



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

February 2022

Total permits issued for the month of February: 57

Permit Activity Breakdown

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Commercial Permits	February 2022	February 2021	YTD 2022	YTD 2021	YTD Diff
New	0	3	1	5	-4
Interior Remodel	1	5	1	8	-7
Addition	1	0	1	0	1
Sign	2	0	9	6	3
Electric	0	0	0	1	-1
Other	5	2	12	2	10
Sewer	1	0	1	0	1
Commercial Totals	10	10	25	22	3
Residential Permits					
Single Family	16	47	27	66	-39
Addition	4	11	11	21	-10
Remodel	7	15	15	22	-7
Electric	4	2	8	5	3
Pool/Spa	5	9	12	13	-1
Demolition	3	0	7	0	7
Other	7	12	28	21	7
Sewer/Repairs	1	1	1	2	-1
Residential Totals	47	97	109	150	-41
Combined Totals	57	107	134	172	-38

Building/Site Inspections: 281 Number Of Inspections: 453

Certificates Of Occupancy Issued: 27

Easement Encroachments Authorized: 0 Denied: 2

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 4

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 3



Town Of Zionsville

Planning and Economic Development Permit Detail

February 2022

Total Combined permits issued for the month of February: 57

Combined Permit Activity Detail

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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
19U2022-78	February	1	\$0	\$0	\$0	\$0	\$0	Mitch Young Construction Inc	Chijioke & Jennifer Mbanu	Res Add	Brookhaven	198	11133 GLEN AVON WAY	46077
U2022-79	February	1	\$3,500	\$100	\$0	\$0	\$0	David Malik	David & Sandra Malik	Res Other	Village Walk	149	30 DANBURY	46077
13U2022-80	February	1	\$124,000	\$580	\$0	\$0	\$0	Pools of Fun	Christopher & Allison Ackert	Res Add Pool	The Willows	74	3234 POLO TRAIL	46077
U2022-81	February	2	\$50,000	\$465	\$0	\$0	\$0	Darci Longest	Darci & Payton Longest	Res Remodel	OLIVERS	100	285 N MAPLE	46077
U2022-82	February	2	\$0	\$0	\$0	\$0	\$0	Cedar Street Builders	Mathene Boehner	Res Add Pool	Crosses 4th Addition	59	395 W WALNUT	46077
U2022-83	February	2	\$0	\$0	\$0	\$0	\$0	Cedar Street Builders	Mathene Boehner	Res Add	Crosses 4th Addition	59	395 W WALNUT	46077
U2022-84	February	2	\$100,000	\$431	\$0	\$0	\$0	Martin Hutchings	James Mann & Martin	Res Remodel	Colony Woods	136	245 ROYAL OAK COURT	46077
U2022-85	February	2	\$300,000	\$1,698	\$7,217	\$0	\$0	Alt Construction	SOUTH VILLAGE	Comm Remodel		Pampered Pooch	10617 ZIONSVILLE	46077
R2022-86	February	2	\$0	\$0	\$0	\$0	\$0	Ray's Demolition	I-70 West, LLC	Res Demo			4255 S 300 East	46052
U2022-87	February	3	\$0	\$0	\$0	\$0	\$0	Dakota Engineering	G + E Ventures, LCC	Res Demo	ISENHOUR HILLS	1	465 ISENHOUR	46077
R2022-88	February	3	\$0	\$0	\$0	\$0	\$0	Kent Shaffer Builders Inc	Scott & Jackie Allison	Res New	THE CLUB AT HOLLIDAY	G9	4247 ALDERBOROUGH	46077
R2022-89	February	3	\$0	\$0	\$0	\$0	\$0	Christopher & Jessica	Christopher & Jess Clevenger	Res Finish Permit			10888 E SR 32	46077
U2022-90	February	7	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Reroof			900 N FORD ROAD	46077
U2022-91	February	7	\$0	\$0	\$0	\$0	\$0	Roto Rooter	Karissa Niehoff	Res Sewer	Colony Woods	10	85 WILLAMSBURG	46077
R2022-92	February	8	\$11,120	\$75	\$0	\$0	\$0	Bone Dry Roofing	JOSEPH LONG	Res Reroof			8790 E 400 South	46077
U2022-93	February	10	\$0	\$25	\$0	\$0	\$0	Gene Walkup	Barbara Harris FLP	Comm Sewer	OP of Zionsville	2	105 S 2ND STREET	46077
U2022-94	February	10	\$2,500	\$125	\$0	\$0	\$0	Beazer Homes	William & Courtney Gallup	Res Remodel	Hampshire	213	4365 KETTERING	46077
R2022-95	February	10	\$1,750,000	\$1,444	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Steven & Joan Fritsch	Res New	THE CLUB AT HOLLIDAY	D3	3801 OLDE WELL RUN	46077



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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
U2022-96	February	10	\$80,000	\$410	\$0	\$0	\$0	Archadeck of North	Tracey Orstadt	Res Add	Colony Woods	49	1010 WILLIAMSBURG	46077
13U2022-97	February	10	\$14,000	\$467	\$0	\$0	\$0	Grande & Grande Inc	Christopher & Amber Welch	Res Remodel	HIDDEN PINES	116	3755 EVERGREEN	46077
R2022-98	February	11	\$1,400,000	\$1,456	\$0	\$0	\$1,009	Kent Shaffer Builders Inc	Samuel & Teela Crecelius	Res New			6868 E 525 South	46077
U2022-99	February	11	\$0	\$90	\$0	\$0	\$0	A Sign By Design	Boone Village	Comm Sign	Boone Village		55 Boone Village	46077
R2022-100	February	11	\$19,385	\$75	\$0	\$0	\$0	Bone Dry Roofing	David Hall	Res Reroof			8610 E 50 South	46077
U2022-101	February	11	\$87,000	\$488	\$0	\$0	\$0	Pools of Fun	Katie & Patrick Miller	Res Add Pool	Spring Knoll	197	4317 SEDGE COURT	46077
13U2022-102	February	11	\$60,000	\$225	\$0	\$0	\$0	Archadeck of North	John, Grant and Candice	Res Other	The Willows	3	3205 WILDLIFE	46077
U2022-103	February	11	\$0	\$0	\$0	\$0	\$0	Deaton's Mechanical	FORD CENTRE ASSOCIATES	Comm Finish Permit			1486 W Oak Street	46077
U2022-104	February	11	\$878,950	\$1,488	\$4,025	\$0	\$1,009	Executive Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	26	8035 TOTTON	46077
U2022-105	February	11	\$36,500	\$241	\$0	\$0	\$0	BPI Outdoor Living	Abigail & Jason Graham	Res Other	Hampshire	79	8271 DENTON	46077
R2022-106	February	14	\$0	\$0	\$0	\$0	\$0	CMH Builders	MICHAEL & MICHELLE	Res Remodel	DEROSI ESTATES	6	8845 WHITESTOWN	46077
U2022-107	February	15	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Benjamin & Hannah Blocher	Res Electric	Coventry Ridge	68	11377 BRENTWOOD	46077
U2022-108	February	15	\$0	\$0	\$0	\$0	\$0	Ericsson	Zionsville Community	Comm Cell Tower		AT&T	1000 MULBERRY	46077
U2022-109	February	16	\$0	\$371	\$0	\$0	\$0	Christ Lutheran Church	Christ Lutheran Church	Comm Add		shed	600 N FORD ROAD	46077
R2022-110	February	16	\$0	\$0	\$0	\$0	\$0	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	N1	4115 HAMILTON	46077
R2022-111	February	16	\$0	\$2,434	\$4,025	\$0	\$0	Gradison Building	Cory & Ashley Heck	Res New	THE CLUB AT HOLLIDAY	M3	11104 HAMILTON	46077
U2022-112	February	16	\$85,000	\$485	\$0	\$0	\$0	Perma Pools	Derrick McKey	Res Add Pool	Lost Run Farms	8	8 WOODARD PLACE	46077
R2022-113	February	16	\$0	\$0	\$0	\$0	\$0	Wedgewood Building	Tom & Christine Briere	Res New	THE CLUB AT HOLLIDAY	L8	4216 HAMILTON	46077



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R2022-114	February	18	\$618,474	\$1,227	\$4,025	\$0	\$1,009	OLD TOWN DESIGN	OLD TOWN DESIGN	Res New	THE CLUB AT HOLLIDAY	N7	4205 HAMILTON	46077
R2022-115	February	22	\$0	\$0	\$0	\$0	\$0	Lee Paul	Lee Paul	Res Electric			11037 E 200 North	46069
R2022-116	February	22	\$106,000	\$578	\$0	\$0	\$0	Keesling Custom Pools	ANDREW & LAURA	Res Add Pool			2998 RUE DE	46077
U2022-117	February	22	\$0	\$0	\$0	\$0	\$0	Sign Craft	Group 1001 Indiana Holdings	Comm Sign			10555 GROUP 1001	46077
U2022-118	February	23	\$0	\$100	\$0	\$0	\$0	Winget Development	Winget Development	Res Demo	Laughlin, Fours, Har	48 & 49	350 S 4TH STREET	46077
R2022-119	February	23	\$1,125,000	\$1,301	\$4,025	\$0	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	L24	11190 HAMILTON	46077
U2022-120	February	23	\$45,000	\$410	\$0	\$0	\$0	Carpenter's Crew, Inc	Ben Lanius	Res Remodel	Laughlin, Fours, Har	23 & 24	745 W HAWTHORNE	46077
R2022-121	February	23	\$0	\$0	\$0	\$0	\$0	Wills Electric Group	HOCKEL NICHOLAS	Res Electric			485 N 650 East	46052
R2022-122	February	23	\$1,500,000	\$1,409	\$4,025	\$0	\$1,009	Wedgewood Building Co	Wedgewood Building Co	Res New	THE CLUB AT HOLLIDAY	M8	11175 HAMILTON	46077
13U2022-123	February	24	\$45,000	\$0	\$0	\$0	\$0	Salsbery Brothers	CRISMORE KENTON L &	Res Other	HIDDEN PINES	54	3633 SUGAR PINE LANE	46077
U2022-124	February	24	\$550,000	\$1,292	\$7,585	\$0	\$0	Pulte Homes	PULTE HOMES OF INDIANA	Res New	ASHBURN	49	5413 PEACHTREE	46077
U2022-125	February	25	\$0	\$0	\$0	\$0	\$0	Ray's Demolition	BRICK STREET HOLDINGS LLC	Comm Demo	OP of Zionsville	7, 8	70 E PINE STREET	46077
U2022-126	February	25	\$0	\$0	\$0	\$0	\$0	Ray's Demolition	BRICK STREET HOLDINGS LLC	Comm Demo	OP of Zionsville	7, 8	70 E PINE STREET	46077
19U2022-127	February	25	\$0	\$0	\$0	\$0	\$0	Refined Design LLC	Andrew & Jessica Smidler	Res Remodel	Vonterra	103	5888 WELDRA	46077
R2022-128	February	25	\$0	\$0	\$0	\$0	\$0	A+ Electric	Mark & Laura Vandenoorn	Res Electric	Banbury Farms	11	1895 S 900 East	46077
U2022-129	February	25	\$0	\$1,408	\$4,025	\$0	\$0	Fischer Homes	Fischer Homes	Res New	Hampshire	86	4861 ABERDEEN	46077
U2022-130	February	25	\$0	\$0	\$0	\$0	\$0	Chuck's Construction	Alexander & Emily Payne	Res Add Deck	Thornhill	34	1925 MULSANNE	46077
R2022-131	February	25	\$1,088,366	\$1,365	\$0	\$0	\$0	Old Town Design Group	Joe & Teresa Mansfield	Res New	THE CLUB AT HOLLIDAY	F7	10860 PETE DYE RIDGE	46077



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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
R2022-132	February	25	\$0	\$0	\$0	\$0	\$0	AR Homes	Brendan & Tracey Meyer	Res New	THE CLUB AT HOLLIDAY	K9	4375 STRATHMORE	46077
R2022-133	February	25	\$0	\$0	\$0	\$0	\$0	Wedgewood Building Co	Ruth Rodgers	Res New	THE CLUB AT HOLLIDAY	P3	4140 HARTSWICK	46077
R2022-134	February	25	\$0	\$0	\$0	\$0	\$0	Sigma Builders, LLC	John & Kathie Lane	Res New	THE CLUB AT HOLLIDAY	L4	4160 HAMILTON	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

February 2022

Total: C of O issued for the month of February: 27

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-633	Lennar	Lennar Hones of Indiana LLC	Res New	Manchester Estates	401	938 PARKWAY DRIVE	46077	2022/02/16
U2020-339	Drees Homes	Drees Homes	Res New	OLDFIELD	14	8840 Foxland Run	46077	2022/02/16
13U2020-878	BPI Outdoor Living	Scott & Jennifer Hartwell	Res Add	The Willows	46	3277 WILDLIFE TRAIL	46077	2022/02/24
U2020-1032	Vanguard Construction	Aline Anderson Detmer	Res Add			5070 TURKEY FOOT ROAD	46077	2022/02/07
R2020-1118	White Oak Construction	Magaly Perez & Oscar Pedrah	Res Remodel			7984 ROYAL AVE	46077	2022/02/28
U2021-51	Signworks	7171 MAYFLOWER LLC	Comm Sign	Mayflower Park	3	7171 S MAYFLOWER PARK DRIVE	46077	2022/02/02
U2021-52	Signworks	7171 MAYFLOWER LLC	Comm Sign	Mayflower Park	3	7171 S MAYFLOWER PARK DRIVE	46077	2022/02/02
R2021-89	Sigma Builders, LLC	Michael & Heather Sale	Res New	THE CLUB AT HOLLIDAY	G1	4148 ALDERBOROUGH	46077	2022/02/15
R2021-226	Doug Brown	Doug Brown	Res Add Deck	Sycamore Bend	16	518 WREN WAY	46077	2022/02/22
U2021-308	Eye 4 Group LLC c/o Kacie Kirby	Dr. James D Brown, DDS	Comm Sign	OP ZIONSVILLE	3	135 S SECOND STREET	46077	2022/02/02
U2021-309	Eye 4 Group LLC c/o Kacie Kirby	Dr. James D Brown, DDS	Comm Sign	OP ZIONSVILLE	3	135 S SECOND STREET	46077	2022/02/02
R2021-335	White Oak Construction	Magaly Perez & Oscar Pedrah	Res Add			7984 ROYAL AVE	46077	2022/02/28
U2021-551	ASA Abovetherest, LLC	CVS	Comm Sign			1466 W Oak Street	46077	2022/02/02
U2021-552	ASA Abovetherest, LLC	CVS	Comm Sign			1466 W Oak Street	46077	2022/02/02
U2021-553	ASA Abovetherest, LLC	CVS	Comm Sign			1466 W Oak Street	46077	2022/02/02
R2021-560	Spivey Remodel	Susan Edgledow	Res Add			3402 S 875 EAST	46077	2022/02/16



Town Of Zionsville

Planning and Economic Development C of O Detail

February 2022

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C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2021-563	ASA Abovetherest, LLC	CVS	Comm Sign			1466 W Oak Street	46077	2022/02/02
U2021-605	BP Custom Homes	Michael & Elizabeth Pitts	Res Remodel			450 W ASH STREET	46077	2022/02/02
U2021-681	Rosewood Construction LLC	John & Leisel Urbanski	Res Remodel	Cross Forth	46	190 W WALNUT STREET	46077	2022/02/15
U2021-828	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Sign	CROSSES	23	91 S MAIN STREET	46077	2022/02/02
U2021-829	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Sign	CROSSES	23	91 S MAIN STREET	46077	2022/02/02
U2021-830	CK PRICE PROPERTIES LLC	CK PRICE PROPERTIES LLC	Comm Sign	CROSSES	23	91 S MAIN STREET	46077	2022/02/02
R2021-905	HER Home Design	Patrick & Kaitlyn Brewer	Res Remodel			809 EAGLEWOOD DRIVE	46077	2022/02/16
U2021-915	Lennar	Lennar	Res Other	Manchester Estates	401	938 PARKWAY DRIVE	46077	2022/02/16
U2021-1091	Teresa Bennett	Timothy & Teresa Bennett	Res Add Deck	Colony Woods	269	180 SCRANTON COURT	46077	2022/02/08
U2021-1094	Fairchild Services Group, LLC DBA	Samantha & Stephen Spencer	Res Remodel	Oak Ridge	98	10562 OAK RIDGE DRIVE	46077	2022/02/11
U2021-1115	Jorge & Associate Construction LLC	Seref & Elif Alptekin	Res Remodel	Hampshire	101	4635 HASTINGS DRIVE	46077	2022/02/22



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2022

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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	1	0	0	7	0	7	11	7	8	4	7	4	21	0	0	77	0	10	342	527	12	29
February	0	1	1	2	0	5	16	4	7	4	5	3	7	1	1	57	1	8	281	453	7	27
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	1	1	9	0	12	27	11	15	8	12	7	28	1	1	134	1	18	623	980	19	56



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Residential Fees	January	February											YTD
New Home Residential ILP Fees	\$16,714	\$14,824											\$31,538
All Other Residential ILP Fees	\$11,426	\$5,330											\$16,756
Residential Inspection Fees (Fees Due)	\$7,000	\$5,775											\$12,775
New Home Residential Road Impact Fees	\$10,090	\$6,054											\$16,144
New Home Residential Park Impact Fees	\$12,210	\$1,221											\$13,431
Sanitary Sewer Fees	\$50,927	\$35,759											\$86,686
Total Residential ILP, Inspection, Impact, Sewer	\$101,367	\$63,188											\$164,555
New Commercial Start ILP Fees	\$480	\$0											\$480
All Other Commercial ILPs	\$1,184	\$2,183											\$3,367
Commercial Inspection Fees(Fees due)	\$300	\$550											\$850
Commercial Road Impact Fees	\$0	\$0											\$0
Commercial Sanitary Sewer Fees	\$0	\$7,217											\$7,217
Total Commercial ILP, Inspection Impact Sewer	\$1,664	\$9,400											\$11,064
Combined Residential and Commercial Sewer	\$50,927	\$42,976											\$93,903
Combined Residential and Commercial Impact	\$22,300	\$7,275											\$29,575
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$103,031	\$72,588											\$175,619
Petition Filing Fees	January	February											YTD
Plan Commission													
Primary Plat Approval	\$0	\$0											\$0
Secondary Plat Approval	\$0	\$1,200											\$1,200
Re-Plat Approval	\$0	\$0											\$0
Minor Plat Approval	\$0	\$1,045											\$1,045
Zone Map Amendment	\$0	\$0											\$0
Subdivision Waiver	\$0	\$0											\$0
Development Plan	\$3,168	\$1,601											\$4,769
Development Plan Amendment	\$0	\$0											\$0
Ordinance Amendment	\$0	\$0											\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$1,200											\$2,400
Variance of Dev Standards	\$1,925	\$1,525											\$3,450
Special Exception	\$2,100	\$2,400											\$4,500
TOTAL FILING FEES Plan Commission and	\$11,288	\$9,971											\$21,259
Permit Overview	January	February											YTD
New Home ILP	11	16											27
New Home Construction Cost	\$12,682,766	\$8,910,790											\$21,593,556
All Other Residential ILP	51	31											82
New Commercial Start ILP	1	0											1
All Other Commercial ILP	14	10											24
Total Permit Per Month	77	57											134
Petition Filing Quantities	January	February											YTD
Plan Commission													
Primary Plat Approval													
Secondary Plat Approval		See Files											
Re-Plat Approval													
Minor Plat Approval		² Carr Minor Plat Burrus Minor Plat											
Zone Map Amendment		¹ Promontory Planned											
Subdivision Waiver													
Development Plan	² Kiddie Academy at Marketplace Flats	See Files											
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ D. Marlow	¹ R. Keeker											
Variance of Dev Standards	See Files	See Files											
Special Exception	See Files	See Files											
TOTAL FILINGS Plan Commission and BZA	13	18											31
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$360	\$1,050											\$1,410
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$59,680	\$48,604											\$108,284
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$132,907	\$98,855											\$231,762



**PUBLIC NOTICE
OF A CANCELLATION OF THE
February 2, 2022
BOARD OF ZONING APPEALS MEETING**

Public notice is hereby given that the meeting of the Zionsville Board of Zoning Appeals scheduled for Wednesday, February 2, 2022 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana, **has been cancelled** due to inclement weather.

The next regularly scheduled meeting of the Zionsville Board of Zoning Appeals is Wednesday, March 2, 2022 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

Dated this February 2, 2022

Wayne DeLong, AICP, CPM
Director of Planning & Economic Development
Town of Zionsville, Indiana



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Tuesday, February 22, 2022

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.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance-Dave Franz, Larry Jones, Sharon Walker, and Kellie Adams, attended in person.
Mary Grabianoski and Cindy Madrick attended via Zoom
Chris Lake was absent
- III. Oath of Office
- IV. Approval of the January 18, 2022, Plan Commission Meeting Minutes-Approved
- V. Continuance Requests

Docket Number	Name	Address of Project	Item to be Considered
2022-01-PPA	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	Petitioner to Request a Continuance to the March 21, 2022, Plan Commission Meeting. Approved to continue to the March 21, 2022, meeting 6 in Favor 0 Opposed Petition for a Primary Plat Amendment for 179 residential lots on 160.92± acres in the Rural Single and Two-Family (R3) and Agricultural (AG) Zoning District. The following Waiver is requested: Subdivision Control Section 193.052(18)(b) regarding driveway spacing from an intersection.

2021-71-DP	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	Petitioner to Request a Continuance to the March 21, 2022, Plan Commission Meeting. Approved to continue to the March 21, 2022, meeting 6 in Favor 0 Opposed Petition for Development Plan Approval for the development of a 160.92± acre site to accommodate 179 single family residences with ponds, associated infrastructure, and a park in the Rural (R3) Rural Single Family and Two-Family Residential and Agricultural (AG) Zoning District.
2022-02-DP	JC Hart / Marketplace Flats at Holliday Farms	Marketplace Drive, Zionsville	A remonstrator has filed a timely Continuance Request in compliance with the Plan Commission's Rules of Procedure for this Petition to be heard at the March 21, 2022, Plan Commission Meeting. Continued to the March 21, 2022, meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of a 220-unit apartment development on a 16.966± acre site within the Rural Planned Unit Development District (Holliday Farms PUD). The following Waivers are requested: PUD Section 16.03 regarding design speed standards of streets; PUD Section 13.16 regarding street blade standards; and Subdivision Control Sections 193.055 and 193.057 regarding easements for Storm and Sanitary Utilities.

VI. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
			None

VII. New Business

Docket Number	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-03-DP	The Woodmont Company / Kiddie Academy at Holliday Farms	3650 Marketplace Drive, Zionsville	Continued to the March 21, 2022, meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of a childcare facility on a 1.228± acre parcel within the Rural Planned Unit Development District (Holliday Farms PUD). The following Waivers are requested: PUD Section 13.16 regarding street blade standards; and Subdivision Control Section 193.052(18)(b) regarding driveway spacing from an intersection.

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 Community & Economic Development-Town of Zionsville

February 23, 2022



ZIONSVILLE

SECONDARY PLAT RELEASES

Secondary Plats Released by the
Plan Commission for Recordation February 2022

Holliday Farms Section 8