	\$410	\$0	\$0	\$0	Sanmles Construction	Neal & Libby Clements	Res Add			11353 E 300 South	46077
U2021-1029	November	10	\$5,160	\$100	\$0	\$0	\$0	Core Concrete Construction	Richard & Nancy Wise	Res Other	Raintree	21	155 RAINTREE	46077
U2021-1030	November	10	\$0	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	68	5385 ROSE DRIVE	46077
U2021-1031	November	10	\$489,000	\$1,480	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	97	4695 HASTINGS	46077
U2021-1032	November	10	\$563,000	\$1,539	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	98	4685 HASTINGS	46077
U2021-1033	November	10	\$0	\$100	\$0	\$0	\$0	Casey-Bertram Construction	Mulberry Property LLC	Res Demo			495 MULBERRY	46077
13U2021-1034	November	10	\$16,230	\$100	\$0	\$0	\$0	Cruz Construction	Ashley & Andrew	Res Add Deck	The Willows	31	3260 WILDLIFE	46077
R2021-1035	November	10	\$1,545,956	\$1,631	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	Stephen & Kelly Oleszkiewicz	Res New	THE CLUB AT HOLLIDAY	G8	4265 ALDERBOROUGH	46077
R2021-1036	November	10	\$85,000	\$472	\$0	\$0	\$0	Perma Pools	Alok Kumar & Leah Gupta	Res Add Pool	THE CLUB AT HOLLIDAY	F6	10880 PETE DYE RIDGE	46077
U2021-1037	November	10	\$0	\$0	\$0	\$0	\$0	Chance Thurman	David & Jamie Wilkinson	Res Other			615 N ELM STREET	46077
13U2021-1038	November	10	\$0	\$0	\$0	\$0	\$0	BPI Outdoor Living	Anthony & Anita Samuel	Res Other	Fox Hollow	36 Game Court	9990 FORD VALLEY	46077
13U2021-1039	November	10	\$0	\$0	\$0	\$0	\$0	BPI Outdoor Living	Anthony & Anita Samuel	Res Add Deck	Fox Hollow	36 Deck	9990 FORD VALLEY	46077



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U2021-1040	November	10	\$0	\$75	\$0	\$0	\$0	Midwest Generator	Edward & Rachelle Ebert	Res Electric	Spring Knoll	69	9450 GREENTHREAD	46077
19U2021-1041	November	10	\$5,000	\$410	\$0	\$0	\$0	Grande & Grande Inc	Zachary & Jessica Gray	Res Remodel	Brookhaven	1	11256 E HIGH	46077
13U2021-1042	November	10	\$37,000	\$410	\$0	\$0	\$0	Case Design and Remodeling	George & Karen Gabuzda	Res Remodel	HIDDEN PINES	55 Phase 1	3655 SUGAR PINE LANE	46077
U2021-1043	November	10	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	David Martin	Res Electric			170 E ASH STREET	46077
13U2021-1044	November	12	\$140,250	\$436	\$0	\$0	\$0	Blue Haven Pools	Mohamad & Karen Sue	Res Add Pool	The Willows	34	3244 WILDLIFE	46077
R2021-1045	November	15	\$10,000	\$75	\$0	\$0	\$0	Project Melton	Donovan & Jess Harshbarger	Res Reroof	Royal Run	157	6308 PICKWICK	46077
U2021-1046	November	15	\$1,000,000	\$0	\$4,025	\$1,221	\$1,009	New Generation Homes LLC	Christopher & Jacqueline Parr	Res New	Malora Dyes Addition	28, 27	990 W PINE STREET	46077
U2021-1047	November	15	\$21,040	\$75	\$0	\$0	\$0	Doug Selby	David & Jane Mitchell	Res Reroof	Oak Ridge	94	10479 OAK RIDGE	46077
R2021-1048	November	15	\$0	\$75	\$0	\$0	\$0	Electric Express	Joshua & Heather Burton	Res Electric			3755 S 875 EAST	46077
U2021-1049	November	16	\$3,100	\$75	\$0	\$0	\$0	RG Brothers Construction	Brian & Leigh Ann Douglas	Res Remodel	Mulberry Place	11	774 HANOVER	46077
U2021-1050	November	16	\$30,137	\$75	\$0	\$0	\$0	Stohler Roofing LLC	Jason & Elizabeth	Res Reroof	Colony Woods	279	235 REDDING	46077
U2021-1051	November	16	\$67,000	\$100	\$0	\$0	\$0	PJE Lawn Care & Landscaping	SCOTT & STACEY	Res Other		2	145 N 3RD STREET	46077
R2021-1052	November	16	\$30,000	\$412	\$0	\$0	\$0	James McIntosh	James & Carla McIntosh	Res Add			9071 E 100 NORTH	46075
U2021-1053	November	17	\$6,400	\$0	\$0	\$0	\$0	Hutchinson Signs and	SOUTH VILLAGE	Comm Sign			10615 ZIONSVILLE	46077
13U2021-1054	November	17	\$0	\$0	\$0	\$0	\$0	Hannigan Building	HARRIS FLP	Comm Tenant Finish	Appaloosa Crossing	BShops Aspasia	3091 S US 421	46077
R2021-1055	November	17	\$0	\$90	\$0	\$0	\$0	Andrews Construction	South Station Village LLC	Comm Demo			10615 ZIONSVILLE	46077
R2021-1056	November	17	\$2,092,776	\$1,724	\$4,025	\$1,221	\$1,009	Old Town Design Group	Christopher & Erin Eades	Res New	THE CLUB AT HOLLIDAY	K23	4440 STRATHMORE	46077
U2021-1057	November	17	\$0	\$125	\$0	\$0	\$0	Lennar	Beazer Homes	Res Finish Permit	Hampshire	126	4840 ABERDEEN	46077



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U2021-1058	November	17	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Finish Permit	Cross's Third Additi	14 Addition	120 S 6TH STREET	46077
U2021-1059	November	17	\$0	\$0	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Finish Permit	Cross's Third Additi	14 kitchen/dormer	120 S 6TH STREET	46077
R2021-1060	November	18	\$1,740,000	\$1,712	\$4,025	\$1,221	\$1,009	Wedgewood Building	Kathleen Blackwelder	Res New	THE CLUB AT HOLLIDAY	K27	4350 STRATHMORE	46077
U2021-1061	November	18	\$0	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Roberto & Jenna Herrera	Res New	Pemberton	5	8095 HANLEY	46077
13U2021-1062	November	18	\$38,695	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Kevin & Heather Jackson	Res Reroof	The Willows	208	11644 WILLOW	46077
R2021-1063	November	18	\$0	\$0	\$0	\$0	\$0	Benjamin Franklin	Jonathan & Michelle Duncan	Res Sewer	Stonegate	20	6740 JONS STATION	46077
R2021-1064	November	18	\$11,400	\$75	\$0	\$0	\$0	Moss Roofing	Wayne & Janice Palmer	Res Reroof			8902 E 200 SOUTH	46077
R2021-1065	November	18	\$0	\$0	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit		Main House	3402 S US 421	46077
R2021-1066	November	18	\$0	\$0	\$0	\$0	\$0	Masterpiece Companies	Aaron & Nicole Busse	Res Finish Permit		Guest House	3402 S US 421	46077
R2021-1067	November	19	\$0	\$75	\$0	\$0	\$0	A+ Electric	Derek & Eva Gribler	Res Electric	Sycamore Bend	45	535 NUTHATCH	46077
U2021-1068	November	22	\$0	\$0	\$0	\$0	\$0	A Sign By Design	JEA LLC	Comm Sign			360 S First Street	46077
U2021-1069	November	22	\$0	\$0	\$0	\$0	\$0	A Sign By Design	JEA LLC	Comm Sign			360 S First Street	46077
R2021-1070	November	22	\$0	\$0	\$0	\$0	\$0	Fischer Homes	Grand Communities	Mass Grading	Chelsea Park		11400 TEMPLIN	46077
R2021-1071	November	23	\$0	\$0	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm New	THE CLUB AT HOLLIDAY	R51 Club House	3950 CLUB RIDGE	46077
R2021-1072	November	23	\$1,975,000	\$1,695	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Brad & Alyssa Teitelbaum	Res New	THE CLUB AT HOLLIDAY	K24	4420 STRATHMORE	46077
U2021-1073	November	23	\$0	\$0	\$0	\$0	\$0	SmartCrawl Inc	Angus & Josephine Lock	Res Other	Brittany Chase	44	4110 HUNTSMAN	46077
13U2021-1074	November	23	\$0	\$0	\$0	\$0	\$0	Harmon General Contracting,	Jillian & Michael Dobin	Res Remodel	HIDDEN PINES	123	3573 EVERGREEN	46077
U2021-1075	November	24	\$19,000	\$100	\$0	\$0	\$0	Bradley & Kathryn Gibson	Bradley & Kathryn Gibson	Res Other	Cross's Third Additi	11, 12	525 W OAK STREET	46077



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U2021-1076	November	24	\$0	\$75	\$0	\$0	\$0	King Electric Company Inc	Donald & Joyce Pearson	Res Electric	Coventry Ridge	81	4575 BAYBERRY	46077
U2021-1077	November	29	\$17,000	\$100	\$0	\$0	\$0	Eagle Creek Nursery	Michael & Margaret	Res Other	Spring Knoll	214	4244 SEDGE COURT	46077
U2021-1078	November	30	\$0	\$0	\$0	\$0	\$0	Community Exteriors, Inc.	Nicholas & Catherine Long	Res Reroof	Oak Ridge	99	10544 OAK RIDGE	46077
13U2021-1079	November	30	\$0	\$0	\$0	\$0	\$0	Solar Energy Solutions	Palanivel & Devika	Res Electric	Fox Hollow	22	7354 FOX HOLLOW	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-308	Beazer Homes	Beazer Homes	Res Finish Permit	Hampshire	225	4050 CARNEGIE LANE	46077	2021/11/03
U2019-326	Fischer Homes	Fischer Homes	Res Finish Permit	Hampshire	130	4770 ABERDEEN DRIVE	46077	2021/11/03
13U2019-543	Brian Starrett	Brian Starrett	Res Add Deck	THE WILLOWS	185	3210 WILDLIFE TRAIL	46077	2021/11/02
R2019-914	Viewegh and Associates	Viewegh Properties @ Stonegate	Comm New	Stonegate	75, 76	7623 & 7625 W STONEGATE DRIVE	46077	2021/11/08
R2019-1000	Merrill Construction LLC	William Myers	Res New			3250 S 200 EAST	46052	2021/11/03
U2020-224	John Pataky	Steven and Karen Ivy	Res Other	Inglenook of Zionsville	14	10485 DUSTY ROSE DRIVE	46077	2021/11/04
19U2020-312	Mark Hall	Mark & Jennifer Hall	Res Add	Brookhaven	177	11229 AVIEMORE COURT	46077	2021/11/08
13U2020-469	Neil Merrell	Neil & Shannon Merrell	Res Add	The Willows	169	3262 SUNRISE COURT	46077	2021/11/15
U2020-538	Beazer Homes	Beazer Homes	Res New	Hampshire	300	8135 Shaldon Court	46077	2021/11/18
R2020-562	Timothy Ball	Timothy Ball	Res New			325 S 1100 EAST	46077	2021/11/10
R2020-633	G & G Custom Homes Inc	Justin & Heather Smith	Res New	THE CLUB AT HOLLIDAY	E3	10780 BARRINGTON WAY	46077	2021/11/09
U2020-956	Alan Handt	Boss Lady Property Management	Res Demo			15 N ELM STREET	46077	2021/11/18
U2020-959	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	102	10251 Kirkwood Circle	46077	2021/11/05
U2020-960	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	100 & 101	10283 & 10253 Kirkwood Circle	46077	2021/11/05
R2020-993	Homes by John McKenzie	John McKenzie	Res New	THE CLUB AT HOLLIDAY	D24	3590 OLDE WELL RUN	46077	2021/11/02
U2020-1002	Beazer Homes	Beazer Homes	Res New	Hampshire	295	4037 Carnegie Lane	46077	2021/11/10



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U2020-1035	Beazer Homes	Beazer Homes	Res New	Hampshire	314	8040 SHALDON COURT	46077	2021/11/10
U2020-1036	Beazer Homes	Beazer Homes	Res New	Hampshire	296	4025 CARNEGIE LANE	46077	2021/11/10
19U2020-1102	Jim Riedel	James & Kimberly Riedel	Res Remodel	Vonterra	67	10255 RIESLANER CIRCLE	46077	2021/11/17
13U2020-1111	Bill Michalak	Jason & Jeanne Brown	Res Other	Willow Glen	40	3242 AUTUMN ASH DRIVE	46077	2021/11/09
13U2021-53	Hittle Construction	Don Newman	Res Add Deck	The Willows	148	11551 WILLOW BEND DRIVE	46077	2021/11/23
U2021-101	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	152	4616 OAKLEY TERRACE	46077	2021/11/29
U2021-108	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	150	4642 OAKLEY TERRACE	46077	2021/11/18
U2021-111	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	151	4628 OAKLEY TERRACE	46077	2021/11/22
U2021-120	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	149	4664 OAKLEY TERRACE	46077	2021/11/19
R2021-228	Michael Shoemaker	Michael Shoemaker	Res Add		Farm Building	8610 E 50 SOUTH	46077	2021/11/08
U2021-230	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	163	4631 OAKLEY TERRACE	46077	2021/11/22
U2021-239	Lennar	Lennar Hones of Indiana LLC	Res New	Hampshire	170	4501 OAKLEY TERRACE	46077	2021/11/19
U2021-244	Hamilton Homes	Kenneth & Judy Sobbe	Res Add	RAVINA	28	4605 SUMMERSONG ROAD	46077	2021/11/05
R2021-276	Perma Pools	Justin & Heather Smith	Res Add Pool	THE CLUB AT HOLLIDAY	E3	10780 BARRINGTON WAY	46077	2021/11/04
U2021-282	Hamilton Homes	Brian & Julia Husselman	Res Add	Oak Ridge	131	10313 COTTONWOOD	46077	2021/11/05
R2021-289	Dwellings Unlimited	Timothy & Rebecca Doyle	Res Add	Royal Run	382	6280 LANCASTER PLACE	46077	2021/11/29



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U2021-358	Pulte Homes	Pulte Homes	Res New	ASHBURN	3	5124 ROSE DRIVE	46077	2021/11/09
13U2021-385	Aspen Outdoor Designs, Inc	Peter & Jennifer Huber	Res Add	Willow Ridge	25	11518 WILLOW RIDGE DRIVE	46077	2021/11/18
R2021-404	Apsen Outdoor Designs	Eric & Christine Williams	Res Other	Blackstone	25	7455 INDEPENDENCE DRIVE	46077	2021/11/01
R2021-410	Innovative Homes & Remodeling	Jeffrey Papa & Kelly Wals	Res Add			10761 E 200 NORTH	46069	2021/11/05
U2021-447	Pulte Homes	Pulte Homes	Res New	ASHBURN	23	5165 PEACHTREE ROAD	46077	2021/11/12
R2021-467	Coach House Garage	Ronald & Janet Hopwood	Res Add			2055 S US 421	46077	2021/11/09
U2021-478	Ilyas & Katharine Holmes	Ilyas & Katharine Holmes	Res Add Pool	Oak Ridge	26	10033 OAK RIDGE DRIVE	46077	2021/11/18
U2021-488	Shamrock Builders	CN Real Estate LLC	Comm Remodel	ZIONSVILLE BUS. PARK SEC	Oyler Dentistry - 3	1375 PARKWAY DRIVE	46077	2021/11/24
13U2021-511	DeVries Design & Landscape	Brian & Catherine Fritts	Res Other	The Willows	181	3218 WILDLIFE TRAIL	46077	2021/11/15
U2021-515	Home Experts	David & Christine Mcardle	Res Add	Smith Meadow	49	9741 WINTER WAY	46077	2021/11/08
13U2021-532	Fox Pools	Peter & Jennifer Huber	Res Add Pool	Willow Ridge	25	11518 WILLOW RIDGE DRIVE	46077	2021/11/15
19U2021-538	CMH Builders	Jamie & Shaunna Wright	Res Remodel	Vonterra	66	10257 RIESLANER CIRCLE	46077	2021/11/12
U2021-585	Modish Pools, LLC	Andrew & Lacey Montgomery	Res Add Pool	Cobblestone Lakes	2	5121 S COBBLESTONE	46077	2021/11/12
R2021-629	Case Design and Remodeling	John & Kathryn Rosebrough	Res Add	McEowen	1	585 S CR 900 EAST	46077	2021/11/03
U2021-685	McDowell Construction &	Ramos & Susan Medina	Res Remodel	Thornhill	143	1617 CORNICHE DRIVE	46077	2021/11/16
U2021-703	Custom Living	Peter & Sarah Schlifke	Res Remodel	Colony Acres	14	50 COLONY COURT	46077	2021/11/24



Town Of Zionsville

Planning and Economic Development C of O Detail

November 2021

Total: C of O issued for the month of November: 57

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
R2021-740	Archadeck of North Indianapolis	Benjamin & Erin Brewster	Res Add	Stonegate	217	6756 CHAPEL CROSSING	46077	2021/11/04
13U2021-822	Case Design and Remodeling	Ryan & Christina Owings	Res Remodel	The Willows	42	11510 WILLOW BEND DRIVE	46077	2021/11/04
U2021-870	Juan Tepotzotlan	Thomas & Linda Poore	Res Other	Village Walk	157	1429 LANCASTER LANE	46077	2021/11/16
R2021-877	Aspen Outdoor Designs, Inc	Stephen & Michelle Birrer	Res Other	Blackstone	24	7465 INDEPENDENCE DRIVE	46077	2021/11/09
U2021-880	Eagle Creek Nursery	Tracy & Kevin Mawae	Res Other	Hampshire	295	4037 CARNEGIE LANE	46077	2021/11/23
U2021-942	Jefferson Electric LLC	Zionsville Parks and Rec Dept	Comm Electric			9575 WHITESTOWN ROAD	46077	2021/11/17
U2021-998	Christman Bros Builders, LLC	Brett Atkin	Res Add Deck	Spring Knoll	3	4228 HONEYSUCKLE LANE	46077	2021/11/12
R2021-1015	DAVID & JANICE AGARWAL	DAVID & JANICE AGARWAL	Res Electric			9906 E 200 South	46077	2021/11/08
U2021-1076	King Electric Company Inc	Donald & Joyce Pearson	Res Electric	Coventry Ridge	81	4575 BAYBERRY LANE	46077	2021/11/30



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	15	7	7	14	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	62
May	0	0	3	4	2	2	36	13	7	0	5	0	32	1	0	105	1	34	426	631	65	50
June	5	0	6	11	2	12	35	13	12	4	10	3	19	0	0	132	2	30	552	746	18	80
July	1	0	3	2	1	7	26	15	10	2	4	1	20	1	0	93	1	22	566	823	7	64
August	0	0	2	3	3	5	21	15	10	4	9	1	23	4	0	100	0	20	600	818	25	79
September	1	0	5	5	3	5	14	7	13	19	6	0	17	2	0	97	2	13	555	856	21	83
October	2	1	1	4	2	2	23	13	5	6	9	1	13	1	0	83	0	17	463	676	9	65
November	1	0	1	13	0	3	9	5	6	8	4	1	23	1	1	76	0	7	505	694	24	57
December																						
Totals	16	2	34	56	16	48	284	132	103	60	84	8	220	15	1	1079	8	256	5222	7640	200	621



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Residential Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home Residential ILP Fees	\$16,622	\$59,960	\$44,367	\$34,254	\$48,908	\$49,133	\$38,046	\$30,581	\$21,042	\$31,896	\$9,781		\$384,590
All Other Residential ILP Fees	\$9,139	\$16,908	\$17,791	\$17,432	\$11,693	\$16,723	\$13,713	\$15,206	\$13,641	\$15,408	\$7,750		\$155,404
Residential Inspection Fees (Fees Due)	\$5,400	\$5,550	\$6,000	\$7,775	\$6,875	\$6,900	\$7,125	\$7,050	\$7,800	\$6,000	\$5,925		\$72,400
New Home Residential Road Impact Fees	\$19,171	\$47,423	\$30,270	\$22,198	\$34,306	\$31,279	\$24,216	\$21,189	\$14,126	\$17,153	\$7,063		\$268,394
New Home Residential Park Impact Fees	\$20,271	\$55,923	\$36,630	\$26,862	\$41,514	\$39,072	\$29,304	\$25,641	\$17,094	\$20,757	\$8,547		\$321,615
Sanitary Sewer Fees	\$80,034	\$188,709	\$123,843	\$87,152	\$136,860	\$134,986	\$102,786	\$112,531	\$59,443	\$75,543	\$28,175		\$1,130,062
Total Residential ILP, Inspection, Impact, Sewer	\$145,237	\$368,923	\$252,901	\$187,898	\$273,281	\$271,193	\$208,065	\$205,148	\$125,346	\$160,757	\$61,316		\$2,260,065
New Commercial Start ILP Fees	\$7,468	\$4,758	\$0	\$0	\$0	\$7,322	\$4,759	\$0	\$685	\$638	\$0		\$25,630
All Other Commercial ILPs	\$11,564	\$1,854	\$832	\$4,643	\$2,732	\$11,587	\$8,100	\$2,708	\$10,300	\$2,035	\$650		\$57,005
Commercial Inspection Fees(Fees due)	\$1,275	\$450	\$1,725	\$1,050	\$600	\$225	\$600	\$150	\$300	\$450	\$300		\$7,125
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$7,632	\$5,000	\$0	\$0	\$0	\$0		\$12,632
Commercial Sanitary Sewer Fees	\$0	\$10,250	\$0	\$0	\$7,760	\$10,550	\$19,380	\$0	\$4,525	\$0	\$0		\$52,465
Total Commercial ILP, Inspection Impact Sewer	\$19,032	\$16,862	\$832	\$4,643	\$14,626	\$37,091	\$56,107	\$2,708	\$15,510	\$2,673	\$650		\$170,734
Combined Residential and Commercial Sewer	\$80,034	\$198,959	\$123,843	\$87,152	\$144,620	\$145,536	\$122,166	\$112,531	\$63,968	\$75,543	\$28,175		\$1,182,527
Combined Residential and Commercial Impact	\$39,442	\$103,346	\$66,900	\$49,060	\$79,954	\$77,983	\$77,388	\$46,830	\$31,220	\$37,910	\$15,610		\$625,643
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$164,269	\$385,785	\$253,733	\$192,541	\$287,907	\$308,284	\$264,172	\$207,856	\$140,856	\$163,430	\$61,966		\$2,430,799
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval	\$0	\$1,615	\$6,680	\$0	\$3,085	\$0	\$1,625	\$1,010	\$0	\$0	\$5,669		\$19,684
Secondary Plat Approval	\$0	\$0	\$1,010	\$400	\$400	\$400	\$0	\$400	\$0	\$0	\$800		\$3,410
Re-Plat Approval	\$0	\$0	\$1,070	\$0	\$0	\$400	\$0	\$1,950	\$600	\$600	\$500		\$5,120
Minor Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345	\$0	\$0		\$345
Zone Map Amendment	\$0	\$1,090	\$0	\$0	\$0	\$7,269	\$0	\$4,800	\$0	\$0	\$0		\$13,159
Subdivision Waiver	\$0	\$0	\$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	\$0	\$7,515		\$121,527
Development Plan Amendment	\$0	\$0	\$0	\$0	\$617	\$0	\$1,005	\$0	\$617	\$875	\$0		\$3,114
Ordinance Amendment	\$0	\$0	\$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	\$425	\$1,200		\$4,625
Variance of Dev Standards	\$375	\$775	\$2,175	\$750	\$1,725	\$3,400	\$1,850	\$1,550	\$3,125	\$1,925	\$675		\$18,325
Special Exception	\$700	\$0	\$700	\$2,800	\$1,400	\$0	\$0	\$700	\$1,400	\$1,400	\$700		\$9,800
TOTAL FILING FEES Plan Commission and	\$2,275	\$4,355	\$15,278	\$5,465	\$16,114	\$21,773	\$87,410	\$22,688	\$7,087	\$6,225	\$17,059		\$205,729
Permit Overview	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home ILP	19	47	31	23	36	35	26	21	14	23	9		284
New Home Construction Cost	\$7,569,000	\$27,331,372	\$21,231,562	\$20,799,899	\$22,578,193	\$23,155,161	\$19,533,602	\$20,915,830	\$15,723,292	\$26,852,583	\$9,405,732		\$215,096,226
All Other Residential ILP	34	50	76	64	58	61	53	66	64	48	48		622
New Commercial Start ILP	2	3	0	1	0	5	1	0	1	2	1		16
All Other Commercial ILP	10	7	9	17	11	31	13	13	18	10	18		157
Total Permit Per Month	65	107	116	105	105	132	93	100	97	83	76		1079
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November		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	¹ HUB Phase 2 Sunbea			² Holiday Farms Sec Devonshire - Prima		
Secondary Plat Approval			¹ Pemberton Section	¹ Holiday Farms Sec	¹ Holiday Farms Sec	¹ Stonegate Proper		¹ Chelsea Park			² Holiday Farms Sec HUB Phase 2 Second		
Re-Plat Approval			² Courtyards Replat D. Luker			¹ 267 Industrial Par		See Files	² Holiday Farms K1- Holiday Farms B15	¹ Woodstock Custom H	¹ Holiday Farms Lot		
Minor Plat Approval			¹ WITHDRAWN Sanford						¹ A. Bristol Minor P	¹ Burrus Minor Plat			
Zone Map Amendment		² Pulte Homes-Goodwi Goddard School		¹ 11281 & 11589 E Co		¹ Goodwin Property		¹ Lennar Homes of In					
Subdivision Waiver													
Development Plan		¹ Convenience Store	See Files	² COatch Project Outlot K - Multi-t	² Holiday Farms Sec Nicholson Orthodox	See Files	² The Towns at Appal Brickyard Solar Fa	See Files			² Holiday Farms Sec Devonshire - Devel		
Development Plan Amendment	¹ Town of Zionsville				¹ HUB Phase 1		¹ AES		¹ HUB Phase 1 Traile	¹ RLL Racing HQ - Se			
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Radiant Skin		¹ Doggy Daycare (ren					¹ Kirby Realty Group		¹ S. Cope	¹ R. Hopwood		
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	See Files	See Files	¹ D. Everett		
Special Exception	¹ J. Chandler		¹ CoHatch - CRVD Zo	See Files	² Parker Residence P. Keller			¹ A. Bristol	See Files	² R. Carr T. Streets	¹ T. Everett		
TOTAL FILINGS Plan Commission and BZA	5	6	17	10	12	14	8	16	19	12	11		130
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$600	\$400	\$876	\$943	\$300	\$1,729	\$550	\$1,721	\$400	\$1,439	\$1,749		\$10,707
TOTAL REVENUE -(ILPs, Inspections,Petition Filing Fees)	\$56,018	\$98,190	\$101,271	\$76,084	\$103,036	\$135,436	\$247,163	\$101,071	\$67,942	\$68,877	\$58,524		\$1,113,612
TOTAL REVENUE -(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$175,494	\$400,495	\$292,014	\$212,296	\$327,610	\$358,955	\$446,717	\$260,432	\$163,130	\$182,330	\$102,309		\$2,921,782



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, October 6, 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. (In-person- J. Wolff, S. Mundy, C. Lake, L. Campins, Virtual- Larry Jones)**
- III. Approval of the August 4, 2021 & September 1, 2021 Minutes **Approved 5-0**
- IV. Continuance or Withdrawal Requests

2021-35-DSV	A. Bristol	415 N 1100 E	Continuance requested by Petitioner at the October 6, 2021 Meeting to the November 3, 2021 Meeting 5 in Favor, 0 Opposed Petition for a Development Standards Variance in order to deviate from: 1) 45' road frontage requirement 2) Exceeds the Lot Width to Depth Ratio of 3:1 ratio in the Agricultural Zoning District (AG) for a Minor Residential Plat.
2021-36-SE	A. Bristol	415 N 1100 E	Continuance requested by Petitioner at the October 6, 2021 Meeting to the November 3, 2021 Meeting 5 in Favor, 0 Opposed Petition for Special Exception to allow for: 1) A division of land to create a residential Minor Plat 2) New residential homes (3) to be allowed in an Agricultural Zoning District (AG).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
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October 7, 2021

2021-30-DSV	J. Cummings	355 W. Walnut St.	Continuance requested by Petitioner at the October 6, 2021 Meeting to the November 3, 2021 Meeting (previously continued by Petitioner from the September 1, 2021 Meeting to the October 6, 2021 Meeting) 5 in Favor, 0 Opposed 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 at the October 6, 2021 Meeting to the November 3, 2021 Meeting (previously continued by Petitioner from the September 1, 2021 Meeting to the October 6, 2021 Meeting) 5 in Favor, 0 Opposed 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.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2021-33-DSV	B. Collins Curti	160 N. Maple Street	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance in order to allow for an addition to a residence which: 1) Decreases the required rear yard setback 2) Exceeds the allowable lot coverage in the Urban Residential Village Zoning District (R-V).
2021-34-DSV	A. Scherpenberg	445 W. Sycamore Street	Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 1 Opposed Petition for Development Standards Variance in order to provide for a driveway which deviates from the required side yard setback in in the Urban Residential Village Zoning District (R-V).
2021-37-UV	Kirby Realty Group LLC	6210 Technology Center Drive, Suite 225	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Use Variance to permit a church in Rural Light Industrial (I-1).

2021-38-DSV	R. Penczek	11301 E 300 S	Approved as presented & filed w/exhibits & per staff report; subject to commitments (Exhibit 6- Staff Report). 5 in Favor, 0 Opposed Petition for a Development Standards Variance for the allowed number of primary uses on one lot in Rural Low Density Single-Family and Two-Family Residential (R-2).
2021-39-DSV	R. Burrus	275 Beechwood Lane	Continuance requested by BZA at the October 6, 2021 Meeting to the December 1, 2021 Meeting 5 in Favor, 0 Opposed Petition for a Development Standards variance to deviate from the minimum lot frontage on a public street in Urban Single-Family Residential (R-SF-1).
2021-40-DSV	A. Kelter Hall	9805 Equestrian Way	Approved as presented & filed w/exhibits & per staff report. 5 in Favor, 0 Opposed Petition for a Development Standards Variance in order to allow for an accessory structure which exceeds the allowable lot coverage in in the Urban Single-Family Residential District (R-SF-2).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Public Hearing Signs BZA members supportive of update (provide updated process in BZA Rules of Procedure)
			2022 BZA Meeting Dates and Deadlines Approved 5-0
2021-07-DSV 2021-19-DSV 2018-34-SE	CoHatch Nicholson Orthodontics Zionsville Underground	45 S Elm Street	Clarification of Parking Agreement for CoHatch & Nicholson Orthodontics In support of parking agreement provided. Parking lot must be complete at the time of issued CO.

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 November 15, 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 WAS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

I. Pledge of Allegiance

II. Attendance: All 7 members appeared in person

III. Approval of the October 18, 2021, Plan Commission Meeting Minutes-Approved

IV. Continuance/Withdraw Requests

Docket Number	Name	Address of Project	Item to be Considered
2021-58-RP	Woodstock Custom Homes LLC	6673 Beekman Place (Est)	Withdraw of Petition Approved 7 in Favor 0 Opposed Petition for Replat approval to merge (3) three parcels into (2) two in the Rural (UB) Urban Business Zoning District
2021-53-MP	A. Bristol	415 N. 1100 East	Approved to continue to the December 20, 2021, Plan Commission Meeting 7 in Favor 0 Opposed Petition for Minor Plat Approval to establish a three-lot residential subdivision in the Rural (AG) Agricultural Zoning District

V. Continued Business

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	Received a Favorable Recommendation to the Town Council 7 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

November 16, 2021

2021-37-PP	The Towns at Appaloosa	10901 E. 300 South & 3201 S. U.S. 421	Approved with Conditions 7 in Favor 0 Opposed Petition for Primary Plat approval to allow for 119 lots (113 townhomes and 6 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	Approved with Conditions 7 in Favor 0 Opposed Petition for Development Plan approval to provide for the development of an 18+/- acre site to accommodate 113 townhomes and 6 common areas in the Rural (GB) General Business & Rural PB (Professional Business) Zoning District
2021-55-DPA	HUB Phase 1	4175 S. Indianapolis Road	Approved as presented in the Staff report 7 in Favor 0 Opposed Petition for Development Plan Amendment to allow for an extension of the time allowed for (3) three temporary trailers to exist on site in the I1 Rural Industrial Zoning District.
2021-23-PPA	The Parke	410 S. 4 th Street and 500 S. Main Street	Approved with Conditions and Commitments 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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-56-RP	Holliday Farms K1 and K2	4215 and 4235 Strathmore Lane	Approved as presented & filed w/exhibits & per staff report 7 in Favor 0 Opposed Petition for replat approval to merge Lots K1 and K2 in section three (3) of the Holliday Farms Subdivision in the (PUD) Planned Unit Development Zoning District
2021-59-DPA	RLL Racing HQ – Access Drive from Bennett Parkway	10771 Creek Way	Approved as presented & filed w/exhibits & per staff report 7 in Favor 0 Opposed Petition for a Development Plan Amendment to permit the development of an access drive from Bennett Parkway, across 10960 Bennett Parkway, to the RLL Racing HQ Site on Creek Way in the Urban Office/Research/Technology Industrial District (I-ORT).

Respectfully Submitted: Wayne DeLong, AICP, CPM
Director of Community & Economic Development
Town of Zionsville

November 16, 2021

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, September 20, 2021, and October 18, 2021, Plan Commission meeting to the November 15, 2021, meeting. 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
2021-53-MP	A. Bristol	415 N. 1100 East	Petitioner requested a continuance from the October 18, 2021, Plan Commission meeting to the November 15, 2021, meeting Approved 6 in Favor 0 Opposed Petition for Minor Plat Approval to establish a three-lot residential subdivision in the Rural (AG) Agricultural Zoning District
2021-29-CPA	Town of Zionsville Draft Airport Strategic Land Use Plan		Continuance requested from the July 19, 2021, August 16, 2021, September 20, 2021, and October 18, 2021, Plan Commission Meeting to a Special Meeting of the Plan Commission November 16, 2021 Approved 6 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
2021-55-DPA	HUB Phase 1	4175 S. Indianapolis Road	Petitioner requested a continuance from the October 18, 2021, Plan Commission meeting to the November 15, 2021, meeting Approved 6 in Favor 0 Opposed Petition for Development Plan Amendment to allow for an extension of the time allowed for (3) three temporary trailers to exist on site in the I1 Rural Industrial Zoning District.
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, September 20, 2021, and October 18, 2021, Plan Commission Meeting to the November 15, 2021 meeting. Approved 6 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

V. Continued 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	Received and Unfavorable Recommendation to the Town Council 4 In Favor 1 Recused 1 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	Received a favorable Recommendation to the Town Council with Conditions and Commitments 6 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	Approved as filed w/ conditions, exhibits, and per staff report and findings of fact. 6 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	Approved as filed w/ conditions, exhibits, and per staff report and findings of fact. 6 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	Approved as filed w/ conditions, exhibits, and per staff report and findings of fact. 6 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
2021-46-RP	FBO Services Inc,	10825 Andrade Drive	Approved as filed w/ conditions, exhibits, and per staff report and findings of fact. 6 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.New Business

Docket Number	Name	Address of Project	Item to be Considered
2021-54-CPA	Town of Zionsville Gateway Study		Continued to a Special Meeting of the Plan Commission November 16, 2021 5 in Favor 1 Recused 0 Opposed Petition to consider the incorporation of the Gateway Study as an amendment to the Town of Zionsville Comprehensive Plan
2021-51-CA	Zionsville Development, LLC	Various Lots within Pemberton Section 1 and 2	Approved as presented 6 in Favor 0 Opposed Petition for Commitments Amendment to modify Commitments associated and recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 201500007024, to allow for the inclusion and option to build single-family residences on a crawl space in the Urban (R-SF-2) Residential Zoning District

VII. Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Sign placement update (Affidavit-Rules of Procedure)
			2022 Plan Commission Schedule of Meeting Dates and Deadlines

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



**ZIONSVILLE SPECIAL MEETING RESULTS
ZIONSVILLE PLAN COMMISSION**

Tuesday November 16, 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 WAS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Continuance Requests

			None at this time
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IV. Continued Business

2021-29-CPA	Town of Zionsville: Draft Airport Strategic Land Use Plan		Received a Favorable Recommendation to the Town Council 6 in Favor 0 Opposed 1 Recused Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to consider incorporation of the Airport Strategic Land Use Plan
2021-54-CPA	Town of Zionsville: Draft Gateway Study		Received a Favorable Recommendation to the Town Council 6 in Favor 0 Opposed 1 Recused Petition to consider the incorporation of the Gateway Study as an amendment to the Town of Zionsville Comprehensive Plan

Respectfully Submitted: Wayne DeLong, AICP, CPM
Director of Community & Economic Development
Town of Zionsville

November 19, 2021



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation November 2021

No Secondary Plats were released in November