



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2024

Total permits issued for the month of January: 61

Printed 2024/02/02 10:54 AM

Permit Activity Breakdown					
Commercial Permits	January 2024	January 2023	YTD 2024	YTD 2023	YTD Diff
New	1	2	1	2	-1
Interior Remodel	2	1	2	1	1
Addition	0	0	0	0	0
Sign	6	4	6	4	2
Electric	1	0	1	0	1
Other	2	4	2	4	-2
Sewer	0	0	0	0	0
Commercial Totals	12	11	12	11	1
Residential Permits					
Single Family	10	15	10	15	-5
Addition	6	6	6	6	0
Remodel	5	4	5	4	1
Electric	8	2	8	2	6
Pool/Spa	1	3	1	3	-2
Demolition	2	0	2	0	2
Other	12	7	12	7	5
Sewer/Repairs	5	4	5	4	1
Residential Totals	49	41	49	41	8
Combined Totals	61	52	61	52	9

Building/Site Inspections: 340 Number Of Inspections: 534

Certificates Of Occupancy Issued: 35

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 16

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

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 0



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2024

Total Combined permits issued for the month of January: 61

CombinedPermit Activity Detail

Page: 1

Printed 2024/02/02 10:54 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
U2024-1	January	3	\$110,000	\$0	\$0	\$0	\$0	Mitch Young Construction Inc	Andrew & Kelley Faber	Res Add	Thornhill	141	1637 CORNICHE	46077
23U2024-2	January	3	\$3,000	\$400	\$0	\$0	\$0	Sign Craft	Pulte Homes	Comm Sign	Devonshire	COMMON AREA - F	Common Area F	46077
U2024-3	January	3	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Debra Granger	Res Sewer	Iron Gate	22	1635 WALDEN	46077
U2024-4	January	3	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Derek & Taylor Brewster	Res Sewer			710 Bloor Lane	46077
23U2024-5	January	5	\$5,500,000	\$2,855	\$4,025	\$2,045	\$1,009	Homes by Design	Todd & Linda Maurer	Res New	THE CLUB AT HOLLIDAY	R22	10386 HOLLIDAY	46077
U2024-6	January	5	\$62,000	\$100	\$0	\$0	\$0	BPI Outdoor Living	Brandon & Shannon Eaton	Res Other	Spring Knoll	121	9159 IRIS LANE	46077
U2024-7	January	5	\$50,000	\$410	\$0	\$0	\$0	B Davis Remodelling,	Matthew & Nicole Simpson	Res Remodel	Cobblestone Lakes	240	8885 WINDPOINTE	46077
R2024-8	January	5	\$55,000	\$410	\$0	\$0	\$0	The Oak Standard	Karen Dicke	Res Add			7373 S Ford Road	46077
U2024-9	January	5	\$0	\$75	\$0	\$0	\$0	Baker Electric	William & Deborah Clay	Res Electric	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077
13U2024-10	January	5	\$0	\$75	\$0	\$0	\$0	Recovery Electric	David & Mary Henn	Res Electric	HIDDEN PINES	95	3634 CONIFER	46077
19U2024-11	January	8	\$0	\$75	\$0	\$0	\$0	Burtner Electric	Edwin & Evona Watson	Res Electric	Shannon Springs	17	6250 BOULDER	46077
U2024-12	January	8	\$64,400	\$432	\$0	\$0	\$0	Worthington Design &	Roger Burris	Res Remodel	Oak Ridge	48	4605 HICKORY	46077
R2024-13	January	8	\$9,338	\$170	\$0	\$0	\$0	Eye 4 Group	Becknell Industrial	Comm Sign	267 Industrial Park	4	5433 S SR 267	46052
R2024-14	January	8	\$3,000	\$240	\$0	\$0	\$0	A Sign By Design	BOYS & GIRLS CLUB	Comm Sign			5964 S 700 East	46077
U2024-15	January	9	\$0	\$125	\$0	\$0	\$0	New Generation Homes LLC	Wade & Jill Hill	Res Finish Permit	OLDFIELD	28	6792 WELLINGTON	46077
U2024-16	January	9	\$10,000	\$410	\$0	\$0	\$0	New Generation Homes LLC	MICHAEL & CAROLYN	Res Other	Cross's Third Additi	14	120 S 6TH STREET	46077
23U2024-17	January	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Thomas & Linda Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
23U2024-18	January	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Helene Hallett	Res Finish Permit	THE CLUB AT HOLLIDAY	Q19	4400 ELMSCOTT	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2024

Total Combined permits issued for the month of January: 61

Combined Permit Activity Detail

Page: 2

Printed 2024/02/02 10:54 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
13U2024-19	January	10	\$24,600	\$75	\$0	\$0	\$0	Bone Dry Roofing	Richard & Carol Ismail	Res Reroof	Fox Hollow	74	7413 FOX HOLLOW	46077
23U2024-20	January	10	\$1,760,000	\$1,611	\$4,025	\$2,045	\$1,009	Wedgewood Building	Zachary Barrett & Jessica	Res New	THE CLUB AT HOLLIDAY	R30	10490 SOMERFORD	46077
R2024-21	January	10	\$0	\$75	\$0	\$0	\$0	JMC Electric Inc	Wrightwood Homes LLC	Res Electric			6140 S 800 East	46077
U2024-22	January	11	\$10,000	\$465	\$0	\$0	\$0	Creighton Construction Co	John & Solveig Fiene	Res Remodel	Hillcrest	4	670 W PINE STREET	46077
U2024-23	January	12	\$33,000	\$543	\$0	\$0	\$0	Capitol Construction	Group 1001 Indiana Holdings	Comm Remodel			10555 GROUP 1001	46077
R2024-24	January	12	\$2,420,000	\$1,820	\$0	\$2,045	\$1,009	Wedgewood Building	Gregory Eddy	Res New			8775 E 125 Street	46077
R2024-25	January	12	\$65,000	\$449	\$0	\$0	\$0	Nicholas Design Build	Kathryn Grissom	Res Remodel	Stonegate	330	7664 DEERFIELD	46077
U2024-26	January	12	\$30,000	\$263	\$0	\$0	\$0	Michael & Judith Kojetin	Michael & Judith Kojetin	Res Add			665 BLOOR LANE	46077
R2024-27	January	16	\$0	\$75	\$0	\$0	\$0	The Electric Express	Bradley & Andrea Gonso	Res Electric			6150 S 950 East	46077
R2024-28	January	16	\$27,612	\$75	\$0	\$0	\$0	Kingdom Roofing System	Dorothy Yarnall	Res Reroof	Countrywood	31	1109 INDIAN PIPE LANE	46077
13U2024-29	January	16	\$100,000	\$735	\$0	\$0	\$0	Troy Roberson	Troy Roberson	Res Remodel			3511 N WILLOW	46077
U2024-30	January	16	\$569,039	\$612	\$0	\$0	\$0	Outdoor Environments	Scott Fitzgerald	Res Add Pool			11425 E 550 South	46077
U2024-31	January	16	\$0	\$45	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm Electric	Hoosier Village		9611 Hoosier Village Drive	46077
13U2024-32	January	17	\$0	\$75	\$0	\$0	\$0	Adam's Electric	Robert & Brooke Mikan	Res Electric	Montgomery Minor Plat	1	11785 E 300 South	46077
R2024-33	January	17	\$8,678	\$75	\$0	\$0	\$0	Bone Dry Roofing	Michael & Ann Knox	Res Reroof	IRISHMAN'S RUN	11	7259 HUNT CLUB LANE	46077
U2024-34	January	17	\$75,000	\$200	\$0	\$0	\$0	Hittle Construction	James & Carly Munder	Res Add Deck	Oak Ridge	100	10530 OAK RIDGE	46077
U2024-35	January	17	\$0	\$75	\$0	\$0	\$0	Boss Lady Property	Boss Lady Property	Res Demo	Laughlin, Fours, Har	50	355 W HAWTHORNE	46077
23U2024-36	January	18	\$585,000	\$1,305	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	68	8483 MORGAN	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2024

Total Combined permits issued for the month of January: 61

Combined Permit Activity Detail

Page: 3

Printed 2024/02/02 10:54 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
R2024-37	January	19	\$25,000	\$300	\$0	\$0	\$0	Dorsey Paving Inc	Keendalwood Realty LLC	Res Demo			90 CLIFDEN ROAD	46077
23U2024-38	January	22	\$2,576,083	\$0	\$0	\$0	\$0	Executive Homes	Chungah Rhee & Benjamin	Res New	THE CLUB AT HOLLIDAY	Q23	4260 ELMSCOTT	46077
U2024-39	January	22	\$300,000	\$0	\$0	\$0	\$0	New Generation Homes LLC	Peter Lachmann	Res Add	Bloor Woods	23	720 BLOOR LANE	46077
U2024-40	January	22	\$0	\$75	\$0	\$0	\$0	Huston Electric	Dedric & Alicia Day	Res Electric	Benderfield	10	455 BENDERFIELD	46077
U2024-41	January	22	\$7,750	\$77	\$0	\$0	\$0	A Sign By Design	Boone Village Shopping	Comm Sign			61 Boone Village	46077
U2024-42	January	22	\$1,150,000	\$1,459	\$4,025	\$2,045	\$1,009	Executive Homes	Executive Homes	Res New	Pemberton	57	5035 ABINGTON	46077
13U2024-43	January	23	\$0	\$100	\$0	\$0	\$0	Meyer Foods Management	K & J Investments	Mass Grading	Appaloosa Crossing	Outlot I	3263 S US 421	46077
U2024-44	January	23	\$0	\$75	\$0	\$0	\$0	Peterman Brothers	Kacey & Brian West	Res Electric	Huntington Woods	83	1171 HUNTINGTON	46077
R2024-45	January	23	\$1,000,000	\$100	\$0	\$0	\$0	Above & Beyond Companies	Jason & Bambi McKibbin	Res Add			10640 E 100 North	46069
13U2024-46	January	24	\$2,400,000	\$1,623	\$0	\$0	\$22,472	Meyer Foods Management	K & J Investments	Comm New	Appaloosa Crossing	Outlot I Culver's	3263 S US 421	46077
U2024-47	January	24	\$19,396	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jason & Kimberly Hatch	Res Reroof	Spring Knoll	21	8983 SHELBURNE	46077
R2024-48	January	24	\$0	\$0	\$4,025	\$0	\$0	Mark Teeter	Mark & Kelly Teeter	Res Sewer	Sycamore Bend	7	924 EAGLE COURT	46077
R2024-49	January	24	\$0	\$0	\$0	\$0	\$0	Chad Back	Chad & Michelle Back	Res Finish Permit			8170 E 300 South	46077
R2024-50	January	24	\$3,000	\$0	\$0	\$0	\$0	advantage innovations	I-70 WEST LLC	Comm Sign			4175 S Indianapolis	46075
U2024-51	January	24	\$6,000	\$103	\$0	\$0	\$0	Sign Factory c/o Montell Staples	Elite9 Investments	Comm Sign			10615 Zionsville	46077
23U2024-52	January	26	\$1,200,000	\$1,575	\$4,025	\$2,045	\$1,009	Homes by Nest, LLC	Lucas & Ashley Recker	Res New	THE CLUB AT HOLLIDAY	R49	3820 HOLLIDAY	46077
R2024-53	January	26	\$0	\$220	\$0	\$0	\$0	The Courtyards of Russell Oaks	Russell Lake Lots, LLC and	Mass Grading	Courtyards of Russell Oaks		8901 & 9085 E Oak Street	46077
R2024-54	January	26	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Deborah & Mark Akers	Res Sewer	Sycamore Bend	32	511 PHEASANT	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2024

Total Combined permits issued for the month of January: 61

Combined Permit Activity Detail

Page: 4

Printed 2024/02/02 10:54 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
23U2024-55	January	29	\$3,500,000	\$1,711	\$4,025	\$2,045	\$1,009	Homes by Design	Shine Property Group LLC	Res New	THE CLUB AT HOLLIDAY	R48	3800 HOLLIDAY	46077
U2024-56	January	29	\$36,000	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Remodel	Zionsville Government	1	1100 W OAK STREET	46077
23U2024-57	January	29	\$575,000	\$1,301	\$4,025	\$2,045	\$1,009	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	Devonshire	79	3866 MORGAN	46077
R2024-58	January	29	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	John & Karen Foster	Res Sewer	Sycamore Bend	33	509 PHEASANT	46077
23U2024-59	January	30	\$1,100,000	\$1,523	\$4,025	\$2,045	\$1,009	Viewegh Crafted Homes	J & R Equity Corp	Res New	THE CLUB AT HOLLIDAY	T7	10756 DARTMOOR	46077
U2024-60	January	30	\$0	\$0	\$0	\$0	\$0	Heritage Realty Group	Thomas & Jeanne Heltzel	Res Finish Permit	Manchester Square		109 WAKEFIELD	46077
U2024-61	January	30	\$0	\$125	\$0	\$0	\$0	Michael & MariAnn Paton	Michael & MariAnn Paton	Res Finish Permit	AUSTIN OAKS	77	4548 CHASE OAK COURT	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2024

Total: C of O issued for the month of January: 35

C of O Detail

Page: 1

Printed 2024/02/02 10:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2021-1038	BPI Outdoor Living	Anthony & Anita Samuel	Res Other	Fox Hollow	36 Game Court	9990 FORD VALLEY LANE	46077	2024/01/09
U2022-314	Kent Shaffer Builders Inc	Jane Clarke	Res New	OLIVERS	58, 59	145 N MAIN STREET	46077	2024/01/10
13U2022-718	New Generation Homes LLC	The PS 695 Revocable Trust	Res Finish Permit			3863 WILLOW BROOK LANE	46077	2024/01/10
R2022-736	Hamilton Homes	Magdalena & Stephen Czarder	Res Add			2255 S 950 East	46077	2024/01/29
R2022-914	Arrow Construction	Brian & Tonya Hummer	Res Reroof	Huddersfield	10	3151 Huddersfield Lane	46077	2024/01/24
13U2022-960	All Around Remodel	Raufu & Mona Lasisi	Res Remodel	HIDDEN PINES	47	3431 SUGAR PINE LANE	46077	2024/01/17
U2022-985	Executive Homes Construction Inc	Executive Home Improve	Res New	Pemberton	56	8061 ABINGTON WAY	46077	2024/01/09
U2022-1019	JB Partners	Jordan Walters	Res Add	Oak Ridge	1	9883 OAK RIDGE	46077	2024/01/10
13U2023-71	Michael Soller	Michael Soller	Res Remodel	HIDDEN PINES	53	3615 SUGAR PINE LANE	46077	2024/01/04
R2023-106	Lawn Landscape Company	Louis Janeira & Jane Crawford	Res Add Deck	PLEASANTVIEW LANE	10	9219 PLEASANT VIEW LANE	46077	2024/01/19
U2023-163	Wedgewood Building Company	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	36	8116 HANLEY LANE	46077	2024/01/19
R2023-283	Zach Fisher	Lori & Jeffrey Abbott	Res Add			7855 E 200 South	46075	2024/01/25
U2023-342	Mattcon General Construction Inc	SOUTH ZIONSVILLE	Comm Remodel		400, 500 Evan Todd Salon	620 S MAIN STREET	46077	2024/01/19
13U2023-459	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	401-406 SHELL	3250 ARABIAN LANE	46077	2024/01/03
13U2023-461	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	402	3248 ARABIAN LANE	46077	2024/01/03
13U2023-465	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	406	3240 ARABIAN LANE	46077	2024/01/03



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2024

Total: C of O issued for the month of January: 35

C of O Detail

Page: 2

Printed 2024/02/02 10:54 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-511	High Pointe Builders	Tadas & Colleen Viskanta	Res Remodel	Buttondown Farms	45	4621 ST JOHNS CIRCLE	46077	2024/01/12
R2023-557	Pulte Homes	Pulte Homes	Res New	Devonshire	48	3934 PALMETTO CIRCLE	46077	2024/01/17
U2023-705	James Uland	James & Kelly Uland	Res Finish Permit	Hampshire	116	4550 KETTERING PLACE	46077	2024/01/16
13U2023-738	Country Garden Landscaping	Timothy & Lisa Walker	Res Add Deck	Fox Hollow	23	7360 FOX HOLLOW RIDGE	46077	2024/01/05
U2023-746	Engineering & Construction	Dawn Till Dusk Daycare	Comm Add	Tolers Addition	6	11706 N MICHIGAN ROAD	46077	2024/01/29
U2023-781	Boaz Construction	95 E Pine Street LLC	Comm Other	OP OF ZIONSVILLE BLK	1	95 E PINE STREET	46077	2024/01/24
R2023-801	Worthington Design & Remodel	Robert & Elaine Damler	Res Remodel	Hunt Country Preserv	12	7490 HUNT COUNTRY LANE	46077	2024/01/19
R2023-823	HERO Homes LLC	Chad & Dana Roberts	Res Remodel	Blackstone	47	6460 BLACKSTONE DRIVE	46077	2024/01/08
19U2023-863	Jeremiah & Alisha Johnson	Jeremiah & Alisha Johnson	Res Remodel	Brookhaven	160	2804 W HIGH GROVE CIRCLE	46077	2024/01/10
R2023-878	Coach House Garage	Kirsten & Remus Vintila	Res Add	Sycamore Bend	26	9135 WHITESTOWN ROAD	46077	2024/01/02
U2023-926	Homestead Outdoor Living	Mitchell & Jill Morson	Res Other	North View	31	480 REDBUD LANE	46077	2024/01/05
U2023-929	Reed Construction	James & Sandra Senetar	Res Remodel	Thornhill	122	1541 CONTINENTAL DRIVE	46077	2024/01/17
R2023-987	Bruce & Debbie Johnson	Bruce & Debbie Johnson	Res Add	Pleasant View	13	9306 PLEASANT VIEW LANE	46077	2024/01/16
U2023-990	Stoneco Commercial	Boone Village Shopping Center	Comm Remodel	Boone Village	Scenthounds	61 Boone Village Center	46077	2024/01/18
U2023-1005	Winget Development LLC	Tim Donner	Res Add	Laughlin, Fours, Har	48, 49	350 S 4TH STREET	46077	2024/01/26
U2023-1014	Grande & Grande Inc	Randall & Shannon Heaton II	Res Remodel	ASHBURN	37	8655 VERBENA ROAD	46077	2024/01/19



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2024

Total: C of O issued for the month of January: 35

C of O Detail			Page: 3			Printed 2024/02/02 10:54 AM		
Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-1020	CMH Builders	Michelle & Jason Weisman	Res Remodel	Hampshire	112	4513 KETTERING PLACE	46077	2024/01/31
R2023-1097	Carrington Homes	Robert & Andrea Liebross	Res Finish Permit	THE CLUB AT HOLLIDAY	K21	4480 STRATHMORE LANE	46077	2024/01/08
R2023-1098	Carrington Homes	Michael & Sarah Weidner	Res Finish Permit	THE CLUB AT HOLLIDAY	E10	10598 CHALLIS MILL COURT	46077	2024/01/08



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2024

Activity Report																						Printed 2024/02/02 10:55 AM
	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	2	6	1	2	10	6	5	8	1	2	12	5	0	61	0	11	340	534	25	35
February																						
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	0	2	6	1	2	10	6	5	8	1	2	12	5	0	61	0	11	340	534	25	35



Printed 2024/02/02 10:55 AM

Residential Fees	January												YTD
New Home Residential ILP Fees	\$15,160												\$15,160
All Other Residential ILP Fees	\$6,411												\$6,411
Residential Inspection Fees (Fees Due)	\$3,975												\$3,975
New Home Residential Road Impact Fees	\$9,081												\$9,081
New Home Residential Park Impact Fees	\$18,405												\$18,405
Sanitary Sewer Fees	\$44,275												\$44,275
Total Residential ILP, Inspection, Impact, Sewer	\$93,332												\$93,332
New Commercial Start ILP Fees	\$1,623												\$1,623
All Other Commercial ILPs	\$1,898												\$1,898
Commercial Inspection Fees(Fees due)	\$450												\$450
Commercial Road Impact Fees	\$22,472												\$22,472
Commercial Sanitary Sewer Fees	\$0												\$0
Total Commercial ILP, Inspection Impact Sewer	\$25,993												\$25,993
Combined Residential and Commercial Sewer	\$44,275												\$44,275
Combined Residential and Commercial Impact	\$49,958												\$49,958
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$119,325												\$119,325
Petition Filing Fees	January												YTD
Plan Commission													
Primary Plat Approval	\$1,020												\$1,020
Secondary Plat Approval	\$400												\$400
Re-Plat Approval	\$500												\$500
Minor Plat Approval	\$0												\$0
Zone Map Amendment	\$6,360												\$6,360
Subdivision Waiver	\$0												\$0
Development Plan	\$5,942												\$5,942
Development Plan Amendment	\$1,051												\$1,051
Ordinance Amendment	\$0												\$0
Board of Zoning Appeals													
Variance of Use	\$600												\$600
Variance of Dev Standards	\$1,812												\$1,812
Special Exception	\$0												\$0
TOTAL FILING FEES Plan Commission and	\$17,685												\$17,685
Permit Overview	January												YTD
New Home ILP	10												10
New Home Construction Cost	\$20,366,083												\$20,366,083
All Other Residential ILP	39												39
New Commercial Start ILP	1												1
All Other Commercial ILP	11												11
Total Permit Per Month	61												61
Petition Filing Quantities	January												YTD
Plan Commission													
Primary Plat Approval	¹ Wild Air - Multi-f												
Secondary Plat Approval	² Omari Minor Subdiv Wild Air - Section												
Re-Plat Approval	¹ Holliday Farms - R												
Minor Plat Approval	¹ Roberson Minor Sub												
Zone Map Amendment	¹ Kaser Rezoning												
Subdivision Waiver													
Development Plan	See Files												
Development Plan Amendment	See Files												
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ D. Katz												
Variance of Dev Standards	See Files												
Special Exception													
TOTAL FILINGS Plan Commission and BZA	19												19
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$1,475												\$1,475
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$64,887												\$64,887
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$159,120												\$159,120



Town Of Zionsville

Advanced Structural Component Use

2024/01/01-2024/01/31

Total: 29

Page: 1

Printed 2024/02/01 07:17 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
U2024-61	January	30	\$0	\$0	\$0	\$0	\$0	Michael & MariAnn Paton	Michael & MariAnn Paton	Res Finish Permit	AUSTIN OAKS	77	4548 CHASE	46077
U2024-60	January	30	\$0	\$0	\$0	\$0	\$0	Heritage Realty Group	Thomas & Jeanne Heltzel	Res Finish Permit	Manchester Square		109 WAKEFIELD	46077
23U2024-59	January	30	\$1,100,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	J & R Equity Corp	Res New	THE CLUB AT HOLLIDAY	T7	10756 DARTMOOR	46077
23U2024-57	January	29	\$575,000	\$1,301	\$4,025	\$2,045	\$1,009	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	Devonshire	79	3866 MORGAN	46077
U2024-56	January	29	\$36,000	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Remodel	Zionsville Government	1	1100 W OAK	46077
23U2024-55	January	29	\$3,500,000	\$1,711	\$4,025	\$2,045	\$1,009	Homes by Design	Shine Property Group LLC	Res New	THE CLUB AT HOLLIDAY	R48	3800 HOLLIDAY	46077
23U2024-52	January	26	\$1,200,000	\$1,575	\$4,025	\$2,045	\$1,009	Homes by Nest, LLC	Lucas & Ashley Recker	Res New	THE CLUB AT HOLLIDAY	R49	3820 HOLLIDAY	46077
R2024-49	January	24	\$0	\$0	\$0	\$0	\$0	Chad Back	Chad & Michelle Back	Res Finish Permit			8170 E 300 South	46077
13U2024-46	January	24	\$2,400,000	\$1,523	\$0	\$0	\$22,472	Meyer Foods Management	K & J Investments	Comm New	Appaloosa Crossing	Outlot I Culver's	3263 S US 421	46077
R2024-45	January	23	\$1,000,000	\$100	\$0	\$0	\$0	Above & Beyond	Jason & Bambi McKibbin	Res Add			10640 E 100 North	46069
U2024-42	January	22	\$1,150,000	\$1,459	\$4,025	\$2,045	\$1,009	Executive Homes	Executive Homes	Res New	Pemberton	57	5035 ABINGTON	46077
U2024-39	January	22	\$300,000	\$0	\$0	\$0	\$0	New Generation	Peter Lachmann	Res Add	Bloor Woods	23	720 BLOOR LANE	46077
23U2024-38	January	22	\$2,576,083	\$0	\$0	\$0	\$0	Executive Homes	Chungah Rhee & Benjamin	Res New	THE CLUB AT HOLLIDAY	Q23	4260 ELMSCOTT	46077
23U2024-36	January	18	\$585,000	\$1,305	\$4,025	\$2,045	\$1,009	Pulte Homes	Pulte Homes	Res New	Devonshire	68	8483 MORGAN	46077
13U2024-29	January	16	\$100,000	\$735	\$0	\$0	\$0	Troy Roberson	Troy Roberson	Res Remodel			3511 N WILLOW	46077
U2024-26	January	12	\$30,000	\$263	\$0	\$0	\$0	Michael & Judith Kojetin	Michael & Judith Kojetin	Res Add			665 BLOOR LANE	46077
R2024-25	January	12	\$65,000	\$449	\$0	\$0	\$0	Nicholas Design Build	Kathryn Grissom	Res Remodel	Stonegate	330	7664 DEERFIELD	46077
R2024-24	January	12	\$2,420,000	\$1,820	\$0	\$2,045	\$1,009	Wedgewood Building	Gregory Eddy	Res New			8775 E 125 Street	46077



Town Of Zionsville

Advanced Structural Component Use

2024/01/01-2024/01/31

Total: 29

Page: 2

Printed 2024/02/01 07:17 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
U2024-23	January	12	\$33,000	\$543	\$0	\$0	\$0	Capitol Construction	Group 1001 Indiana	Comm Remodel			10555 GROUP	46077
U2024-22	January	11	\$10,000	\$465	\$0	\$0	\$0	Creighton Construction	John & Solveig Fiene	Res Remodel	Hillcrest	4	670 W PINE STREET	46077
23U2024-20	January	10	\$1,760,000	\$1,611	\$4,025	\$2,045	\$1,009	Wedgewood Building	Zachary Barrett & Jessica	Res New	THE CLUB AT HOLLIDAY	R30	10490 SOMERFORD	46077
23U2024-18	January	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Helene Hallett	Res Finish Permit	THE CLUB AT HOLLIDAY	Q19	4400 ELMSCOTT	46077
23U2024-17	January	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Thomas & Linda Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
U2024-15	January	9	\$0	\$125	\$0	\$0	\$0	New Generation	Wade & Jill Hill	Res Finish Permit	OLDFIELD	28	6792 WELLINGTON	46077
U2024-12	January	8	\$64,400	\$432	\$0	\$0	\$0	Worthington Design &	Roger Burris	Res Remodel	Oak Ridge	48	4605 HICKORY	46077
R2024- 8	January	5	\$55,000	\$410	\$0	\$0	\$0	The Oak Standard	Karen Dicke	Res Add			7373 S Ford Road	46077
U2024- 7	January	5	\$50,000	\$410	\$0	\$0	\$0	B Davis Remodelling,	Matthew & Nicole Simpson	Res Remodel	Cobblestone Lakes	240	8885 WINDPOINTE	46077
23U2024-5	January	5	\$5,500,000	\$2,855	\$4,025	\$2,045	\$1,009	Homes by Design	Todd & Linda Maurer	Res New	THE CLUB AT HOLLIDAY	R22	10386 HOLLIDAY	46077
U2024- 1	January	3	\$110,000	\$0	\$0	\$0	\$0	Mitch Young Construction	Andrew & Kelley Faber	Res Add	Thornhill	141	1637 CORNICHE	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, January 3, 2024

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

III. Election of Officers

Steve Mundy, Elected Chairman for 2024, 4 in Favor, 0 Opposed

Kathi Postlewait, Elected Vice Chair for 2024, 4 in Favor, 0 Opposed

Mike Dale, Elected Secretary for 2024, 4 in Favor, 0 Opposed

IV. Approval of the [December 6, 2023, Minutes](#) – **Approved 4 in Favor, 0 Opposed.**

V. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
			NONE

VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
			NONE

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-38-DSV Staff Report and Materials Letters of Interest	J. Patten	5120 Turkeyfoot Road, Zionsville, IN 46077	Petition for Development Standards Variances to Section 194.047 (C) and Section 194.095 (C) to: 1. Reduce the side yard and front yard setback requirements. Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. 2. Exceed the Accessory square footage requirement. Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. 3. Exceed the Accessory height requirement. Denied. 4 in Favor, 0 Opposed. for the construction of a barn in the Urban Single-Family Residential 2 Zoning District (R-SF-2).
2023-47-DSV Staff Report and Materials	J. Longest	8617 W Oak Street, Zionsville, IN 46077	Conditionally Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. Petition for Development Standards Variance of Section 194.097 (C) to provide for the total square footage of accessory structures to exceed the square footage of the primary structure in the Rural Single Family Residential (R-1) Zoning District.
2023-48-DSV Staff Report and Materials	L. Samuels	8255 E 500 South, Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. Petition for a Development Standards Variance to Section 194.097 (C) to provide for an accessory structure to exist prior to the completion of the primary structure in the Rural Single-Family Residential (R-1) Zoning District.
2023-49-DSV Staff Report and Materials	G. Martine	7633 E. Stonegate Drive, Zionsville, IN 46077	Conditionally Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed Petition for Development Standards Variance to Section 194.169 (D) to exceed the maximum number of signs in the Rural Urban Business (UB) Zoning District.

2023-50-DSV Staff Report and Materials	P. Lachmann	720 Bloor Lane, Zionsville, IN 46077	Petition for a Development Standards Variance to Section 194.052 (C) for an accessory building in the Urban Village Residential (R-V) Zoning District to: 1. Exceed the maximum height. Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. 2. Exceed the accessory square footage. Conditionally Approved as presented & filed w/exhibits & per staff report. 4 in Favor, 0 Opposed.
2023-51-DSV Staff Report and Materials	GreenCycle of Indiana	4310 E. 750 South, Lebanon, IN 46052	Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed. Petition for a Development Standards Variance to Section 194.043 (B)(1) to reduce the required front yard setback for an existing building in the Rural General Agricultural (AG) Zoning District.
2023-53-DSV Staff Report and Materials	S. Wagner	7880 Circle Drive, Zionsville, IN 46077	Continued from the January 3, 2024, Board of Zoning Appeals Meeting to the February 7, 2024, Meeting. 4 in Favor, 0 Opposed. Petition for Development Standards Variance to Section 194.097 (C) and Section 194.082 (B) Table 3 to exceed the accessory square footage for an accessory building and to reduce the front yard setback in the Rural General Agricultural (AG) Zoning District.

VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
Continuance FAQ	Kent Minnette (attorney)		Continued from the January 3, 2024, Board of Zoning Appeals Meeting to the February 7, 2024, Meeting. 4 in Favor, 0 Opposed. Discussion of procedures for continuance request

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

January 4, 2024



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, January 16, 2024

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 VEA ZOOM**

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Josh Fedor, Jim Hurst, Chris Lake, Cindy Madrick, and Nick Plopper attended in person. Mary Grabianowski attended via zoom.
- III. Election of Plan Commission Officers: David Franz was elected President for 2024. Chris Lake was elected Vice President for 2024. Michael Dale was appointed as Secretary for 2024.
- IV. Appointment to the Board of Zoning Appeals: Josh Fedor was appointed to the BZA
- V. Community & Economic Development [December Monthly Report](#) (Informational Only – no action required)
- VI. Approval of the December 18, 2023, Regular Meeting Minutes: Approved
- VII. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions to be Considered
2023-28-Z: Continuance Request Letter ; and Staff Report with Materials ; and Letters of Interest	Henke Development / Bradley Farms PUD Rezoning	Parcels addressed as: 1120, 1310, 1550 S. U.S. Highway 421; 1555 S. 950 East; and 9625 E. 100 South (approx. address)	Continued from the July 17, 2023, August 21, 2023, September 18, 2023, October 16, 2023, November 20, 2023, and December 18, 2023, Meetings. Petitioner requested a Continuance to the February 20, 2024 Meeting. Commissioners continued this request to the March 18, 2024 Regular Meeting. 7 in Favor 0 Opposed Recommendation 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 Residential (R2) Districts to the Planned Unit Development (PUD) District.

2023-54-DP: Continuation Request Letter	Traci Garontakos / The Shops at Holliday Farms	3546 and 3650 S. U.S. Highway 421, Zionsville	Petitioner requested a Continuance to the February 20, 2024 Meeting, which was approved. 7 in Favor 0 Opposed Development Plan for four (4) retail/office buildings, two on Lot R and two on Lot S (one being an existing historic structure), being in a Planned Unit Development (Holliday Farms PUD) District.
2023-57-DPA: Continuation Request Letter	Henke Development / Promontory Berms and Pond	9825 Windy Hills Drive, Zionsville	Petitioner requested a Continuance to the February 20, 2024 Meeting, which was approved. 7 in Favor 0 Opposed Development Plan Amendment to permit additional berms and a reduction in size of a pond being zoned Planned Unit Development (Promontory PUD).

VIII. Continued Business heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions to be Considered
2023-47-DP: Staff Report with Materials	Indy Holdings, LLC / Singh Retail Building	3251 S. U.S. Highway 421, Zionsville	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 7 in Favor 0 Opposed Development Plan for 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.

IX. New Business to be heard

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

X. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Items to be Considered
ACT-2023-088: Memo and Materials	Sims Lohman	7113 Mayflower Park Drive	Minor DP Amendment for a Truck Dock Installation (2014-20-DSV and 2006-11-DPA) Acknowledged by Plan Commission
Conceptual Layout	The Farm at Zionsville	11819 Sycamore Street	Roundabout update on Sycamore Street Acknowledged by Plan Commission
	Mike Dale		Comprehensive Plan Discussion (no materials) Acknowledged by Plan Commission
			Engagement Letter for Plan Commission Legal Counsel (Taylor, Minnette, Schneider & Clutter, P.C.). Plan Commission approved and signed engagement letter.

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

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development
Town of Zionsville

January 17, 2024



ZIONSVILLE

SECONDARY PLAT RELEASES

RE-PLAT RELEASES

Plan Commission Plat Releases for Recordation January 2024

Schafer Secondary Plat