



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2023

Total permits issued for the month of November: 70

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Permit Activity Breakdown

Commercial Permits	November 2023	November 2022	YTD 2023	YTD 2022	YTD Diff
New	0	5	18	15	3
Interior Remodel	3	2	29	31	-2
Addition	1	1	5	4	1
Sign	1	6	55	49	6
Electric	2	1	17	16	1
Other	4	1	50	42	8
Sewer	0	0	2	1	1
Commercial Totals	11	16	176	158	18
Residential Permits					
Single Family	13	33	147	173	-26
Addition	13	25	169	146	23
Remodel	8	9	107	100	7
Electric	5	5	63	73	-10
Pool/Spa	1	1	63	68	-5
Demolition	0	2	15	31	-16
Other	14	13	257	202	55
Sewer/Repairs	5	2	68	27	41
Residential Totals	59	90	889	820	69
Combined Totals	70	106	1065	978	87

Building/Site Inspections: 387 Number Of Inspections: 605

Certificates Of Occupancy Issued: 58

Easement Encroachments Authorized: 1 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

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

Number of Investigations closed this month: 12

Total number of zoning code violations to date: 53



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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
13U2023-996	November	1	\$50,000	\$410	\$0	\$0	\$0	Tenpenny Houseworks Inc	Christopher & Courtney Doran	Res Remodel	The Willows	220	11627 WILLOW	46077
U2023-997	November	1	\$20,000	\$576	\$0	\$0	\$0	Build Smart Construction	G&E Healthcare Reit Medical PO	Comm Remodel	ZMC Campus	1	1650 W OAK STREET	46077
U2023-998	November	1	\$0	\$75	\$0	\$0	\$0	Lux Electric	BFC LP LLC	Res Electric	Sycamore Bend	20	537 QUAIL VALLEY	46077
R2023-999	November	1	\$8,000	\$249	\$0	\$0	\$0	Mike Vanderpool	Michael & Lisa Vanderpool	Res Add	SARATOGA	21	4020 SNAFFLE	46052
U2023-1000	November	1	\$1,500,000	\$800	\$0	\$0	\$0	Sharonda Burton	MDC Coastal 6 LLC	Comm Add	Ripberger Business Park	1 security building	10301 BENNETT	46077
R2023-1001	November	9	\$0	\$210	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Mass Grading	Devonshire		8666 East 400 South	46077
R2023-1002	November	1	\$16,495	\$75	\$0	\$0	\$0	Universal Roofing	Michael & Marcia Hoover	Res Reroof			8465 E 550 South	46077
U2023-1003	November	1	\$20,000	\$75	\$0	\$0	\$0	Aarow Construction	Molly Thompson	Res Reroof	The Sanctuary	7	12044 SANCTUARY	46077
U2023-1004	November	1	\$23,687	\$75	\$0	\$0	\$0	Moss Roofing	Scott & Jennifer Woodall	Res Reroof	Colony Woods	210	325 ROCKWELL	46077
U2023-1005	November	2	\$50,000	\$225	\$0	\$0	\$0	Winget Development	Tim Donner	Res Add	Laughlin, Fours, Har	48, 49	350 S 4TH STREET	46077
U2023-1006	November	2	\$0	\$75	\$0	\$0	\$0	BRS Field Ops, LLC	Kelly Quick	Comm Sign	Ashburn	46	5373 PEACHTREE	46077
R2023-1007	November	3	\$60,000	\$0	\$0	\$0	\$0	KT1 Development	Pearl Koshy	Res Add Deck	Chelsea Park	8	5406 PEMBRIDGE	46077
R2023-1008	November	6	\$489,000	\$1,148	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	58	3809 MORGAN	46077
R2023-1009	November	6	\$2,300,000	\$1,755	\$0	\$2,045	\$1,009	Scott Campbell Custom Homes	Eli & Jillian Casalini	Res New	Old Hunt Club	16	6707 OLD HUNT CLUB	46077
U2023-1010	November	6	\$45,000	\$100	\$0	\$0	\$0	Back Yard Living	Robert & Valerie Brennan	Res Other			625 BLOOR LANE	46077
R2023-1011	November	8	\$2,300,000	\$1,601	\$4,025	\$2,045	\$1,009	Wedgewood Building	scott & Heather Mairn	Res New	THE CLUB AT HOLLIDAY	F45	4119 ALDERBOROUGH	46077
U2023-1012	November	8	\$32,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Kristin Crisp	Res Reroof			10 N 6TH STREET	46077
U2023-1013	November	8	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Susan Gilbert	Res Sewer	Crosses 4th Addition	91, 92	95 N 4TH STREET	46077



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U2023-1014	November	8	\$13,000	\$476	\$0	\$0	\$0	Grande & Grande Inc	Randall & Shannon	Res Remodel	ASHBURN	37	8655 VERBENA	46077
U2023-1015	November	8	\$8,302	\$75	\$0	\$0	\$0	Bone Dry Roofing	Stephen & Dede Connor	Res Reroof	Cedar Bend	17	10144 WILDWOOD	46077
R2023-1016	November	8	\$96,000	\$399	\$0	\$0	\$0	Rustic Sheds and Cabins	Brandon & Robin Leese	Res Add	Smith-Somers Minor	2	6476 S 850 East	46077
R2023-1017	November	9	\$1,520,000	\$1,337	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	WEDGEWOOD BUILDING	Res New	THE CLUB AT HOLLIDAY	D17	3589 OLDE WELL RUN	46077
U2023-1018	November	9	\$85,000	\$410	\$0	\$0	\$0	Cedar Street Builders	Alex & Chelsea Overbeck	Res Add			765 BLOOR LANE	46077
U2023-1019	November	9	\$15,000	\$200	\$0	\$0	\$0	Mehrlich Construction	Robert & Christine Squire	Res Add Deck	Pleasant View Estates	3	9798 EQUESTRIAN	46077
U2023-1020	November	9	\$31,752	\$417	\$0	\$0	\$0	CMH Builders	Michelle & Jason Weisman	Res Remodel	Hampshire	112	4513 KETTERING	46077
R2023-1021	November	9	\$1,475,693	\$1,542	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Yunpeng Yang & Xueying Hu	Res New	THE CLUB AT HOLLIDAY	F22	10560 PETE DYE RIDGE	46077
R2023-1022	November	13	\$3,600,000	\$2,055	\$4,025	\$2,045	\$1,009	Homes by Design	Grace & Brian Badman	Res New	THE CLUB AT HOLLIDAY	Q5	4335 ELMSCOTT	46077
19U2023-1023	November	14	\$1,500,000	\$1,773	\$4,025	\$2,045	\$1,009	Rise Builders LLC	Eric & Cassandra Allen	Res New	Shannon Springs	14	6455 MONTANA	46077
U2023-1024	November	14	\$21,292	\$75	\$0	\$0	\$0	Exteriors by Window	Estella & Christian Lee	Res Reroof	COLONY SQUARE SEC 1	20	48 PENN PLACE	46077
R2023-1025	November	14	\$36,000	\$296	\$0	\$0	\$0	Cleary Building Corporation	Charles & Mary Anderson	Res Add			3375 S 800 East	46077
U2023-1026	November	14	\$20,272	\$75	\$0	\$0	\$0	Bone Dry Roofing	John & Anne Bulfin	Res Reroof	Colony Woods	251	250 WOODSTOCK	46077
19U2023-1027	November	14	\$18,069	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jeffery & Karen Rieth	Res Reroof	THE ENCLAVE	70	6533 BRIARWOOD	46077
R2023-1028	November	14	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Daniel & Jenna Layton	Res Sewer			816 EAGLEWOOD	46077
U2023-1029	November	15	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Oak Ridge Homewoners	Res Electric	Oak Ridge	35 & 36	4749 ASHWOOD	46077
U2023-1030	November	15	\$63,000	\$410	\$0	\$0	\$0	Brian Hill Contracting,	Michael & Lana Frey	Res Remodel	Spring Knoll	263	4265 GREENTHREAD	46077
U2023-1031	November	15	\$3,000	\$100	\$0	\$0	\$0	Wedgewood Building	Joe & Cindy Fox	Res Other	Pemberton	47	8123 EASTON	46077



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R2023-1032	November	15	\$62,000	\$406	\$0	\$0	\$0	Indiana Post Frames	Morgan & Corey Crum	Res Add			8455 E 50 South	46077
R2023-1033	November	15	\$5,000,000	\$2,304	\$4,025	\$2,045	\$1,009	Homes by Design	Daniel & Julie Baumeister	Res New	THE CLUB AT HOLLIDAY	R23	10388 HOLLIDAY	46077
U2023-1034	November	16	\$2,098,231	\$1,644	\$0	\$2,045	\$1,009	AR Homes	John & Debra Hinshaw	Res New			11912 East 500 South	46077
R2023-1035	November	16	\$0	\$0	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Finish Permit			2140 S US 421	46077
R2023-1036	November	17	\$0	\$75	\$0	\$0	\$0	Thomas Longest	Thomas & Darci Longest	Res Electric	Irishmans Run	1	8995 HUNT CLUB ROAD	46077
U2023-1037	November	17	\$250,000	\$720	\$0	\$0	\$0	Kennedy LLC	Daniel & Elizabeth Collins	Res Remodel	Zion Hills	31	12202 DAUGHERTY	46077
U2023-1038	November	17	\$0	\$75	\$0	\$0	\$0	Burtner Electric	C Douglas Rice & Sarah	Res Electric	Crosses 4th Addition	107 & 108	480 W CEDAR	46077
R2023-1039	November	17	\$16,047	\$75	\$0	\$0	\$0	Bone Dry Roofing	Carolee Vannatta	Res Reroof	Spring Hill	8	659 SPRING HILLS DRIVE	46077
R2023-1040	November	17	\$10,000	\$200	\$0	\$0	\$0	BJH Contracting	Sushrut & Swapna Kawar	Res Add Deck	Chelsea Park	3	5458 PEMBRIDGE	46077
13U2023-1041	November	17	\$36,000	\$200	\$0	\$0	\$0	Lux Outdoor Design	Robert & Brooke Mikan	Res Add Deck	Montgomery Minor Plat	1	11785 E 300 South	46077
U2023-1042	November	20	\$225,000	\$580	\$0	\$0	\$0	Wildwood Home Designs	Justin & Emily Scheitlin	Res Remodel	Rock Bridge	171	3556 MOSSY ROCK DRIVE	46077
R2023-1043	November	20	\$1,536,475	\$1,473	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Arnab & Anushree Bag	Res New	THE CLUB AT HOLLIDAY	G10	4235 ALDERBOROUGH	46077
R2023-1044	November	20	\$0	\$0	\$0	\$0	\$0	SHAFFER PROPERTIES	SHAFFER PROPERTIES	Res Sewer			8045 W OAK STREET	46077
19U2023-1045	November	20	\$50,000	\$0	\$0	\$0	\$0	Indy Grills and Outdoor Living	Todd & Kristin Lehman	Res Add	Brookhaven	72	2804 NEWBURY	46077
R2023-1046	November	21	\$5,000	\$100	\$0	\$0	\$0	BPI Outdoor Living	GRAHAM & JANET LUKENS	Res Other	STONEGATE	96	6731 W STONEGATE	46077
R2023-1047	November	21	\$2,875,000	\$140	\$0	\$0	\$0	Smith Development	Woodmont Zionsville	Comm Other	THE CLUB AT HOLLIDAY	A Irrigation	3650 MARKETPLACE	46077
U2023-1048	November	22	\$7,000	\$0	\$0	\$0	\$0	Convivio Italian Artisan Cuisine	Halcyon Futures Group LLC	Comm Remodel	Cross's Second Addition	15 & 16	40 S MAIN STREET	46077
R2023-1049	November	22	\$2,200	\$0	\$0	\$0	\$0	Larry Willis	Larry & Lori Willis	Res Remodel	SARATOGA	22	4010 SNAFFLE	46052



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U2023-1050	November	22	\$0	\$150	\$0	\$0	\$0	American Structurepoint,	PITTMAN INVESTORS	Mass Grading	The Farm		11819 SYCAMORE	46077
R2023-1051	November	22	\$0	\$165	\$0	\$0	\$0	Crew Carwash, Inc.	C & V FARM LLC	Mass Grading			6419 E WHITESTOWN	46075
U2023-1052	November	22	\$0	\$25	\$0	\$0	\$0	Prime Plumbing & Drains	Steven & Penny Parker	Res Sewer			900 W OAK STREET	46077
U2023-1053	November	27	\$3,000	\$100	\$0	\$0	\$0	Jackie Barston	Jackie Barston	Res Add Deck	Crosses 4th Addition	39, 40	295 N 4TH STREET	46077
13U2023-1054	November	27	\$150,000	\$654	\$0	\$0	\$0	Corinthian Fine Homes	Garret & Heather Mudd	Res Remodel	IRISHMAN'S RUN	15	9751 IRISHMANS	46077
U2023-1055	November	27	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Christopher & Mae Haviland	Res Sewer	Spring Knoll	131	9126 IRIS LANE	46077
U2023-1056	November	28	\$460,000	\$1,121	\$0	\$0	\$0	Kort Builders, Inc	MMACK LLC	Comm Remodel	Cross's Second Addition	23	91 S MAIN STREET	46077
R2023-1057	November	28	\$0	\$75	\$0	\$0	\$0	Mr Quik	Jonathan & Kehley Harman	Res Electric	Stonegate	52	7680 ST LAWRENCE	46077
U2023-1058	November	28	\$116,101	\$125	\$0	\$0	\$0	AR Homes	John & Debra Hinshaw	Res Add			11912 E 500 South	46077
R2023-1059	November	29	\$3,300,000	\$1,952	\$4,025	\$2,045	\$1,009	Scott Campbell Custom Homes	Richard & Laura Beall	Res New	THE CLUB AT HOLLIDAY	H8	4283 ALDERBOROUGH	46077
R2023-1060	November	29	\$682,000	\$1,512	\$0	\$2,045	\$1,009	Davis Building Group, LLC	Mitchell & Kimberly	Res New			11722 East 100 North	46077
R2023-1061	November	29	\$200,000	\$435	\$0	\$0	\$0	Homes by Design	John & Alicia Weyreter	Res Add Pool	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD	46077
13U2023-1062	November	30	\$22,129	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Scott Coleman	Res Reroof	Willow Glen	28	3265 AUTUMN	46077
19U2023-1063	November	30	\$0	\$90	\$0	\$0	\$0	Thomas Cabling Co, Inc	Brookhaven HOA	Comm Electric	Brookhaven	Common Area B	2496 & 2498 Still Creek	46077
19U2023-1064	November	30	\$0	\$90	\$0	\$0	\$0	Thomas Cabling Co, Inc	Brookhaven HOA	Comm Electric	Brookhaven	Common Area	2800 & 2718 E High Grove	46077
R2023-1065	November	30	\$483,000	\$1,161	\$4,025	\$1,009	\$2,045	Pulte Homes	Pulte Homes	Res New	Devonshire	30	8600 LEANDER	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2013-89	Drees Homes	Drees Homes	New Res	Brookhaven	94	2715 Benmore Court	46077	2023/11/20
R2022-249	Wedgewood Building Company	HUGHES THOMAS & CHERYL	Res New	THE CLUB AT HOLLIDAY	L12	4258 HAMILTON RUN	46077	2023/11/01
R2022-252	Harco Construction	GRIESEMER JOHN &	Res Add	SELIGS	M	542 AMOS DRIVE	46077	2023/11/02
R2022-309	Modish Pools, LLC	SHELDON & SUZANNE	Res Add Pool	THE CLUB AT HOLLIDAY	A30	10895 HOLLIDAY FARMS BLVD	46077	2023/11/01
R2022-332	Matthew & Tina Carter	106 136 West Carmel Drive LLC	Res Add	Pineview Estates	2	785 PINEVIEW DRIVE	46077	2023/11/06
13U2022-544	Homes by Design	Michael & Rachel Thieken	Res Remodel	Willow Ridge	31	11538 WILLOW SPRINGS DRIVE	46077	2023/11/29
U2022-672	Central Construction Group	Keith & Kara Taylor	Res Add			670 MULBERRY STREET	46077	2023/11/29
U2022-694	Republic Roofing	Michael & Lisa Miller	Res Reroof	Colony Woods	47	960 WILLIAMSBURG LANE	46077	2023/11/30
R2022-724	John Hitch	John & Shelly Hitch	Res New	Magnolia Branch Estates	1 HOUSE	6901 E ST RD 32	46075	2023/11/01
R2022-725	John Hitch	John & Shelly Hitch	Res Add	Magnolia Branch Estates	1 GARAGE	6901 E ST RD 32	46075	2023/11/01
13U2022-748	Kirby Realty Group LLC	150 West Carmel Drive LLC & KI	Comm Remodel	Northwest Technology	Suite 200 Smith & Nephew	6200 TECHNOLOGY CENTER DRIVE	46077	2023/11/02
R2022-749	Executive Homes Construction Inc	Joshua & Timnah Masariu	Res New	THE CLUB AT HOLLIDAY	Q2	4265 ELMSCOTT RIDGE	46077	2023/11/14
U2022-778	KM Shield Construction	Scott Sanders	Res Other	Olde Dominion	52	362 DOMINION DRIVE	46077	2023/11/09
U2022-784	Robyn Nelson	Michael & Robyn Nelson	Res Remodel	OLIVERS	37	250 N MAIN STREET	46077	2023/11/13
R2022-797	Homes by Design	Michael & Amie Redman	Res Add Pool	THE CLUB AT HOLLIDAY	Q16	4490 ELMSCOTT RIDGE	46077	2023/11/03
U2022-818	Fairchild Services Group, LLC DBA	Kyle Hoff & Kathryn King	Res Remodel	Thornhill	167	1413 CRICKLEWOOD WAY	46077	2023/11/30



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U2022-833	Yonzheng He	Yonzheng He	Res Remodel	ASHBURN	30	5200 PEACHTREE ROAD	46077	2023/11/21
R2022-838	Carrington Homes	Carrington Homes	Res New	THE CLUB AT HOLLIDAY	F42	10897 PETE DYE RIDGE	46077	2023/11/01
R2022-853	Advance Deck and Sunroom Company	Stephen & Kerri Smith	Res Add Deck	Pineview Estates	5	755 PINEVIEW DRIVE	46077	2023/11/01
U2022-858	Wedgewood Building Co	Joe & Cindy Fox	Res New	Pemberton	47	8123 EASTON LANE	46077	2023/11/09
R2022-915	Martin Cline	Martin & Greta Cline	Res Add			8675 E 200 South	46077	2023/11/22
R2022-989	On Demand	Chance & Megan Covert	Res Other	Royal Run	253	6763 LEXINGTON CIRCLE	46077	2023/11/30
13U2022-1024	JPMorgan Chase Bank, N.A.	JPMorgan Chase Bank, N.A.	Comm New	Appaloosa Crossing	Outlot A Chase Bank	10701 E CR 300 South	46077	2023/11/21
R2023-7	Executive Homes Construction Inc	Mark & Kathy Shupe	Res New	THE CLUB AT HOLLIDAY	R3	3815 Holliday Farms	46077	2023/11/14
R2023-20	Sigma Builders, LLC	Robert & Patricia McKee	Res New	THE CLUB AT HOLLIDAY	R6	3745 HOLLIDAY FARMS BLVD	46077	2023/11/09
U2023-21	1271 Builders LLC	James & Bethany Riffe	Res Remodel	Cobblestone Lakes	40	5101 PEBBLEPOINTE PASS	46077	2023/11/17
U2023-162	Fall Creek Residential	Paul Dreier & Valerie Pillow	Res Add	Laughlin, Fours, Har	5	535 W PINE STREET	46077	2023/11/08
R2023-208	Homes by Design	Alonzo & Alicia Weems	Res Add Pool	THE CLUB AT HOLLIDAY	K15	10925 LOCHFIELD DRIVE	46077	2023/11/06
U2023-248	Marksman Construction	SEAKE, LLC	Comm Remodel	Zionsville Government	3	1120 W OAK STREET	46077	2023/11/29
R2023-264	Collins Group	Albert Wurster	Res New			9034 EAST 350 SOUTH	46077	2023/11/14
U2023-272	Rise Builders LLC	Damon & Erin Strickland	Res Add	Cobblestone Lakes	317	4604 S COBBLESTONE	46077	2023/11/08
19U2023-312	Dale & Laura Koons	Dale & Laura Koons	Res Remodel	Vonterra	91	6001 GODELLO CIRCLE	46077	2023/11/22



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U2023-334	Andrew & Susan Allen	Andrew & Susan Allen	Res Add Deck	Sugarbush Hill	79	712 MORNINGSIDE DRIVE	46077	2023/11/09
U2023-381	Mattingly Concrete Inc	Wilma Properties, LLC	Comm Remodel	Eagle Village	1 - 6	12045 North Michigan Road	46077	2023/11/17
R2023-424	Pulte Homes	Pulte Homes	Res New	Devonshire	49	3924 PALMETTO CIRCLE	46077	2023/11/17
R2023-438	Pulte Homes	Pulte Homes	Res New	Devonshire	54	3858 PALMETTO CIRCLE	46077	2023/11/16
R2023-442	Pulte Homes	Pulte Homes	Res New	Devonshire	36	8660 LEANDER AVENUE	46077	2023/11/09
R2023-478	Pulte Homes	Pulte Homes	Res New	Devonshire	41	3847 PALMETTO CIRCLE	46077	2023/11/14
U2023-484	Rosewood Construction LLC	Aaron & Tara Walton	Res Remodel	OLIVERS	35	230 N MAIN STREET	46077	2023/11/13
R2023-488	Pulte Homes	Pulte Homes	Res New	Devonshire	53	3870 PALMETTO CIRCLE	46077	2023/11/30
U2023-489	Harpreet Singh	Harpreet Singh	Res Other	Hampshire	84	4822 DENTON DRIVE	46077	2023/11/17
R2023-507	Rustic Sheds and Cabins	Thomas & Darci Longest	Res Add	Irishmans Run	1	8995 HUNT CLUB ROAD	46077	2023/11/08
13U2023-578	Perma Pools	Joel & Brittany Henney	Res Add Pool	The Willows	223	11621 WILLOW SPRINGS DRIVE	46077	2023/11/06
U2023-638	Midwest Sign Company	Five J LLC	Comm Sign			4902 W 106th Street	46077	2023/11/20
R2023-669	William A Maltby	SGWM Properties, Inc	Res Add			8280 E 250 SOUTH	46077	2023/11/14
U2023-723	Indy Decorative Concrete	John & Maureen Brown	Res Other	Raintree	14	80 RAINTREE DRIVE	46077	2023/11/13
U2023-725	Michael & Marta Tuntland	Michael & Marta Tuntland	Res Add Deck	Raintree	12	658 EAGLE CREEK CIRCLE	46077	2023/11/21
U2023-728	Chuck's Construction	Randall & Eryn Stutzman	Res Add	Cobblestone Lakes	151	9277 WINDRIFT WAY	46077	2023/11/17



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U2023-743	Chuck's Construction	Howard & Nancy Ratner	Res Add	COBBLESTONE LAKES OF	321	8982 HEATHERSTONE	46077	2023/11/17
19U2023-771	HERO Homes LLC	Neal & Morgan Oltremari	Res Remodel	Fieldstone	21	11552 BUCKSKIN DRIVE	46077	2023/11/09
R2023-797	Meyer Najem	C & W Inc (see UAS LLC)	Comm Remodel	CRANES FIRST ADDITION	1	6378 CRANE DRIVE	46075	2023/11/14
19U2023-814	CMH Builders	Deng Ping & Hailin Feng	Res Remodel	Fieldstone	55	2509 FAWN BLUFF COURT	46077	2023/11/14
R2023-828	Viewegh and Associates	Viewegh Properties @ Stonegate	Comm Finish Permit	Stonegate	75A Foundation Chiropractic	7625 W STONEGATE DRIVE	46077	2023/11/13
R2023-854	Thomas & Alisen Gottschalk	Michael & Carol Snyder	Res Add			8802 W OAK STREET	46077	2023/11/29
R2023-884	Timber Ridge Pools	Marcus & Dawn Such	Res Add Pool	Stonegate	163	6575 WESTMINSTER DRIVE	46077	2023/11/20
U2023-927	Jonathan Bradshaw	Jonathan Bradshaw	Res Other	Northern Meadows	31	1115 BECKER ROAD	46077	2023/11/21
R2023-964	Core Concrete Construction LLC	Ginger & Aaron Rothrock	Res Other	Stonegate	352	6628 E DEERFIELD COURT	46077	2023/11/02
U2023-1038	Burtner Electric	C Douglas Rice & Sarah Jennison	Res Electric	Crosses 4th Addition	107 & 108	480 W CEDAR STREET	46077	2023/11/22



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2023

Activity Report Printed 2023/12/04 18:14 PM

	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	1	4	0	4	15	6	4	2	3	0	7	4	0	52	1	14	338	450	28	25
February	0	0	1	5	0	7	11	8	8	5	6	0	17	15	0	83	0	23	361	509	16	24
March	3	0	5	7	4	2	11	23	11	6	9	2	29	10	1	123	0	15	448	624	21	45
April	2	0	5	2	5	4	6	15	10	5	5	1	13	7	1	81	0	6	444	646	32	66
May	0	1	2	2	0	3	15	23	16	3	6	1	32	8	0	112	0	18	511	737	74	79
June	1	0	2	7	3	4	17	16	4	9	5	1	30	4	0	103	0	11	524	800	31	68
July	1	0	0	5	2	8	10	13	9	7	8	1	27	4	0	95	0	7	417	621	35	73
August	5	2	3	2	1	3	27	19	10	5	5	2	35	4	0	123	3	10	503	704	31	84
September	1	1	4	6	0	3	9	19	15	9	10	3	30	4	0	114	1	8	467	661	28	80
October	3	0	3	14	0	8	13	14	12	7	5	4	23	3	0	109	0	13	440	570	22	54
November	0	1	3	1	2	4	13	13	8	5	1	0	14	5	0	70	0	11	387	605	41	58
December																						
Totals	18	5	29	55	17	50	147	169	107	63	63	15	257	68	2	1065	5	136	4840	6927	359	656



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Residential Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home Residential ILP Fees	\$25,169	\$15,276	\$16,048	\$19,307	\$20,384	\$19,226	\$10,137	\$28,035	\$13,484	\$18,937	\$21,257		\$207,260
All Other Residential ILP Fees	\$6,771	\$10,826	\$22,473	\$13,524	\$20,572	\$14,637	\$15,636	\$15,416	\$23,040	\$15,635	\$8,427		\$166,957
Residential Inspection Fees (Fees Due)	\$5,475	\$6,825	\$7,200	\$6,150	\$6,675	\$6,300	\$5,350	\$5,550	\$5,775	\$4,800	\$4,200		\$64,300
New Home Residential Road Impact Fees	\$14,126	\$11,099	\$11,099	\$6,054	\$15,135	\$16,144	\$9,081	\$27,243	\$9,081	\$12,108	\$14,153		\$145,323
New Home Residential Park Impact Fees	\$28,630	\$22,495	\$22,495	\$12,270	\$30,675	\$26,096	\$14,930	\$37,551	\$18,405	\$24,540	\$25,549		\$263,636
Sanitary Sewer Fees	\$56,350	\$92,575	\$60,375	\$24,150	\$72,450	\$44,275	\$28,175	\$40,250	\$32,200	\$52,325	\$44,275		\$547,400
Total Residential ILP, Inspection, Impact, Sewer	\$131,046	\$152,271	\$132,490	\$75,305	\$159,216	\$120,378	\$77,959	\$148,495	\$96,210	\$123,545	\$113,661		\$1,330,576
New Commercial Start ILP Fees	\$3,828	\$0	\$74,171	\$12,179	\$0	\$1,150	\$1,050	\$30,452	\$192,790	\$26,554	\$0		\$342,174
All Other Commercial ILPs	\$2,012	\$3,275	\$3,397	\$6,435	\$3,824	\$1,954	\$1,633	\$4,341	\$4,123	\$4,269	\$3,417		\$38,680
Commercial Inspection Fees(Fees due)	\$150	\$600	\$750	\$450	\$1,350	\$975	\$525	\$1,050	\$300	\$1,050	\$600		\$7,800
Commercial Road Impact Fees	\$11,342	\$0	\$230,080	\$49,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$291,074
Commercial Sanitary Sewer Fees	\$26,145	\$0	\$0	\$0	\$0	\$0	\$0	\$33,330	\$400	\$0	\$0		\$59,875
Total Commercial ILP, Inspection Impact Sewer	\$43,327	\$3,275	\$311,888	\$83,212	\$7,534	\$3,104	\$2,683	\$69,183	\$205,051	\$30,823	\$3,417		\$763,497
Combined Residential and Commercial Sewer	\$82,495	\$92,575	\$60,375	\$24,150	\$72,450	\$44,275	\$28,175	\$73,580	\$32,600	\$52,325	\$44,275		\$607,275
Combined Residential and Commercial Impact	\$54,098	\$33,594	\$267,914	\$82,922	\$49,520	\$42,240	\$24,011	\$65,854	\$35,224	\$36,648	\$39,702		\$731,727
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$174,373	\$155,546	\$444,378	\$158,517	\$166,750	\$123,482	\$80,642	\$217,678	\$301,261	\$154,368	\$117,078		\$2,094,073
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval	\$0	\$0	\$0	\$0	\$1,005	\$0	\$0	\$0	\$0	\$2,880	\$0		\$3,885
Secondary Plat Approval	\$0	\$0	\$400	\$0	\$1,330	\$400	\$400	\$525	\$0	\$0	\$0		\$3,055
Re-Plat Approval	\$0	\$0	\$0	\$0	\$600	\$0	\$600	\$0	\$0	\$0	\$0		\$1,200
Minor Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0		\$1,000
Zone Map Amendment	\$1,060	\$9,742	\$0	\$0	\$12,970	\$0	\$2,690	\$7,100	\$0	\$0	\$0		\$33,562
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Development Plan	\$1,614	\$0	\$5,742	\$0	\$11,722	\$0	\$575	\$1,721	\$804	\$32,960	\$0		\$55,138
Development Plan Amendment	\$0	\$2,273	\$3,150	\$0	\$2,025	\$0	\$0	\$575	\$0	\$0	\$0		\$8,023
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Board of Zoning Appeals													
Variance of Use	\$1,200	\$0	\$0	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0		\$6,000
Variance of Dev Standards	\$1,425	\$1,125	\$3,100	\$1,525	\$1,437	\$750	\$2,800	\$1,500	\$375	\$1,050	\$2,550		\$17,637
Special Exception	\$0	\$0	\$700	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$700		\$2,100
TOTAL FILING FEES Plan Commission and	\$5,299	\$13,140	\$14,777	\$2,725	\$32,289	\$3,050	\$10,265	\$12,456	\$1,179	\$36,890	\$3,250		\$135,320
Permit Overview	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home ILP	15	11	11	6	15	17	10	27	9	13	13		147
New Home Construction Cost	\$19,117,019	\$10,680,000	\$9,343,382	\$8,988,734	\$13,737,342	\$13,583,780	\$7,033,000	\$25,581,820	\$15,576,000	\$18,115,398	\$26,284,398		\$168,040,873
All Other Residential ILP	26	59	90	56	89	69	69	80	90	68	46		742
New Commercial Start ILP	2	0	3	2	0	1	1	5	1	3	0		18
All Other Commercial ILP	9	13	19	17	8	16	15	11	14	25	11		158
Total Permit Per Month	52	83	123	81	112	103	95	123	114	109	70		1065
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval					¹ Park 267 - Primary					² Wild Air - Section Schooler Commercia			
Secondary Plat Approval			¹ Holliday Farms - L	¹ The Courtyards of	¹ Carr Minor Subdivi	¹ Park 267 Secondary	² Holliday Farms - S Devonshire - Secti			¹ Wild Air - Section			
Re-Plat Approval	¹ Creekside Corporat			¹ Promontory - Repla	¹ Appaloosa Crossing								
Minor Plat Approval						¹ Moore Minor Plat		¹ Schafer Minor Subd	¹ Omari Minor Subdiv				
Zone Map Amendment	¹ Block A, LLC (form	² Wild Air Planned U Froymovich Rezorin		² Bradley Ridge PUD Atwater Rezoning	² Holiday Farms Sen Appaloosa Crossing	¹ Fischer Homes/Summ							
Subdivision Waiver													
Development Plan	² Rahal Performance Rahal Performance		² Holliday Farms - L Hoosier Village Ex		See Files	¹ Stewart Storage Ba	² Holliday Farms - S Stohler Roofing Of	¹ Singh Retail Build	See Files				
Development Plan Amendment		See Files	² Hy-Vee Convenience Hy-Vee - Food Stor		See Files		¹ FedEx Gateway Bul						
Ordinance Amendment									¹ Road Impact Fee Or				
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ Culver's Restaurant			¹ Montessori Foundat	¹ D. Swiney	¹ T. Gottschalk	¹ D. Stohler						
Variance of Dev Standards	See Files	See Files	See Files	See Files	See Files	² S. Groover R. Strickland	See Files	See Files	See Files	² Aldi Grocery Store Duffy - Two Primar	See Files		
Special Exception			¹ B. Slack			¹ Altums					¹ National Retail De		
TOTAL FILINGS Plan Commission and BZA	8	8	16	5	16	5	15	13	5	10	8		109
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$2,350	\$1,075	\$2,875	\$2,324	\$2,126	\$3,750	\$6,329	\$2,975	\$2,509	\$2,375	\$740		\$29,428
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$54,003	\$63,082	\$153,593	\$63,495	\$117,383	\$50,342	\$54,861	\$109,756	\$241,870	\$145,025	\$44,401		\$1,097,811
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$190,596	\$189,251	\$481,882	\$170,567	\$239,353	\$136,857	\$107,047	\$249,190	\$309,694	\$233,998	\$128,378		\$2,436,813



Town Of Zionsville

Advanced Structural Component Use

2023/11/01-2023/11/30

Total: 35

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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
R2023-1065	November	30	\$483,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	30	8600 LEANDER	46077
R2023-1060	November	29	\$682,000	\$0	\$0	\$0	\$0	Davis Building Group, LLC	Mitchell & Kimberly	Res New			11722 East 100 North	46077
R2023-1059	November	29	\$3,300,000	\$1,952	\$4,025	\$2,045	\$1,009	Scott Campbell Custom Homes	Richard & Laura Beall	Res New	THE CLUB AT HOLLIDAY	H8	4283 ALDERBOROUGH	46077
U2023-1058	November	28	\$116,101	\$125	\$0	\$0	\$0	AR Homes	John & Debra Hinshaw	Res Add			11912 E 500 South	46077
U2023-1056	November	28	\$460,000	\$1,121	\$0	\$0	\$0	Kort Builders, Inc	MMACK LLC	Comm Remodel	Cross's Second Addition	23	91 S MAIN STREET	46077
13U2023-1054	November	27	\$150,000	\$654	\$0	\$0	\$0	Corinthian Fine Homes	Garret & Heather Mudd	Res Remodel	IRISHMAN'S RUN	15	9751 IRISHMANS	46077
R2023-1049	November	22	\$2,200	\$0	\$0	\$0	\$0	Larry Willis	Larry & Lori Willis	Res Remodel	SARATOGA	22	4010 SNAFFLE	46052
U2023-1048	November	22	\$7,000	\$0	\$0	\$0	\$0	Convivio Italian Artisan Cuisine	Halcyon Futures Group	Comm Remodel	Cross's Second Addition	15 & 16	40 S MAIN STREET	46077
19U2023-1045	November	20	\$50,000	\$0	\$0	\$0	\$0	Indy Grills and Outdoor Living	Todd & Kristin Lehman	Res Add	Brookhaven	72	2804 NEWBURY	46077
R2023-1043	November	20	\$1,536,475	\$1,473	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Arnab & Anushree Bag	Res New	THE CLUB AT HOLLIDAY	G10	4235 ALDERBOROUGH	46077
U2023-1042	November	20	\$225,000	\$580	\$0	\$0	\$0	Wildwood Home Designs	Justin & Emily Scheitlin	Res Remodel	Rock Bridge	171	3556 MOSSY	46077
U2023-1037	November	17	\$250,000	\$720	\$0	\$0	\$0	Kennedy LLC	Daniel & Elizabeth	Res Remodel	Zion Hills	31	12202 DAUGHERTY	46077
R2023-1035	November	16	\$0	\$0	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Finish Permit			2140 S US 421	46077
U2023-1034	November	16	\$2,098,231	\$1,644	\$0	\$2,045	\$1,009	AR Homes	John & Debra Hinshaw	Res New			11912 East 500 South	46077
R2023-1033	November	15	\$5,000,000	\$2,304	\$4,025	\$2,045	\$1,009	Homes by Design	Daniel & Julie Baumeister	Res New	THE CLUB AT HOLLIDAY	R23	10388 HOLLIDAY	46077
R2023-1032	November	15	\$62,000	\$406	\$0	\$0	\$0	Indiana Post Frames	Morgan & Corey Crum	Res Add			8455 E 50 South	46077
U2023-1030	November	15	\$63,000	\$410	\$0	\$0	\$0	Brian Hill Contracting,	Michael & Lana Frey	Res Remodel	Spring Knoll	263	4265 GREENTHREAD	46077
R2023-1025	November	14	\$36,000	\$296	\$0	\$0	\$0	Cleary Building Corporation	Charles & Mary Anderson	Res Add			3375 S 800 East	46077



Town Of Zionsville

Advanced Structural Component Use

2023/11/01-2023/11/30

Total: 35

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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
19U2023-1023	November	14	\$1,500,000	\$1,773	\$4,025	\$2,045	\$1,009	Rise Builders LLC	Eric & Cassandra	Res New	Shannon Springs	14	6455 MONTANA	46077
R2023-1022	November	13	\$3,600,000	\$2,055	\$4,025	\$2,045	\$1,009	Homes by Design	Grace & Brian Badman	Res New	THE CLUB AT HOLLIDAY	Q5	4335 ELMSCOTT	46077
R2023-1021	November	9	\$1,475,693	\$1,542	\$4,025	\$2,045	\$1,009	Sigma Builders, LLC	Yunpeng Yang & Xueying Hu	Res New	THE CLUB AT HOLLIDAY	F22	10560 PETE DYE RIDGE	46077
U2023-1020	November	9	\$31,752	\$0	\$0	\$0	\$0	CMH Builders	Michelle & Jason	Res Remodel	Hampshire	112	4513 KETTERING	46077
U2023-1018	November	9	\$85,000	\$410	\$0	\$0	\$0	Cedar Street Builders	Alex & Chelsea Overbeck	Res Add			765 BLOOR LANE	46077
R2023-1017	November	9	\$1,520,000	\$1,337	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	WEDGEWOOD BUILDING	Res New	THE CLUB AT HOLLIDAY	D17	3589 OLDE WELL RUN	46077
R2023-1016	November	8	\$96,000	\$399	\$0	\$0	\$0	Rustic Sheds and Cabins	Brandon & Robin Leese	Res Add	Smith-Somers Minor	2	6476 S 850 East	46077
U2023-1014	November	8	\$13,000	\$476	\$0	\$0	\$0	Grande & Grande Inc	Randall & Shannon	Res Remodel	ASHBURN	37	8655 VERBENA	46077
R2023-1011	November	8	\$2,300,000	\$1,601	\$4,025	\$2,045	\$1,009	Wedgewood Building	scott & Heather Mairn	Res New	THE CLUB AT HOLLIDAY	F45	4119 ALDERBOROUGH	46077
U2023-1010	November	6	\$45,000	\$100	\$0	\$0	\$0	Back Yard Living	Robert & Valerie	Res Other			625 BLOOR LANE	46077
R2023-1009	November	6	\$2,300,000	\$1,755	\$0	\$2,045	\$1,009	Scott Campbell Custom Homes	Eli & Jillian Casalini	Res New	Old Hunt Club	16	6707 OLD HUNT CLUB	46077
R2023-1008	November	6	\$489,000	\$1,148	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	58	3809 MORGAN	46077
U2023-1005	November	2	\$50,000	\$225	\$0	\$0	\$0	Winget Development	Tim Donner	Res Add	Laughlin, Fours, Har	48, 49	350 S 4TH STREET	46077
U2023-1000	November	1	\$1,500,000	\$800	\$0	\$0	\$0	Sharonda Burton	MDC Coastal 6 LLC	Comm Add	Ripberger Business Park	1 security	10301 BENNETT	46077
R2023-999	November	1	\$8,000	\$249	\$0	\$0	\$0	Mike Vanderpool	Michael & Lisa Vanderpool	Res Add	SARATOGA	21	4020 SNAFFLE	46052
U2023-997	November	1	\$20,000	\$576	\$0	\$0	\$0	Build Smart Construction	G&E Healthcare Reit	Comm Remodel	ZMC Campus	1	1650 W OAK	46077
13U2023-996	November	1	\$50,000	\$410	\$0	\$0	\$0	Tenpenny Houseworks	Christopher & Courtney	Res Remodel	The Willows	220	11627 WILLOW	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, November 1, 2023

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 – Attended in Person-Steve Mundy, Chris Lake, Jocelyn Hinshaw, Kathi Postlethwait, Larry Jones
- III. Approval of the [October 4, 2023, Minutes](#) **Approved 5 in Favor, 0 Opposed**
- IV. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-39-DSV	G. Merrell	190 W Pine Street Zionsville, IN 46077	Continued from the October 4, 2023, and November 1, 2023, Board of Zoning Appeals Meetings to the December 6, 2023, Meeting. 5 in Favor, 0 Opposed. Petition for a Development Standards Variance for a reduction in the required amount of off-street parking per Section 194.105 (E) of the Zoning Ordinance in the Urban Office Business District (B-O).

V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-42-DSV Staff Report and Materials	D. Christiansen	7371 E 100 North, Whitestown, IN 46075	Conditionally Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Petition for Development Standards Variance to provide for an accessory structure which exceeds the permitted accessory square footage in the Rural Agricultural Zoning District (AG).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-43-DSV Staff Report and Materials	C. Crum	8455 E 50 S Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Petition for Development Standards Variance of Section 194.097 to allow the square footage of an accessory use to exceed the square footage of the primary structure on an AG zoned property.
2023-44-DSV Staff Reports and Materials	G. Eddy	8775 E. 125 South Zionsville, IN 46077	Conditionally Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 1 Opposed. Petition for Development Standards Variance to Section 194.097 to allow for the construction of an accessory structure prior to the construction of the primary structure within the R-2 Residential Zoning District.

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
	2024 BZA Meeting Schedule		Review and approval of the 2024 BZA meeting dates and deadlines

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

Respectfully Submitted: Mike Dale, AICP
 Director - Community and Economic Development Department
 Town of Zionsville



ZIONSVILLE

ZIONSVILLE PLAN COMMISSION RESULTS

Monday, November 20, 2023

6:30 PM (Local Time)

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

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: Mary Grabianoski, Jim Hurst, Chris Lake, Larry Jones, Sharon Walker, and Cindy Madrick attended in person. Dave Franz attended via Zoom.
- III. Community & Economic Development September Monthly Report (Informational Only – no action required)
- IV. Approval of the October 16, 2023 Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number	Name	Project Address	Item to be Considered
2023-28-Z	Bradley Ridge PUD Rezoning	Parcels addressed as: 1120, 1310, 1550 S. U>S> Highway 421; 1555 S. 950 East; and 9625 E. 100 S (approx. address)	Continued from the July 17, 2023, August 21, 2023, September 18, 2023, and October 16, 2023, Meetings. Petitioner requested another Continuance to the December 18, 2023, Meeting which was Approved. 7 In Favor 0 Opposed Petition for the rezoning of 349+/- acres (9 parcels) from the Rural General Agriculture (AG), Rural Single-family Residential (R1), and Rural Single- and Two-family (R2) Districts to the Planned Unit Development (PUD) District.
2023-39-DP	Stohler Roofing Office Building	5898 S. 700 East, Zionsville	Continued from the October 16, 2023, Meeting. Petitioner requested another Continuance to the February 20, 2024, Meeting which was Approved. 7 In Favor 0 Opposed Petition for Development Plan Approval for the expansion of a parking area for a roofing business being in the Rural Single-family Residential (R-1) District.

2023-47-DP	Indy Holdings, LLC / Singh Retail Building	3251 S. U.S. Highway 421, Zionsville	Continuance to the December 18, 2023, Meeting requested by the Petitioner and Approved. 7 In Favor 0 Opposed Petition for Development Plan Approval of a 6,500± sq. ft. retail building in the Rural General Business (GB) District and within the Rural Michigan Road Overlay. Waivers for Architectural Design and Building Materials are also requested.
2023-49-PP	Old Town Land Development, LLC / Wild Air - Section 1 - Primary Plat	8700 W. Oak Street, Zionsville	Continuance to the December 18, 2023, Meeting requested by the Petitioner and Approved. 7 In Favor 0 Opposed Petition for Approval of a Primary Plat to establish 174 residential lots on 262.50 acres being in the Planned Unit Development (Wild Air PUD) District.
2023-50-DP	Old Town Land Development, LLC / Wild Air - Section 1 - Development Plan	8700 W. Oak Street, Zionsville	Continuance to the December 18, 2023, Meeting requested by the Petitioner and Approved. 7 In Favor 0 Opposed Petition for Approval of a Development Plan for 174 residential lots on 262.5 acres within the Planned Unit Development (Wild Air PUD) District.

VI. Continued Business

Docket Number	Petitioner / Project Name	Project Address	Item to be Considered
2023-27-Z	Atwater Rezoning	7250 W. Oak Street, Zionsville	Continued from the July 17, 2023, August 21, 2023, September 18, 2023, and October 16, 2023, Meetings. Petition received a Favorable Recommendation to the Town Council with Revisions to Commitments. 7 in Favor 0 Opposed Petition for the rezoning of 10.0+/- acres from the Rural Professional Business (PB), Rural Single- and Two-family Residential (R2), and Rural Single- and Two-family (R3) Districts to the Rural General Business (GB) District
2023-28-Z	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	Continued from the September 18, 2023, and October 16, 2023, Meetings. Petition received a Favorable Recommendation to the Town Council with Revisions to PUD Ordinance. 6 In Favor 1 Opposed Petition to Rezone 23.18+/- acres from the SU-7 District to a Planned Unit Development to provide for a three-story, 155-unit senior living facility with related accessory buildings. This acreage is to be incorporated into the existing Holliday Farms PUD.

VII. New Business

Docket Number	Petitioner/ Project Name	Project Address	Item to be Considered
2023-46-MP	Nolan Schafer / Schafer Minor Subdivision	7650 E 500 South, Zionsville	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 7 In Favor 0 Opposed Petition for Approval of a Minor Residential Subdivision dividing 7.33± acres into a three-lot subdivision being in the Rural Single-family (R-1) District.
2023-44-PP	Crew Carwash, Inc. / Schooler Commercial Subdivision	6419 E. Whitestown Parkway, Whitestown	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 7 In Favor 0 Opposed Petition for approval of a Commercial Subdivision of 7.92 acres into two lots being in the Rural General Business (GB) District and within the I-65 Overlay.
2023-51-DP	Aldi, Inc. / Aldi Grocery Store	6419 E. Whitestown Parkway, Whitestown	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 7 In Favor 0 Opposed Petition for Approval of a Development Plan for an Aldi Grocery Store on 4.85 acres in the Rural General Business (GB) District and within the I-65 Overlay.
2023-52-MP	Louis Samuels / Omari Minor Subdivision	8255 E 500 South, Zionsville	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. 7 In Favor 0 Opposed Petition for Approval of a Minor Residential Subdivision dividing 6.349± acres into a three-lot subdivision being in the Rural Single-family (R-1) District.

VIII. Other Matters Presented (Not requiring Plan Commission action)

Docket Number	Petitioner/ Project Name	Project Address	Item to be Considered
ACT-2023-79	RLL Headquarters		Minor DP Amendment for a landscaping change. Acknowledged by Plan Commission.
ACT-2023-080	Zionsville Public House (formerly Hotel Tango)		Minor DP Amendment for façade and patio revisions. Acknowledged by Plan Commission.
			Discussion of procedures for continuance requests.

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development
Town of Zionsville

November 21, 2023



SECONDARY PLAT RELEASES

RE-PLAT RELEASES

Plan Commission Plat Releases for Recordation November 2023

Holliday Farms A-42 Conservation Easement