



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

May 2022

Total permits issued for the month of May: 89

Permit Activity Breakdown

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Commercial Permits	May 2022	May 2021	YTD 2022	YTD 2021	YTD Diff
New	2	0	5	6	-1
Interior Remodel	3	3	11	16	-5
Addition	0	0	2	1	1
Sign	4	0	19	13	6
Electric	0	2	5	5	0
Other	5	2	25	14	11
Sewer	0	0	1	0	1
Commercial Totals	14	7	68	55	13
Residential Permits					
Single Family	14	36	71	156	-85
Addition	14	13	49	64	-15
Remodel	10	7	40	47	-7
Electric	9	0	38	17	21
Pool/Spa	5	5	29	42	-13
Demolition	0	0	14	1	13
Other	22	32	86	105	-19
Sewer/Repairs	1	1	7	6	1
Residential Totals	75	94	334	438	-104
Combined Totals	89	101	402	493	-91

Building/Site Inspections: 432 Number Of Inspections: 621

Certificates Of Occupancy Issued: 66

Easement Encroachments Authorized: 2 Denied: 3

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 24

Number of violations that resulted in a violation and/or stop work order: 13

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 27



Town Of Zionsville

Planning and Economic Development Permit Detail

May 2022

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Combined Permit Activity Detail

Page: 1

Printed 2022/06/02 08:03 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2022-314	May	2	\$1,800,000	\$1,050	\$0	\$0	\$0	Kent Shaffer Builders Inc	Jane Clarke	Res New	OLIVERS	58, 59	145 N MAIN STREET	46077
R2022-315	May	2	\$31,602	\$75	\$0	\$0	\$0	Bone Dry Roofing	Robert & Rouema	Res Reroof	Mallard Pond	3	9116 MALLARD	46077
U2022-316	May	2	\$20,000	\$75	\$0	\$0	\$0	Home Value Renovation	Adam & Rebecca Henry	Res Reroof	Huntington Woods	50	1122 HUNTINGTON	46077
R2022-317	May	2	\$80,000	\$435	\$0	\$0	\$0	Innovative Homes &	Stacy DeHart	Res Remodel	Countrywood	5	1109 FOXGLOVE	46077
U2022-318	May	4	\$523,000	\$1,246	\$0	\$1,221	\$1,009	Telemachus Homes	Max & Angela Williams	Res New	Malora Dyes Addition	13, 14	975 W OAK STREET	46077
U2022-319	May	4	\$54,000	\$0	\$0	\$0	\$0	Telemachus Homes	Max & Angela Williams	Res Add	Malora Dyes Addition	13, 14	975 W OAK STREET	46077
U2022-320	May	4	\$605,000	\$1,317	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	72	5420 PEACHTREE	46077
U2022-321	May	4	\$72,736	\$551	\$0	\$0	\$0	CMH Builders	Jeremy & Melilssa Dexter	Res Remodel	Hampshire	268	8279 CARNEGIE	46077
U2022-322	May	4	\$15,046	\$75	\$0	\$0	\$0	Bone Dry Roofing	Albert & Virginia Kundrat	Res Reroof	Cobblestone Lakes	97	4816 PEBBLEPOINTE	46077
U2022-323	May	5	\$18,246	\$75	\$0	\$0	\$0	Bone Dry Roofing	Anne Whitehead & Nathan Alves	Res Reroof	Cobblestone Lakes	100	4776 PEBBLEPOINTE	46077
R2022-324	May	5	\$0	\$75	\$0	\$0	\$0	Rodney & Betty Bohac	106 136 West Carmel Drive	Res Electric			9402 W OAK STREET	46077
U2022-325	May	5	\$51,000	\$90	\$0	\$0	\$0	Bone Dry Roofing	3K3M II LLC	Comm Reroof	Cross's second addit	14	25 E CEDAR STREET	46077
U2022-326	May	5	\$600,000	\$1,342	\$0	\$1,221	\$1,009	Rise Builders LLC	Hudson Home Investments	Res New	Ansley Park	5	11700 ANSLEY	46077
U2022-327	May	6	\$22,500	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Matthew & Adrian Giese	Res Reroof	Cedar Bend	29	10400 WILDWOOD	46077
19U2022-328	May	6	\$65,000	\$540	\$0	\$0	\$0	Fox Pools	Amit Mehta	Res Add Pool	Shannon Springs	13	6401 MONTANA	46077
U2022-329	May	6	\$21,617	\$75	\$0	\$0	\$0	Bone Dry Roofing	Gordan & Kathrine	Res Reroof	Austin Oaks	205	4719 AUSTIN TRACE	46077
U2022-330	May	6	\$168,000	\$739	\$0	\$0	\$1,378	Equiteam, LLC	J & T Properties LLC	Comm Remodel	Cross's Second Addition	21, 16	65 S 1ST STREET	46077
U2022-331	May	9	\$10,000	\$410	\$0	\$0	\$0	David Brown	David Brown	Res Add			5 N ELM STREET	46077



Town Of Zionsville

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Combined Permit Activity Detail

Page: 2

Printed 2022/06/02 08:03 AM

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R2022-332	May	9	\$70,000	\$365	\$0	\$0	\$0	Matthew & Tina Carter	106 136 West Carmel Drive	Res Add	Pineview Estates	2	785 PINEVIEW	46077
R2022-333	May	9	\$175,000	\$410	\$0	\$0	\$0	CK Design & Build	Eric & Karen Horn	Res Add	Roundstone	2	20 SMITH LANE	46077
R2022-334	May	9	\$90,000	\$455	\$0	\$0	\$0	Plant Studio Landscape	Benjamin & Jennifer	Res Add Pool	Laviolette Acres	3	9886 E 100 South	46077
U2022-335	May	9	\$12,000	\$200	\$0	\$0	\$0	Mitch Young Construction Inc	Phyllis Thomas	Res Add Deck	Colony Woods	9	75 WILLIAMSBURG	46077
U2022-336	May	9	\$150,000	\$264	\$0	\$0	\$0	CJN Construction	1825 LLC	Res Add	Martha E Millers Addition	2 detached garage	420 N MAPLE	46077
R2022-337	May	9	\$157,040	\$522	\$0	\$0	\$0	Victory Surfaces LLC	David & Beth Bidgood	Res Add Pool			1585 N US 421	46077
19U2022-338	May	9	\$56,000	\$410	\$0	\$0	\$0	Case Design and Remodeling	Timothy & Ellyn Nettleton	Res Remodel	Brookhaven	11	11304 ABBITT	46077
U2022-339	May	9	\$0	\$0	\$0	\$0	\$0	Harold Hill	Kimberly Richard	Res Finish Permit	North Hills	6	586 BECKER COURT	46077
R2022-340	May	9	\$1,000,000	\$1,661	\$0	\$1,221	\$1,009	KSM Homes, LLC	Amos & Lourrie Miller	Res New			2626 S 875 East	46077
U2022-341	May	9	\$0	\$75	\$0	\$0	\$0	Lawrence F Pullen Trust	Lawrence F Pullen Trust	Res Electric	CARTERS ADD.	56	190 N 9TH STREET	46077
U2022-342	May	10	\$0	\$25	\$0	\$0	\$0	CJN Construction	1825 LLC	Res Sewer	Martha E Millers Addition	2	420 N MAPLE	46077
U2022-343	May	10	\$171,800	\$0	\$0	\$0	\$0	Barton Pool Company	Michael & Kimberly Keyser	Res Add Pool	Pemberton	16	5120 MELBOURNE	46077
U2022-344	May	10	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	James & Julie Wiesler	Res Electric			1039 W POPLAR	46077
13U2022-345	May	10	\$180,000	\$1,190	\$0	\$0	\$8,374	Kirby Realty Group LLC	106 136 West Carmel Drive	Comm Remodel	Northwest Technology	2 Burn Boot	6210 TECHNOLOGY	46077
R2022-346	May	11	\$16,000,000	\$69,300	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New	267 Industrial Park	Building 3	5301 S SR 267	46052
R2022-347	May	11	\$9,000,000	\$37,064	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New	267 Industrial Park	Building 4	5433 S SR 267	46052
U2022-348	May	11	\$33,000	\$90	\$0	\$0	\$0	Rocklane	Ford Centre Associates	Comm Reroof	Ford Center	400	1500 W OAK STREET	46077
U2022-349	May	11	\$20,000	\$200	\$0	\$0	\$0	Mark & Kelly Maucere	Mark & Kelly Maucere	Res Add Deck	Austin Oaks	46	4362 RIVERBIRCH	46077



Town Of Zionsville

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Combined Permit Activity Detail

Page: 3

Printed 2022/06/02 08:03 AM

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R2022-350	May	11	\$26,343	\$262	\$0	\$0	\$0	Benjamin & Alison Maxey	106 136 West Carmel Drive	Res Add	Sycamore Bend	6	925 EAGLE COURT	46077
U2022-351	May	11	\$120,000	\$653	\$0	\$0	\$0	Window Consultants of	Chad & Courtney	Res Add	Cedar Bend	67	9985 LAKEWOOD	46077
R2022-352	May	11	\$0	\$1,975	\$0	\$0	\$0	Pulte Homes	PULTE HOMES OF INDIANA	Mass Grading	Appaloosa Crossing		10901 E 300 South	46077
U2022-353	May	12	\$0	\$75	\$0	\$0	\$0	Phase I Electrical	Daniel Birtwhistle	Res Electric			11575 SYCAMORE	46077
13U2022-354	May	12	\$35,000	\$547	\$0	\$0	\$0	Shaws Custom Handywork	Ashley & Andrew	Res Remodel	The Willows	31	3260 WILDLIFE	46077
U2022-355	May	12	\$0	\$0	\$0	\$0	\$0	Adams Electric	Adam & Whitney Hammond	Res Electric	Iron Gate	46	140 LEXINGTON	46077
U2022-356	May	13	\$618,000	\$1,296	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	46	5373 PEACHTREE	46077
13U2022-357	May	13	\$0	\$75	\$0	\$0	\$0	Mr Quik	Mohamad & Karen Sue	Res Electric	The Willows	34	3244 WILDLIFE	46077
U2022-358	May	13	\$4,000	\$100	\$0	\$0	\$0	Sam the Concrete Man	Matthew & Katharine	Res Other	Hampshire	182	4378 FORRES	46077
13U2022-359	May	16	\$5,046	\$0	\$0	\$0	\$0	Eye 4 Group	HARRIS FLP	Comm Sign	Appaloosa Crossing	SHOPS	3091 S US 421	46077
13U2022-360	May	16	\$5,440	\$0	\$0	\$0	\$0	Eye 4 Group	HARRIS FLP	Comm Sign	Appaloosa Crossing	SHOPS	3091 S US 421	46077
U2022-361	May	16	\$50,000	\$410	\$0	\$0	\$0	Braden Nicholson	Braden Nicholson	Res Remodel	Crosses 4th Addition	4,9,50	380 W WALNUT	46077
R2022-362	May	16	\$20,695	\$0	\$0	\$0	\$0	Big Buildings Direct	Amos & Lourrie Miller	Res Add			2626 S 875 East	46077
R2022-363	May	16	\$0	\$90	\$0	\$0	\$0	Bryan Brawner	Union School Township	Comm Cell Tower		T Mobile	9275 E SR 32	46077
R2022-364	May	18	\$13,189	\$75	\$0	\$0	\$0	Bone Dry Roofing	Kevin & Mimi Burch	Res Reroof	Stonegate	292	6760 REGENTS	46077
U2022-365	May	18	\$19,802	\$75	\$0	\$0	\$0	Bone Dry Roofing	William & Nancy Beck	Res Reroof	Thornhill	107	1780 CONTINENTAL	46077
U2022-366	May	19	\$616,000	\$1,293	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	51	5431 PEACHTREE	46077
R2022-367	May	19	\$127,000	\$472	\$0	\$0	\$0	Pools of Fun	Michael Garrison	Res Add Pool	Wildflower Crossing	2	3844 S 800 East	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

May 2022

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Combined Permit Activity Detail

Page: 4

Printed 2022/06/02 08:03 AM

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U2022-368	May	19	\$4,400	\$100	\$0	\$0	\$0	Eric & Sarah Eisenberg	Eric & Sarah Eisenberg	Res Other	Hampshire	259	8154 CARNEGIE	46077
R2022-369	May	19	\$0	\$75	\$0	\$0	\$0	GRNE Solutions LLC	Jared & Whitney Gayken	Res Electric			8350 E 250 South	46077
R2022-370	May	19	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Bradley & Lindsay	Res Electric			7702 S 775 East	46077
19U2022-371	May	19	\$250,000	\$520	\$0	\$0	\$0	Everything Home Design	Andres & Michele Sutton	Res Remodel	Brookhaven	74	2800 NEWBURY	46077
R2022-372	May	19	\$1,925,000	\$1,628	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	C25	3736 DARTMOOR	46077
U2022-373	May	19	\$300,000	\$0	\$0	\$0	\$0	Land Development &	Hudson Chilton	Res New	Inglenook of Zionsville	46	5701 UPPER GARDEN	46077
U2022-374	May	19	\$38,262	\$75	\$0	\$0	\$0	Universal Roofing	Stephan & Maureen	Res Reroof			4675 S US 421	46077
U2022-375	May	19	\$27,535	\$75	\$0	\$0	\$0	Universal Roofing	Dennis & Mary Petruzzi	Res Reroof	Coventry Ridge	101	11030 BRENTWOOD	46077
R2022-376	May	19	\$201,390	\$75	\$0	\$0	\$0	Jackson Contracting	James & Amie Longest	Res Reroof			8617 W OAK STREET	46077
U2022-377	May	20	\$150,000	\$342	\$0	\$0	\$0	BP Custom Homes	James & Jennifer	Res Remodel	OLIVERS	84	235 N MAPLE	46077
13U2022-378	May	20	\$86,834	\$125	\$0	\$0	\$0	Cutting Edge Hardscapes	William & Holly Morris	Res Other	Willow Glen	64	3222 PURPLE	46077
R2022-379	May	20	\$12,234	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jeffrey & Gillian Rivera	Res Reroof			9350 E 400 South	46077
13U2022-380	May	20	\$24,000	\$417	\$0	\$0	\$0	KD Landscaping	Alan & Laura Rice	Res Add	HIDDEN PINES	143	11640 FOXTAIL	46077
U2022-381	May	20	\$200	\$75	\$0	\$0	\$0	Mark Hutson	William & Deborah Clay	Res Other	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077
R2022-382	May	23	\$525,000	\$1,005	\$4,025	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	P4	4150 HARTSWICK	46077
U2022-383	May	23	\$18,000	\$100	\$0	\$0	\$0	Mattingly Concrete Inc	Stephen & Emily Schilling	Res Other	Colony Woods	7	55 WILLIAMSBURG	46077
R2022-384	May	24	\$1,720,374	\$1,710	\$4,025	\$1,221	\$1,009	AR Homes	Jim & Dodi Dalton	Res New	THE CLUB AT HOLLIDAY	Q10	4445 ELMSCOTT	46077
U2022-385	May	24	\$15,171	\$0	\$0	\$0	\$0	Restoration Builders of	Mika Adams	Res Reroof	Hunt Club Village	49	29 SORREL COURT	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

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Combined Permit Activity Detail

Page: 5

Printed 2022/06/02 08:03 AM

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13U2022-386	May	24	\$0	\$0	\$0	\$0	\$0	Pulte Homes	HARRIS FLP	Comm Sign	Appaloosa Crossing	Outlot I	3263 S US 421	46077
R2022-387	May	25	\$90,000	\$0	\$0	\$0	\$0	David & Denise Buckland	106 136 West Carmel Drive	Res Remodel	Deer Ridge	26	6287 ANTLER	46077
U2022-388	May	25	\$53,622	\$410	\$0	\$0	\$0	Fairchild Renovations	Abhigyan & Emily Banka	Res Remodel	Buttontown Farms	34	9973 BUTTONTOWN	46077
U2022-389	May	25	\$16,500	\$75	\$0	\$0	\$0	Stay Dry Roofing	Darrell & Joan Cannon	Res Reroof	Rock Bridge	119	8805 AMBERSTONE	46077
R2022-390	May	25	\$1,000,000	\$0	\$0	\$0	\$0	Carrington Homes	Michael & Sarah Weidner	Res New	THE CLUB AT HOLLIDAY	E10	10598 CHALLIS	46077
U2022-391	May	25	\$0	\$90	\$0	\$0	\$0	Raelee Wireless	Snider Group	Comm Cell Tower		Verizon	10890 ANDRADE	46077
13U2022-392	May	26	\$14,000	\$0	\$0	\$0	\$0	Grande & Grande Inc	Jennifer & Jonathan	Res Remodel	Willow Glen	29	3267 AUTUMN	46077
13U2022-393	May	26	\$48,000	\$0	\$0	\$0	\$0	Chuck's Construction	Daniel & Amanda Doyle	Res Add Deck	HIDDEN PINES	109	3921 EVERGREEN	46077
R2022-394	May	26	\$0	\$0	\$0	\$0	\$0	Gene Judd	Gene & Lorna Judd	Res Electric			602 S 900 East	46077
19U2022-395	May	26	\$27,650	\$250	\$0	\$0	\$0	Cutting Edge Hardscapes	Henry Tran	Res Other	Brookhaven	37	11349 ABERCAIRN	46077
U2022-396	May	26	\$20,000	\$410	\$0	\$0	\$0	11th Street Development	Christine Radawski	Res Add	Village Walk	1	1485 VILLAGE	46077
13U2022-397	May	26	\$1,500	\$140	\$0	\$0	\$0	A Sign By Design	LAFAYETTE INVESTMENT	Comm Sign	Northwest Technology	1	6500 Technology	46077
U2022-398	May	26	\$18,000	\$75	\$0	\$0	\$0	Russell Archibald	Nikolay & Callie Zaborenko	Res Reroof	Spring Knoll	175	4374 GREENTHREAD	46077
U2022-399	May	31	\$50,000	\$0	\$0	\$0	\$0	Halstead Architects	Christ Lutheran Church	Comm Remodel			600 N FORD ROAD	46077
R2022-400	May	31	\$1,158,900	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Mark & Kendal Rowden	Res New	THE CLUB AT HOLLIDAY	N9	4235 HAMILTON	46077
U2022-401	May	31	\$400,000	\$530	\$0	\$0	\$0	Neil Backus	Stephanie Boys & Neil Backus	Res Add	Baker Place	1	630 BLOOR LANE	46077
U2022-402	May	31	\$610,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	71	5428 PEACHTREE	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2022

Total: C of O issued for the month of May: 66

C of O Detail

Page: 1

Printed 2022/06/02 08:03 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2020-373	Executive Homes Construction Inc	Jay & Jessica Davis	Res New			8150 E 550 SOUTH	46077	2022/05/10
U2020-916	Kirkenlow Remodeling	Rene & Sandra Campos	Res Add	Cedar Bend	82	9798 LAKEWOOD DRIVE	46077	2022/05/02
R2020-931	Daniel Hess	Daniel & Leanna Hess	Res New			2750 S 975 EAST	46077	2022/05/23
R2020-1006	G & G Custom Homes Inc	Michael & Jennifer Stewart	Res New			7150 E 550 SOUTH	46077	2022/05/09
R2020-1087	Wedgewood Building Company	Scott & Jessica Gallagher	Res New	THE CLUB AT HOLLIDAY	A7	10918 Holliday Farms Blvd	46077	2022/05/17
R2021-94	Old Town Design Group	Patrick & Jillian Schmeidt	Res New	THE CLUB AT HOLLIDAY	F21	10580 PETE DYE RIDGE	46077	2022/05/05
U2021-116	High Pointe Builders	Jane & Todd Louiso	Res Remodel	Colony Woods	205	240 SHERWOOD COURT	46077	2022/05/20
U2021-270	The Skillman Corporation	Zionsville Community Schools	Comm Other		Annex	9770 E 600 South	46077	2022/05/12
U2021-273	Stephen Kay Homes, LLC	Joshua & Michelle Lippert	Res Add	OLDFIELD	25	6724 WELLINGTON CIRCLE	46077	2022/05/10
R2021-287	Wedgewood Building Company	Mandi & Corbin Haffner	Res New	THE CLUB AT HOLLIDAY	F14	10720 PETE DYE RIDGE	46077	2022/05/16
R2021-312	DSI Mike Bobrowski	Zionsville Indiana Land Becknell	Comm Remodel		Racking System	5025 S SR 267	46052	2022/05/04
U2021-323	Christopher Scott Homes	Blake & Amanda Shelby	Res New	OLDFIELD	7	6922 Oldfields Lane	46077	2022/05/09
U2021-407	Susan Rydell Construction	Susan Carr	Res Add	Ely Carr Minor	2	85 E POPLAR STREET	46077	2022/05/23
U2021-408	Start to Finish Landscape	Jordan Jolivette	Res Other	The Sanctuary	35	11804 AVEDON WAY	46077	2022/05/10
U2021-444	Sarah Hockel & Christopher Beall	Sarah Hockel & Christopher Beall	Res Remodel	Hampshire	290	8176 PEGGY COURT	46077	2022/05/16
U2021-460	Land Development & Building LLC	Inglenook Zionsville LLC	Res Finish Permit	Inglenook of Zionsville	1	5722 INGLENOOK WAY	46077	2022/05/27



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2022

Total: C of O issued for the month of May: 66

C of O Detail

Page: 2

Printed 2022/06/02 08:03 AM

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13U2021-462	Pools of Fun	Chad & Tiffany Grey	Res Add Pool	Willow Glen	24	11171 PATMORE ASH DRIVE	46077	2022/05/20
U2021-463	Pulte Homes	Pulte Homes	Res New	ASHBURN	24	5175 PEACHTREE ROAD	46077	2022/05/16
U2021-466	Pristine Plumbing	Paul & Teresa Keathley	Res Sewer	CROSSES	7	485 W OAK STREET	46077	2022/05/06
U2021-484	Fanimation, Inc	Fanimation Properties, LLC	Comm Remodel	Bennett Technology Park	7 Spray Booth	10983 BENNETT PARKWAY	46077	2022/05/18
R2021-485	Pools of Fun	Gregory & Kyla McDaniel	Res Add Pool			3220 S 875 East	46077	2022/05/12
U2021-506	Pulte Homes	Pulte Homes	Res New	ASHBURN	25	5187 PEACHTREE ROAD	46077	2022/05/09
U2021-525	Pulte Homes	Pulte Homes	Res New	ASHBURN	34	8612 VERBENA ROAD	46077	2022/05/09
U2021-558	Pulte Homes	Pulte Homes	Res New	ASHBURN	38	8635 VERBENA ROAD	46077	2022/05/13
13U2021-604	Pools of Fun	Douglas & Louonna Kachur	Res Add Pool	Fox Hollow	96	7204 SUNSET COURT	46077	2022/05/16
U2021-618	Fischer Homes	Fischer Homes	Res New	Hampshire	84	4822 DENTON DRIVE	46077	2022/05/11
U2021-621	Fischer Homes	Fischer Homes	Res New	Hampshire	65	4763 DENTON DRIVE	46077	2022/05/16
U2021-626	Pulte Homes	Pulte Homes	Res New	ASHBURN	12	5270 ROSE DRIVE	46077	2022/05/16
U2021-701	Pulte Homes	Pulte Homes	Res New	ASHBURN	53	5439 PEACHTREE ROAD	46077	2022/05/09
U2021-710	Pulte Homes	Pulte Homes	Res New	ASHBURN	67	5365 ROSE DRIVE	46077	2022/05/10
U2021-711	Pulte Homes	Pulte Homes	Res New	ASHBURN	78	5318 PEACHTREE ROAD	46077	2022/05/09
U2021-716	Fischer Homes	Fischer Homes	Res New	Hampshire	104	4675 KETTERING PLACE	46077	2022/05/17



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2022

Total: C of O issued for the month of May: 66

C of O Detail

Page: 3

Printed 2022/06/02 08:03 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2021-722	Cambri Builders	JONATHAN RAY & LUCAS NICKLES	Res New	Deer Ridge	25	6265 Antler Court	46077	2022/05/20
U2021-735	Pulte Homes	Pulte Homes	Res New	ASHBURN	77	5334 PEACHTREE ROAD	46077	2022/05/09
U2021-736	Pulte Homes	Pulte Homes	Res New	ASHBURN	44	5341 PEACHTREE ROAD	46077	2022/05/18
U2021-791	Pools of Fun	Stephen & Allen Cook	Res Add Pool	Thornhill	8	280 BENTLEY DRIVE	46077	2022/05/16
U2021-799	Pulte Homes	Pulte Homes	Res New	ASHBURN	54	5438 ROSE DRIVE	46077	2022/05/12
U2021-800	Pulte Homes	Pulte Homes	Res New	ASHBURN	55	5434 ROSE DRIVE	46077	2022/05/16
U2021-801	Pulte Homes	Pulte Homes	Res New	ASHBURN	70	5423 ROSE DRIVE	46077	2022/05/09
13U2021-840	Perma Pools	WHISLER KYLE S & MEGAN W	Res Add Pool	The Willows	150	11547 WILLOW BEND DRIVE	46077	2022/05/25
U2021-849	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	Common Area Pavilion	10301 Eagle Oaks Drive	46077	2022/05/11
U2021-868	C & L Management	KLC Realty	Comm Remodel	ZIONSVILLE BUS. PARK SEC	Phase 3 Body One	70 Brendon Way	46077	2022/05/11
U2021-973	Fischer Homes	Fischer Homes	Res New	Hampshire	100	4653 HASTINGS DRIVE	46077	2022/05/18
U2021-1031	Fischer Homes	Fischer Homes	Res New	Hampshire	97	4695 HASTINGS DRIVE	46077	2022/05/20
U2021-1127	Artisan Outdoor Craftsman	William Soards	Res Add	Clifden Pond	28	9 STONE WALL LANE	46077	2022/05/05
U2021-1138	Design & Construction LLC	Southpark Investments	Comm Remodel	ZIONSVILLE BUS. PARK SEC	1	1155 PARKWAY DRIVE	46077	2022/05/04
U2021-1140	Hayes Young	David Yates	Res Finish Permit			635 N FORD ROAD	46077	2022/05/23
19U2021-1144	Hero Homes LLC	Ashish & Jennifer Batra	Res Remodel	Fieldstone	60	2508 BOYLSTON COURT	46077	2022/05/18



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2022

Total: C of O issued for the month of May: 66

C of O Detail

Page: 4

Printed 2022/06/02 08:03 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2022-10	Perma Pools	Nicholas & Chanda Mundil	Res Add Pool	Cheval De Salle	3	7850 CHEVAL RUE COURT	46077	2022/05/31
U2022-35	Pools of Fun	Deron & Dina Krietemeyer	Res Add Pool	Hampshire	186	8142 OXFORD TRACE	46077	2022/05/24
R2022-60	CMH Builders	Philip & Ashley Lopresto	Res Remodel			1302 N 1200 EAST	46069	2022/05/26
13U2022-80	Pools of Fun	Christopher & Allison Ackert	Res Add Pool	The Willows	74	3234 POLO TRAIL	46077	2022/05/17
13U2022-97	Grande & Grande Inc	Christopher & Amber Welch	Res Remodel	HIDDEN PINES	116	3755 EVERGREEN WAY	46077	2022/05/04
U2022-101	Pools of Fun	Katie & Patrick Miller	Res Add Pool	Spring Knoll	197	4317 SEDGE COURT	46077	2022/05/27
R2022-106	CMH Builders	MICHAEL & MICHELLE AMORE	Res Remodel	DEROSS ESTATES	6	8845 WHITESTOWN ROAD	46077	2022/05/20
U2022-130	Chuck's Construction	Alexander & Emily Payne	Res Add Deck	Thornhill	34	1925 MULSANNE DRIVE	46077	2022/05/16
R2022-140	PowerHome Solar	Chelsea & Kyle Roth	Res Electric			8275 E 250 South	46077	2022/05/11
U2022-153	MATTHEW LOHMEYER	MATTHEW LOHMEYER	Res Finish Permit			880 STARKEY ROAD	46077	2022/05/11
U2022-183	Eric & Sarah Eisenberg	Eric & Sarah Eisenberg	Res Other	Hampshire	259	8154 CARNEGIE LANE	46077	2022/05/23
U2022-225	Landscapes by Wright LLC	Lisa & Jonathan Copp	Res Add Deck	Crosses 4th Addition	90	90 N 4TH STREET	46077	2022/05/06
U2022-238	GRNE Solutions LLC	James & Kathryn Stenkevitz	Res Electric	COLONY SQUARE SEC 2	57 SOLAR	15 CEDAR CREST	46077	2022/05/16
U2022-240	Cedar Street Builders	Alex & Chelsea Overbeck	Res Remodel			765 BLOOR LANE	46077	2022/05/26
13U2022-246	Indy Decorative Concrete	David & Ann Beyer	Res Add	The Willows	66	3243 WILLOW BEND TRAIL	46077	2022/05/31
U2022-261	GRNE Solutions LLC	Shawn & Cara Fausset	Res Electric	Laughlin, Fours, Har	46, 47	335 S 5TH STREET	46077	2022/05/16



Town Of Zionsville

Planning and Economic Development C of O Detail

May 2022

Total: C of O issued for the month of May: 66

C of O Detail

Page: 5

Printed 2022/06/02 08:03 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2022-264	Lance & Megan Mills	Lance & Megan Mills	Res Other	Austin Oaks	218	4366 CREEKSIDE PASS	46077	2022/05/04
U2022-299	Metro Fibernet	Town of Zionsville	Comm Finish Permit			5150 OLD 106TH STREET	46077	2022/05/17



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2022

Printed 2022/06/02 08:03 AM

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	14	282	454	7	27
March	0	1	4	0	3	5	19	13	8	8	5	5	19	2	0	92	1	17	466	684	17	41
April	2	0	3	6	2	3	11	11	7	13	7	2	17	3	0	87	1	10	423	559	19	46
May	2	0	3	4	0	5	14	14	10	9	5	0	22	1	0	89	0	6	432	621	70	66
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	5	2	11	19	5	25	71	49	40	38	29	14	86	7	1	402	3	57	1945	2845	125	209



Town Of Zionsville

Advanced Structural Component Use

2022/05/01-2022/05/31

Total: 44

Page: 1

Printed 2022/06/01 07:58 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2022-402	May	31	\$610,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	71	5428 PEACHTREE	46077
U2022-401	May	31	\$400,000	\$0	\$0	\$0	\$0	Neil Backus	Stephanie Boys & Neil	Res Add	Baker Place	1	630 BLOOR LANE	46077
R2022-400	May	31	\$1,158,900	\$0	\$0	\$0	\$0	Sigma Builders, LLC	Mark & Kendal Rowden	Res New	THE CLUB AT HOLLIDAY	N9	4235 HAMILTON	46077
U2022-399	May	31	\$50,000	\$0	\$0	\$0	\$0	Halstead Architects	Christ Lutheran Church	Comm Remodel			600 N FORD	46077
U2022-396	May	26	\$20,000	\$410	\$0	\$0	\$0	11th Street Development	Christine Radawski	Res Add	Village Walk	1	1485 VILLAGE	46077
19U2022-395	May	26	\$27,650	\$0	\$0	\$0	\$0	Cutting Edge Hardscapes	Henry Tran	Res Other	Brookhaven	37	11349 ABERCAIRN	46077
13U2022-393	May	26	\$48,000	\$0	\$0	\$0	\$0	Chuck's Construction	Daniel & Amanda Doyle	Res Add Deck	HIDDEN PINES	109	3921 EVERGREEN	46077
13U2022-392	May	26	\$14,000	\$0	\$0	\$0	\$0	Grande & Grande Inc	Jennifer & Jonathan	Res Remodel	Willow Glen	29	3267 AUTUMN	46077
R2022-390	May	25	\$1,000,000	\$0	\$0	\$0	\$0	Carrington Homes	Michael & Sarah Weidner	Res New	THE CLUB AT HOLLIDAY	E10	10598 CHALLIS	46077
U2022-388	May	25	\$53,622	\$410	\$0	\$0	\$0	Fairchild Renovations	Abhigyan & Emily Banka	Res Remodel	Buttondown Farms	34	9973 BUTTONDOWN	46077
R2022-387	May	25	\$90,000	\$0	\$0	\$0	\$0	David & Denise Buckland	106 136 West Carmel Drive	Res Remodel	Deer Ridge	26	6287 ANTLER	46077
R2022-384	May	24	\$1,720,374	\$1,710	\$4,025	\$1,221	\$1,009	AR Homes	Jim & Dodi Dalton	Res New	THE CLUB AT HOLLIDAY	Q10	4445 ELMSCOTT	46077
R2022-382	May	23	\$525,000	\$1,005	\$4,025	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	P4	4150 HARTSWICK	46077
13U2022-380	May	20	\$24,000	\$417	\$0	\$0	\$0	KD Landscaping	Alan & Laura Rice	Res Add	HIDDEN PINES	143	11640 FOXTAIL	46077
13U2022-378	May	20	\$86,834	\$0	\$0	\$0	\$0	Cutting Edge Hardscapes	William & Holly Morris	Res Other	Willow Glen	64	3222 PURPLE	46077
U2022-377	May	20	\$150,000	\$0	\$0	\$0	\$0	BP Custom Homes	James & Jennifer	Res Remodel	OLIVERS	84	235 N MAPLE	46077
U2022-373	May	19	\$300,000	\$0	\$0	\$0	\$0	Land Development &	Hudson Chilton	Res New	Inglenook of Zionsville	46	5701 UPPER	46077
R2022-372	May	19	\$1,925,000	\$1,628	\$4,025	\$1,221	\$1,009	Wedgewood Building	Wedgewood Building	Res New	THE CLUB AT HOLLIDAY	C25	3736 DARTMOOR	46077



Town Of Zionsville

Advanced Structural Component Use

2022/05/01-2022/05/31

Total: 44

Page: 2

Printed 2022/06/01 07:58 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
19U2022-371	May	19	\$250,000	\$0	\$0	\$0	\$0	Everything Home Design	Andres & Michele Sutton	Res Remodel	Brookhaven	74	2800 NEWBURY	46077
U2022-366	May	19	\$616,000	\$1,293	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	51	5431 PEACHTREE	46077
R2022-362	May	16	\$20,695	\$0	\$0	\$0	\$0	Big Buildings Direct	Amos & Lourrie Miller	Res Add			2626 S 875 East	46077
U2022-361	May	16	\$50,000	\$410	\$0	\$0	\$0	Braden Nicholson	Braden Nicholson	Res Remodel	Crosses 4th Addition	4,9,50	380 W WALNUT	46077
U2022-356	May	13	\$618,000	\$1,296	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	46	5373 PEACHTREE	46077
13U2022-354	May	12	\$35,000	\$547	\$0	\$0	\$0	Shaws Custom Handywork	Ashley & Andrew	Res Remodel	The Willows	31	3260 WILDLIFE	46077
U2022-351	May	11	\$120,000	\$653	\$0	\$0	\$0	Window Consultants of	Chad & Courtney	Res Add	Cedar Bend	67	9985 LAKEWOOD	46077
R2022-350	May	11	\$26,343	\$262	\$0	\$0	\$0	Benjamin & Alison Maxey	106 136 West Carmel Drive	Res Add	Sycamore Bend	6	925 EAGLE COURT	46077
R2022-347	May	11	\$9,000,000	\$36,064	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New	267 Industrial Park	Building 4	5433 South SR 267	46052
R2022-346	May	11	\$16,000,000	\$67,300	\$0	\$0	\$0	Becknell Services, LLC	Zionsville Indiana Land	Comm New	267 Industrial Park	Building 3	5301 S SR 267	46052
13U2022-345	May	10	\$180,000	\$1,190	\$0	\$0	\$8,374	Kirby Realty Group LLC	106 136 West Carmel Drive	Comm Remodel	Northwest Technology	2 Burn Boot	6210 TECHNOLOGY	46077
R2022-340	May	9	\$1,000,000	\$1,661	\$0	\$1,221	\$1,009	KSM Homes, LLC	Amos & Lourrie Miller	Res New			2626 S 875 East	46077
U2022-339	May	9	\$0	\$0	\$0	\$0	\$0	Harold Hill	Kimberly Richard	Res Finish Permit	North Hills	6	586 BECKER	46077
19U2022-338	May	9	\$56,000	\$410	\$0	\$0	\$0	Case Design and	Timothy & Ellyn Nettleton	Res Remodel	Brookhaven	11	11304 ABBITT	46077
U2022-336	May	9	\$150,000	\$264	\$0	\$0	\$0	CJN Construction	1825 LLC	Res Add	Martha E Millers Addition	2 detached	420 N MAPLE	46077
R2022-333	May	9	\$175,000	\$410	\$0	\$0	\$0	CK Design & Build	Eric & Karen Horn	Res Add	Roundstone	2	20 SMITH LANE	46077
R2022-332	May	9	\$70,000	\$365	\$0	\$0	\$0	Matthew & Tina Carter	106 136 West Carmel Drive	Res Add	Pineview Estates	2	785 PINEVIEW	46077
U2022-331	May	9	\$10,000	\$410	\$0	\$0	\$0	David Brown	David Brown	Res Add			5 N ELM STREET	46077



Town Of Zionsville

Advanced Structural Component Use

2022/05/01-2022/05/31

Total: 44

Page: 3

Printed 2022/06/01 07:58 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2022-330	May	6	\$168,000	\$0	\$0	\$0	\$0	Equiteam, LLC	J & T Properties LLC	Comm Remodel	Cross's Second Addition	21, 16	65 S 1ST STREET	46077
U2022-326	May	5	\$600,000	\$1,342	\$0	\$1,221	\$1,009	Rise Builders LLC	Hudson Home Investments	Res New	Ansley Park	5	11700 ANSLEY	46077
U2022-321	May	4	\$72,736	\$551	\$0	\$0	\$0	CMH Builders	Jeremy & Melilssa Dexter	Res Remodel	Hampshire	268	8279 CARNEGIE	46077
U2022-320	May	4	\$605,000	\$1,317	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	72	5420 PEACHTREE	46077
U2022-319	May	4	\$54,000	\$0	\$0	\$0	\$0	Telemachus Homes	Max & Angela Williams	Res Add	Malora Dyes Addition	13, 14	975 W OAK STREET	46077
U2022-318	May	4	\$523,000	\$1,246	\$0	\$1,221	\$1,009	Telemachus Homes	Max & Angela Williams	Res New	Malora Dyes Addition	13, 14	975 W OAK STREET	46077
R2022-317	May	2	\$0	\$435	\$0	\$0	\$0	Innovative Homes &	Stacy DeHart	Res Remodel	Countrywood	5	1109 FOXGLOVE	46077
U2022-314	May	2	\$1,800,000	\$1,050	\$0	\$0	\$0	Kent Shaffer Builders Inc	Jane Clarke	Res New	OLIVERS	58, 59	145 N MAIN STREET	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, May 4, 2022

6:30 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET:

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance **4 of 5 members attended. (In-person S. Mundy, C. Lake, A. Pickell, L. Jones)**
- III. Approval of the April 6, 2022, Minutes
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2022-10-DSV	A. Wurster	9180 E. 350 South (est.) Zionsville, IN 46077	BZA approved the withdrawal request of this petition. 4 of Favor, 0 Opposed Petition for a Development Standards Variance to provide for three lots that exceed the maximum Lot Width to Depth Ratio of 3:1 in the Rural Single and Two-Family Residential Zoning District (R-2).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2022-13-SE	K. Marburger	11634 E. 100 North Sheridan, IN 46069	Executed Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the April 6, 2022, Meeting
2022-14-SE	Blessed Beginnings Broadcasting, Inc.	6630 S. 200 East Lebanon, IN 46052	Executed Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the April 6, 2022, Meeting

2022-15-DSV	Blessed Beginnings Broadcasting, Inc.	6630 S. 200 East Lebanon, IN 46052	Executed Adoption of Negative Findings of Fact confirming the Board of Zoning Appeals denial from the April 6, 2022, Meeting
2022-05-M	J. Davis	8150 E. 550 South Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Modification of the Recorded Commitments associated with Docket 2018-46-DSV in the Rural Single and Two-Family Residential Zoning District (R-2).
2022-19-M	4Site Properties, LLC (Ansley Park)	5345 & 5395 S. US Hwy 421 Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report subject to the Developer submitting a letter that the plans and elevations have been approved in accordance with the commitment/design guidelines (provided in the Staff Report-Exhibit 5) prior to a building permit being issued. 4 in Favor, 0 Opposed Petition for Modification of the Approved Conditions associated with Docket 2017-11-DSV in the Urban Single-Family Residential Zoning District (R-SF-2).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2022-21-DSV	Zionsville Presbyterian Church Food Pantry	4775 W. 116 th Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 3 in Favor, 1 Recusal (S. Mundy) Petition for a Development Standards Variance to provide for a new commercial building which: 1) Deviates from the Architectural Design Requirement 2) Deviates from the Landscaping Requirements of the Urban Michigan Road Overlay Zone for property zoned Urban Office Business Zoning District (B-O).
2022-22-DSV	South Village Station	10615 Zionsville Road Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to make modifications to an existing pole sign to provide for: 1) Memorialization of the existing pole sign 2) To exclude the integrated center name on sign 3) Deviates from the required front setback 4) Exceeds the maximum height at the ten (10) foot setback 5) To exclude the landscaped area 6) To exclude the landscaping vegetation and materials in the Urban General Business Zoning District (B-2).
2022-23-DSV	A. Collins	170 N. Maple Street Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a detached accessory building which deviates from the aggregate side yard setbacks in the Urban Village Residential Zoning District (R-V).

2022-24-DSV	Auto Potenza	7845 S. Indianapolis Road Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Development Standards Variance for the reduction of the required amount of off-street parking in the Rural Light Industrial Zoning District (I-1).
2022-25-DSV	Bright Signs Marketing	6200 Technology Center Drive Zionsville, IN 46077	Denied as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for a Development Standards Variance to provide for a billboard sign which: 1) Deviates from the required maximum size 2) Deviates from the required maximum height in the Rural Light Industrial Zoning District (I-1).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Not Discussed Discussion: 2022 Filing Schedule



ZIONSVILLE PLAN COMMISSION RESULTS

Monday, May 16, 2022

7:00 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL
IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET
AND ELECTRONICALLY VIA ZOOM.**

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Larry Jones, Sharon Walker, Mary Grabianoski, Cindy Madrick, and Chris Lake attended in person.
- III. April 2022 Community & Economic Development Monthly Report – No Action Needed
- IV. Approval of Plan Commission Meeting Minutes
 - A. April 18, 2022 - Regular Meeting - Draft Minutes: Approved
 - B. April 19, 2022 - Special Meeting - Draft Minutes: Approved
- V. Continuance Requests

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-18-MP	Madalyn Squires / Squires Minor Plat	1567 N. 1000 East, Sheridan	Petitioner has requested a Continuance to the June 21, 2022, Plan Commission Meeting. Approved to continue to the June 22, 2022, Special Meeting 6 in Favor 0 Opposed Petition for a Minor Plat of a 159-acre parcel into three residential lots in the Rural Agricultural (AG) district.
2022-21-DP	Scannell Properties, LLC / FedEx Parking Expansion	10301 Bennett Parkway, Zionsville	Continuance required to the June 21, 2022, Plan Commission Meeting due to delay of Legal Notice publication. Approved to continue to the June 22, 2022, Special Meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of a parking lot expansion for tractor trailers, van, and automobile parking on a 15-acre site in the Urban General Industrial (I-2) district.

May 17, 2022

2022-22-DP	Altum's / Garden Center	795 S. U.S. Highway 421, Zionsville	Petitioner has requested a Continuance to the June 21, 2022, Plan Commission Meeting. Approved to continue to the June 22, 2022, Special Meeting 6 in Favor 0 Opposed Petition for Development Plan Approval of garden center to be located on a portion of a 7-acre site in the Rural (I-2) Industrial Zoning District and within the Rural (MRO) Michigan Road Overlay Zoning District.
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VI. Continued Business

Docket Number & Link	Name	Address of Project	Item to be Considered
2022-15-RP	The Club at Holliday Farms / Replat of HF Section 2, Lot F28	10571 Pete Dye Ridge, Zionsville	Approved as presented. 6 in Favor 0 Opposed Petition for the Approval of a Replat of Holliday Farms, Section Two, Lot F28 to reduce the platted front setback line in the Holliday Farms (PUD) Planned Unit Development Zoning District.

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-19-Z	Prologis / Prologis Rezoning	3302 E. 55 South, Lebanon	Favorable Recommendation with Conditions. 6 in Favor 0 Opposed Petition for a Change of Zoning of 40.0 acres from the Rural General Agriculture (AG) District to the Rural Light Industrial (I-1) District.
2022-20-CA	Prologis / Modification of Commitments	5190 S State Road 267, Lebanon	Approved as presented. 6 in Favor 0 Opposed Petition to Modify existing zoning Commitments to include an additional 40 acres adjacent and to the west of ground previously rezoned to the Rural Light Industrial (I-1) District under Docket Number 2020-10-Z.
2022-17-DP	Aleman Realty / Auto Potenza	7845 S. Indianapolis Road, Zionsville	Approved as presented with Conditions. 6 in Favor 0 Opposed Petition for Development Plan Approval for an auto repair business including a new structure of approximately 3,600 square feet on a 2.02-acre site zoned Rural Light Industrial (I-1).

2022-23-DPA	Sherri Jenkins / Topsy Mermaid	135 S. Main Street, Zionsville	Approved as presented. 6 in Favor 0 Opposed Petition for Development Plan Amendment to Docket #2021-10-DP which addressed the renovation of an existing building for a restaurant use. The Amendment is to address the expansion of the building's footprint. The 0.17-acre site is in the Village Business (VBD) District.
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VIII. Other Matters to be considered

Docket Number & Link	Name	Address of Project	Item to be Considered
ACT-2021-72	RLL Racing Headquarters Minor Amendment	10771 Creek Way, Zionsville	Minor Development Plan Amendment to Docket #2020-41-DP for the relocation of staff parking spaces, the relocation of the secondary gate access, and the installation of an RV port.

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



ZIONSVILLE SPECIAL PLAN COMMISSION RESULTS

Tuesday, May 17, 2022

7:00 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL
IN ROOM 105 (COUNCIL CHAMBERS), LOCATED AT 1100 WEST OAK STREET
AND ELECTRONICALLY VIA ZOOM.**

The following items are scheduled for consideration:

I. Pledge of Allegiance

II. Attendance: Dave Franz, Larry Jones, Sharon Walker, Mary Grabianoski, Cindy Madrick, and Chris Lake attended in person.

III. Continuance Requests

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2021-71-DP	Silverthorne Homes / Union Woodlands	11281 and 11589 E. 200 South, Zionsville	Petitioner requested a Continuance from the February 22, 2022, meeting to the March 21, 2022, meeting. Following an indecisive vote to deny approval, Petition was continued to the April 19, 2022, Special Meeting. After discussion, Petition was continued to the May 17, 2022, Meeting. Petitioner has requested a Continuance to the June 21, 2022, Meeting. Approved to continue to the June 22, 2022, Special 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.

IV. Continued Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2022-07-Z	Henke Development / Promontory Planned Unit Development	9825 Windy Hills Drive, Zionsville	Favorable Recommendation with Conditions. 5 in Favor 1 Opposed Petition for a Zoning Map Change of 321.48+/- acres from the Rural (AG) General Agriculture Zoning District to the (PUD) Planned Unit Development Zoning District to permit a single-family residential development.
2022-03-DP	The Woodmont Company / Kiddie Academy at Holliday Farms	3650 Marketplace Drive, Zionsville	Approved as presented with comment. 6 in Favor 0 Opposed Petition for Development Plan Approval of a childcare facility, with two Waivers, on a 1.228± acre parcel within the Planned Unit Development Zoning District (Holliday Farms PUD).
2022-05-DP	Seake, LLC / Parking Area	151 Express Lane, Zionsville	Approved as presented with Conditions. 6 in Favor 0 Opposed Petition for Development Plan Approval of a parking area on a 1.06+/- acre site in the Urban (B-2) General Business Zoning District.

V. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
			None

VII. Other Matters to be considered

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
			None

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

May 18, 2022



SECONDARY PLAT RELEASES

Secondary Plats Released by the Plan Commission for Recordation,
May, 2022

No Secondary Plats