



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

February 2024

Total permits issued for the month of February: 87

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Permit Activity Breakdown					
Commercial Permits	February 2024	February 2023	YTD 2024	YTD 2023	YTD Diff
New	3	0	4	2	2
Interior Remodel	1	1	3	2	1
Addition	0	0	0	0	0
Sign	2	5	8	9	-1
Electric	2	0	3	0	3
Other	1	7	3	11	-8
Sewer	0	0	0	0	0
Commercial Totals	9	13	21	24	-3
Residential Permits					
Single Family	26	11	36	26	10
Addition	16	8	22	14	8
Remodel	6	8	11	12	-1
Electric	6	5	14	7	7
Pool/Spa	2	6	3	9	-6
Demolition	1	0	3	0	3
Other	15	17	27	24	3
Sewer/Repairs	6	15	11	19	-8
Residential Totals	78	70	127	111	16
Combined Totals	87	83	148	135	13

Building/Site Inspections: 339 Number Of Inspections: 506

Certificates Of Occupancy Issued: 39

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 14

Number of violations that resulted in a violation and/or stop work order: 0

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 0



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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
R2024-62	February	1	\$0	\$140	\$0	\$0	\$0	Pollard Electric	C-W Exchange Company LLC	Comm Electric		mulching system	4310 E 750 South	46052
U2024-63	February	1	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Christopher Ciceri	Res Electric	Colony Woods	121	135 MAXWELL	46077
U2024-64	February	1	\$24,000	\$410	\$0	\$0	\$0	The Smart Pergola	Derek & Giovanna	Res Other	Colony Square	25	761 FRANKLIN	46077
R2024-65	February	5	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	Albert Wurster	Res Electric			9034 E 350 South	46077
U2024-66	February	6	\$0	\$25	\$0	\$0	\$0	Service Plus Heating Cooling	Tiffany & Vern Mihill	Res Sewer	Malora Dyes Addition	3	845 W OAK STREET	46077
U2024-67	February	6	\$900,000	\$1,353	\$0	\$2,045	\$1,009	Westwood Properties, LLC	Ashley Meijer	Res New	Ansley Park	11	11675 ANSLEY	46077
R2024-68	February	6	\$2,600,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders. Inc.	Mark & Lora Hanna	Res New			8901 E 250 South	46077
R2024-69	February	6	\$0	\$100	\$0	\$0	\$0	Jay Christman/Christman	Mark & Lora Hanna	Res Demo			8901 East 250 South	46077
U2024-70	February	7	\$50,000	\$100	\$0	\$0	\$0	Start To Finish Landscaping	Kyle & Kecia Schwarzkopf	Res Other	Rock Bridge	70	3965 STONINGTON	46077
U2024-71	February	8	\$0	\$25	\$0	\$0	\$0	Peterman Brothers	Donald & Christine Miller	Res Sewer			540 W ASH STREET	46077
U2024-72	February	8	\$5,000,000	\$1,726	\$4,025	\$2,045	\$1,009	New Generation Homes LLC	Marc & Loria Gerdisch	Res New	OLDFIELD	30	6763 WELLINGTON	46077
19U2024-73	February	9	\$100,000	\$410	\$0	\$0	\$0	Franco Landscaping,	Wesley & Erica Drew	Res Add	Vonterra	81	10257 DURELLA	46077
19U2024-74	February	9	\$66,500	\$495	\$0	\$0	\$0	AIN Properties	Laura & Joshua Stolarz	Res Remodel	Brookhaven	189	11173 GLEN AVON WAY	46077
13U2024-75	February	9	\$0	\$950	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Comm New	The Towns at Appaloosa	SHELL 801 - 804	3252 HAFLINGER	46077
13U2024-76	February	9	\$398,000	\$709	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	801	3252 HAFLINGER	46077
13U2024-77	February	9	\$398,000	\$709	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	802	3250 HAFLINGER	46077
13U2024-78	February	9	\$398,000	\$709	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	803	3248 HAFLINGER	46077
13U2024-79	February	9	\$398,000	\$709	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	804	3246 HAFLINGER	46077



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U2024-80	February	9	\$12,064	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jacob & Mary Kate Carr	Res Other	Inglenook of Zionsville	33	10472 LOWER	46077
R2024-81	February	12	\$5,500	\$0	\$0	\$0	\$0	Raber Portable Storage Barns	Lori & Jeffrey Abbott	Res Add			7855 E 200 South	46077
23U2024-82	February	12	\$40,000	\$100	\$0	\$0	\$0	Lawn Landscape	Carey & Tracey Wasem	Res Other	Chelsea Park	10	5370 PEMBRIDGE	46077
R2024-83	February	12	\$25,000	\$100	\$0	\$0	\$0	Lawn Landscape	Todd & Jodi McClure	Res Other			5538 S 700 East	46075
U2024-84	February	12	\$0	\$75	\$0	\$0	\$0	Huston Electric	Shirley Neal	Res Electric	Colony Woods	282	295 CAMDEN	46077
U2024-85	February	13	\$16,000	\$488	\$0	\$0	\$0	Grande & Grande Inc	Kevin & Angela Nelson	Res Remodel	ASHBURN	09	5220 ROSE DRIVE	46077
U2024-86	February	13	\$0	\$49	\$0	\$0	\$0	Resolution Mediation	Hillary Sharpnack	Comm Sign			70 E Hawthorne	46077
R2024-87	February	13	\$0	\$0	\$4,025	\$0	\$0	Wharff Excavating	Jeffrey & Carolyn	Res Sewer	Sycamore Bend	32	534 NUTHATCH	46077
R2024-88	February	14	\$88,000	\$465	\$0	\$0	\$0	Worthington Design &	Joshua & Megan Develvis	Res Remodel			2470 S US 421	46077
U2024-89	February	14	\$0	\$425	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	SHELL Units 3,4,5	9733 Hoosier Village Drive	46077
U2024-90	February	14	\$475,000	\$426	\$0	\$941	\$1,009	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	3 Townhome	9733 Hoosier Village Drive	46077
R2024-91	February	14	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Jason Mynatt	Res Sewer	Sycamore Bend	34	538 NUTHATCH	46077
23U2024-92	February	14	\$0	\$0	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Mass Grading	THE CLUB AT HOLLIDAY		3595 MARKETPLACE	46077
U2024-93	February	14	\$475,000	\$425	\$0	\$941	\$1,009	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	4	9735 Hoosier Village Drive	46077
U2024-94	February	14	\$475,000	\$426	\$0	\$941	\$1,009	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	5	9737 Hoosier Village Drive	46077
R2024-95	February	14	\$0	\$75	\$0	\$0	\$0	Peterman Brothers	Donna & Cary Hughes	Res Electric			1533 N US 421	46077
R2024-96	February	14	\$75,000	\$264	\$0	\$0	\$0	Country Garden Landscaping	Brian & Jennifer Egan	Res Add	Cheval De Salle	13	7877 CHEVAL	46077
U2024-97	February	14	\$1,900,000	\$799	\$0	\$2,045	\$2,018	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	1 & 2	9715 & 9717 Hoosier	46077



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R2024-98	February	14	\$121,404	\$537	\$0	\$0	\$0	Service Master by Crossroads	Carl & Carolyn Fenton	Res Remodel	Spring Hill	19	662 SPRING HILLS DRIVE	46077
U2024-99	February	15	\$50,000	\$644	\$5,900	\$0	\$0	Toor Construction Inc	Ford Centre Associates	Comm Remodel		Saffron Indian	1486 W OAK STREET	46077
U2024-100	February	15	\$185,000	\$362	\$0	\$0	\$0	Winget Development	Michael & Erin Effner	Res Add			40 E ASH STREET	46077
U2024-101	February	15	\$0	\$125	\$0	\$0	\$0	Austin Goodman	Austin & Lauren Goodman	Res Finish Permit	Hampshire	138	4818 STANTON	46077
23U2024-102	February	16	\$321,000	\$1,068	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	30	11565 LANGTON	46077
23U2024-103	February	16	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Grand Communities	Res Add	Chelsea Park	30	11565 LANGTON	46077
19U2024-104	February	16	\$24,000	\$200	\$0	\$0	\$0	C & E Decks	Matthew Mauck	Res Add Deck	Fieldstone	28	2977 STONE CREEK	46077
R2024-105	February	20	\$100,000	\$410	\$0	\$0	\$0	Carpenter's Crew, Inc	Doug & Beth Boles	Res Add	Timberwolf	10	9363 TUNDRA	46077
R2024-106	February	21	\$0	\$75	\$0	\$0	\$0	Mike Woodrum	Ruth Ehlen	Res Electric	Fishback Creek	1	5456 S 700 East	46075
U2024-107	February	21	\$40,000	\$0	\$0	\$0	\$0	Indy Grills	Ryan & Nicole McNally	Res Other	LONG BROOK	5	6340 MAYFIELD	46077
U2024-108	February	21	\$144,182	\$504	\$0	\$0	\$0	CMH Builders	Alexander & Katie Orlowski	Res Remodel	Cobblestone Lakes	251	8995 SNOWBERRY	46077
23U2024-109	February	22	\$2,595,000	\$1,558	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Craig & Lisa Kinyon	Res New	THE CLUB AT HOLLIDAY	R45	10465 SOMERFORD	46077
23U2024-110	February	22	\$0	\$125	\$0	\$0	\$0	Carrington Homes	Drew & Brittani Storen	Res Finish Permit	THE CLUB AT HOLLIDAY	F28	10571 PETE DYE RIDGE	46077
19U2024-111	February	22	\$23,543	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Matthew & Monica	Res Reroof	THE ENCLAVE	87	6550 BRIARWOOD	46077
23U2024-112	February	22	\$765,000	\$1,373	\$4,025	\$2,045	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	L21	4388 HAMILTON	46077
U2024-113	February	22	\$30,000	\$200	\$0	\$0	\$0	Chuck's Construction	Scott & Brittany Wentz	Res Add Deck	Coventry Ridge	87	4677 BAYBERRY	46077
19U2024-114	February	22	\$6,000	\$100	\$0	\$0	\$0	Robert & Christina Race	Robert & Christina Race	Res Other	Brookhaven	44	11332 ABERCAIRN	46077
19U2024-115	February	22	\$23,000	\$253	\$0	\$0	\$0	Beechy LLC	Dwayne Moore	Res Add	Shannon Springs		6340 S 850 East	46077



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R2024-116	February	22	\$0	\$75	\$0	\$0	\$0	A+ Electric	Zach Spees	Res Electric			9440 East 400 South	46077
23U2024-117	February	22	\$1,884,863	\$1,592	\$4,025	\$2,045	\$1,009	Scott Bates Builders, Inc	Jeff & Sabrina Kime	Res New	THE CLUB AT HOLLIDAY	A8	10876 HOLLIDAY	46077
R2024-118	February	22	\$27,312	\$75	\$0	\$0	\$0	Bone Dry Roofing	Mitchell & Unchana Allen	Res Reroof			1761 S 825 East	46077
U2024-119	February	22	\$1,900,000	\$799	\$0	\$2,045	\$2,018	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	20, 21	9736 & 9738 Highbush	46077
13U2024-120	February	22	\$0	\$1,050	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL Units	3245 HAFLINGER	46077
23U2024-121	February	22	\$626,000	\$1,345	\$4,025	\$2,045	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	62	3867 MORGAN	46077
13U2024-122	February	22	\$349,000	\$646	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	701	3245 HAFLINGER	46077
13U2024-123	February	22	\$349,000	\$648	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	702	3247 HAFLINGER	46077
13U2024-124	February	22	\$349,000	\$647	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	703	3249 HAFLINGER	46077
13U2024-125	February	22	\$649,000	\$648	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	The Towns at Appaloosa	704	3251 HAFLINGER	46077
13U2024-126	February	22	\$349,000	\$667	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	705	3251 HAFLINGER	46077
U2024-127	February	23	\$350,000	\$450	\$0	\$0	\$0	R&G Home Improvement Inc	Sean & Keri Katzenberger	Res Add	Colony Woods	148	1140 MAXWELL	46077
U2024-128	February	23	\$1,900,000	\$799	\$0	\$2,045	\$2,018	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	18, 19	9746 & 9748 Highbush	46077
U2024-129	February	23	\$0	\$114	\$0	\$0	\$0	A Sign By Design	Universal Transparent Bag	Comm Sign	Ripberger Business Park		10505 Bennett	46077
U2024-130	February	23	\$0	\$0	\$0	\$0	\$0	ESC Electric LLC/Jason Long	Northpark Community	Comm Electric			5965 TECHNOLOGY	46077
R2024-131	February	23	\$19,000	\$365	\$0	\$0	\$0	Chris Eicher & Sons	Shane Wagner	Res Add			7880 CIRCLE DRIVE	46077
R2024-132	February	23	\$60,000	\$200	\$0	\$0	\$0	Lemcke Landscape	Brian & Molly Tuminello	Res Add Deck	Stonegate	340	7695 DEERFIELD	46077
R2024-133	February	23	\$12,000	\$410	\$0	\$0	\$0	Adam Shumaker	Adam Shumaker	Res Remodel	Fishback Creek	11	6895 E 525 South	46075



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U2024-134	February	23	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Justin Peper	Res Sewer	Bailey Court	3	320 W ASH STREET	46077
23U2024-135	February	23	\$2,000,000	\$0	\$0	\$0	\$0	Randy Schaffer Builder	Joseph & Jennifer Husar	Res New	THE CLUB AT HOLLIDAY	R44	10455 SOMERFORD	46077
23U2024-136	February	23	\$1,700,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders. Inc.	Haspard & Rachel Murphy	Res New	THE CLUB AT HOLLIDAY	R10	10518 HOLLIDAY	46077
R2024-137	February	26	\$366,000	\$410	\$0	\$0	\$0	Hamilton Homes	James & Nancy Carpenter	Res Add			6517 S 800 East	46077
R2024-138	February	26	\$54,130	\$264	\$0	\$0	\$0	The Smart Pergola	James & Nancy Carpenter	Res Add Deck			6517 S 800 East	46077
U2024-139	February	26	\$110,000	\$410	\$0	\$0	\$0	Rise Builders LLC	Robert Tysklind	Res Add	Cobblestone Lakes	35	5012 PEBBLEPOINTE	46077
13U2024-140	February	27	\$113,000	\$504	\$0	\$0	\$0	Pools by Cory	Christian & Heather Jaynes	Res Add Pool	The Willows	137	11555 BENT TREE	46077
U2024-141	February	27	\$50,000	\$100	\$0	\$0	\$0	Calvin Landscape LLC	James & Carly Munder	Res Other	Oak Ridge	100	10530 OAK RIDGE	46077
U2024-142	February	27	\$1,200,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Christopher & Dawn Parker	Res New	Pemberton	11	3236 WILLOW	46077
U2024-143	February	27	\$0	\$125	\$0	\$0	\$0	Kegan Glover	GLOVER KEGAN &	Res Finish Permit	Hampshire	137	4821 STANTON	46077
U2024-144	February	28	\$59,000	\$0	\$0	\$0	\$0	BPI Outdoor Living	Kyle & Rebecca Applegate	Res Add	Thornhill	21	1940 MULSANNE	46077
U2024-145	February	28	\$0	\$25	\$0	\$0	\$0	LD Smith Plumbing, Inc	Kingdom Offenbacher	Res Sewer	Raintree	45	785 FOREST BLVD	46077
R2024-146	February	29	\$0	\$0	\$0	\$0	\$0	Morton Buildings	Caleb & Jill Longenberger	Res Finish Permit	DERR FARM	2	8300 East 100 South	46077
U2024-147	February	29	\$250,000	\$559	\$0	\$0	\$0	Oasis Outdoor Living &	Gary & Ellen Coval	Res Add Pool	ISENHOUR HILLS	1	465 ISENHOUR	46077
R2024-148	February	29	\$3,000	\$75	\$0	\$0	\$0	Corban Properties	Corban Properties	Res Other		Mobile Home	9610 N Pine Ridge Drive	46077



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R2022-580	Homes by Design	Christian & Christin Schmidt	Res New	THE CLUB AT HOLLIDAY	F16	10680 PETE DYE RIDGE	46077	2024/02/08
R2022-610	Outdoor Environments	The Club at Holliday Farms	Comm Other	THE CLUB AT HOLLIDAY	R51 Interior POOL	3950 CLUB RIDGE ESTATES	46077	2024/02/06
R2022-792	Homes by Design	Curtis & Jennifer Nysmith	Res Add Pool	THE CLUB AT HOLLIDAY	39, 40	10857 PETE DYE RIDGE	46077	2024/02/09
R2022-970	Padilla General Construction LLC	Roldan & Olga Padilla	Res Finish Permit			1850 S 900 East	46077	2024/02/28
R2022-1027	Shaws Custom Handywork	Jeffrey & Jill Meyers	Res Add			6385 S 800 East	46077	2024/02/07
13U2023-11	Brad Chatterjee	Brad & Moni Chatterjee	Res Remodel	The Willows	138	11551 BENT TREE COURT	46077	2024/02/01
13U2023-14	PJE Lawn Care & Landscaping LLC	Meghann York	Res Add Pool	The Willows	20	3243 WILDLIFE TRAIL	46077	2024/02/15
R2023-19	Sigma Builders, LLC	Stephan & Erin Mathis	Res New	THE CLUB AT HOLLIDAY	S17	3704 CHERWELL DRIVE	46077	2024/02/20
R2023-27	Old Town Design Group	Old Town Design Group	Res New	THE CLUB AT HOLLIDAY	A20	10576 HOLLIDAY FARMS BLVD	46077	2024/02/27
U2023-47	Davis Homes	Jackie Barson	Res New	Crosses 4th Addition	39, 40	295 N 4TH STREET	46077	2024/02/06
U2023-127	Salsbery Brothers Landscaping	Paige & Jeffrey Pitcock	Res Other	Hampshire	80	4864 DENTON DRIVE	46077	2024/02/07
U2023-176	Wedgewood Building Company	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	55	8079 ABINGTON WAY	46077	2024/02/09
R2023-396	Homestead Construction	David & Allison Funkhouser	Res Remodel			7760 South 300 East	46112	2024/02/29
R2023-435	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	N10	4245 HAMILTON RUN	46077	2024/02/08
U2023-589	Mattcon General Construction Inc	Boone County Properties LLC	Comm Remodel	ZIONSVILLE BUSINESS	2	1305 PARKWAY DRIVE	46077	2024/02/08
13U2023-595	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	Unit 1302	3253 MORAB DRIVE	46077	2024/02/20



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13U2023-683	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	901	3264 HAFLINGER DRIVE	46077	2024/02/23
13U2023-684	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	902	3262 HAFLINGER DRIVE	46077	2024/02/23
R2023-689	Ajay Bhargava	Ajay & Priya Bhargava	Res Remodel	Chelsea Park	6	5440 PEMBRIDGE LANE	46077	2024/02/16
U2023-699	Brett Schwab	Brett & Sheila Schwab	Res Add Deck	Colony Woods	60	140 BENNINGTON DRIVE	46077	2024/02/02
U2023-772	HERO Homes LLC	Eric & Julie Bradley	Res Remodel	Oak Ridge Estates	128	4855 COTTONWOOD DRIVE	46077	2024/02/09
U2023-807	Perma Pools	Amy & Dave Pavlicek	Res Add Pool	Hampshire	98	4685 HASTINGS DRIVE	46077	2024/02/09
R2023-871	Indy Grills	Jeffrey & Clista Lovell	Res Add	Stonegate	278	6717 BEEKMAN PLACE WEST	46077	2024/02/23
R2023-908	Forge Building Company, LLC	Stakkd TSIN, LLC	Comm New		Stakked Storage	7283 S 650 East	46077	2024/02/16
R2023-912	Kristina Moreland	Mark & Kristina Moreland	Res Remodel			807 EAGLEWOOD DRIVE	46077	2024/02/02
U2023-939	Housewurks of Zionsville	Brett Johnson	Res Remodel	Crosses 4th Addition	28	590 WEST LINDEN STREET	46077	2024/02/02
19U2023-969	BPI Outdoor Living	Paul & Lisa Niziolek	Res Other	Brookhaven	15	11140 FONTAINE WAY	46077	2024/02/13
U2023-977	Alt Construction	Elite9 Investments LLC	Comm Remodel		Zionsville Public House	10615 ZIONSVILLE ROAD	46077	2024/02/23
U2023-989	Worthington Design & Remodel	Michael & Jennifer Mrzlack	Res Remodel	Buttondown Farms	1	9800 BUTTONDOWN LANE	46077	2024/02/23
13U2023-996	Tenpenny Houseworks Inc	Christopher & Courtney Doran	Res Remodel	The Willows	220	11627 WILLOW SPRINGS DRIVE	46077	2024/02/29
U2023-1018	Cedar Street Builders	Alex & Chelsea Overbeck	Res Add			765 BLOOR LANE	46077	2024/02/15
U2023-1030	Brian Hill Contracting, LLC	Michael & Lana Frey	Res Remodel	Spring Knoll	263	4265 GREENTHREAD DRIVE	46077	2024/02/09



Town Of Zionsville

Planning and Economic Development C of O Detail

February 2024

Total: C of O issued for the month of February: 39

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-1053	Jackie Barston	Jackie Barston	Res Add Deck	Crosses 4th Addition	39, 40	295 N 4TH STREET	46077	2024/02/08
U2023-1056	Kort Builders, Inc	MMACK LLC	Comm Remodel	Cross's Second Addition	23	91 S MAIN STREET	46077	2024/02/23
R2023-1107	AR Homes	Jim & Jodi Dalton	Res Finish Permit	THE CLUB AT HOLLIDAY	Q10	4445 ELMSCOTT RIDGE	46077	2024/02/02
R2024-25	Nicholas Design Build	Kathryn Grissom	Res Remodel	Stonegate	330	7664 DEERFIELD WAY	46077	2024/02/27
R2024-54	317 Plumber	Deborah & Mark Akers	Res Sewer	Sycamore Bend	32	511 PHEASANT RUN	46077	2024/02/21
R2024-69	Jay Christman/Christman	Mark & Lora Hanna	Res Demo			8901 East 250 South	46077	2024/02/21
U2024-100	Winget Development LLC	Michael & Erin Effner	Res Add			40 E ASH STREET	46077	2024/02/16



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2024

Activity Report

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	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	3	0	1	2	2	1	26	16	6	6	2	1	15	6	0	87	1	8	339	506	12	39
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	4	0	3	8	3	3	36	22	11	14	3	3	27	11	0	148	1	19	679	1040	37	74



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Residential Fees	January	February											YTD
New Home Residential ILP Fees	\$15,160	\$19,780											\$34,940
All Other Residential ILP Fees	\$6,958	\$10,673											\$17,631
Residential Inspection Fees (Fees Due)	\$3,975	\$4,050											\$8,025
New Home Residential Road Impact Fees	\$9,081	\$25,225											\$34,306
New Home Residential Park Impact Fees	\$18,405	\$31,742											\$50,147
Sanitary Sewer Fees	\$44,275	\$32,200											\$76,475
Total Residential ILP, Inspection, Impact, Sewer	\$93,879	\$119,620											\$213,499
New Commercial Start ILP Fees	\$1,623	\$2,425											\$4,048
All Other Commercial ILPs	\$1,898	\$947											\$2,845
Commercial Inspection Fees(Fees due)	\$450	\$750											\$1,200
Commercial Road Impact Fees	\$22,472	\$0											\$22,472
Commercial Sanitary Sewer Fees	\$0	\$5,900											\$5,900
Total Commercial ILP, Inspection Impact Sewer	\$25,993	\$9,272											\$35,265
Combined Residential and Commercial Sewer	\$44,275	\$38,100											\$82,375
Combined Residential and Commercial Impact	\$49,958	\$56,967											\$106,925
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$119,872	\$128,892											\$248,764
Petition Filing Fees	January	February											YTD
Plan Commission													
Primary Plat Approval	\$1,020	\$2,015											\$3,035
Secondary Plat Approval	\$400	\$0											\$400
Re-Plat Approval	\$500	\$0											\$500
Minor Plat Approval	\$0	\$345											\$345
Zone Map Amendment	\$6,360	\$800											\$7,160
Subdivision Waiver	\$0	\$0											\$0
Development Plan	\$5,942	\$1,752											\$7,694
Development Plan Amendment	\$1,453	\$0											\$1,453
Ordinance Amendment	\$0	\$0											\$0
Board of Zoning Appeals													
Variance of Use	\$600	\$0											\$600
Variance of Dev Standards	\$1,812	\$1,900											\$3,712
Special Exception	\$0	\$0											\$0
TOTAL FILING FEES Plan Commission and	\$18,087	\$6,812											\$24,899
Permit Overview	January	February											YTD
New Home ILP	10	26											36
New Home Construction Cost	\$20,366,083	\$30,353,863											\$50,719,946
All Other Residential ILP	39	52											91
New Commercial Start ILP	1	3											4
All Other Commercial ILP	11	6											17
Total Permit Per Month	61	87											148
Petition Filing Quantities	January	February											YTD
Plan Commission													
Primary Plat Approval	¹ Wild Air - Multi-f	² Holliday Farms Sen Eagle Building Com											
Secondary Plat Approval	² Omari Minor Subdiv Wild Air - Section	¹ The Courtyards of											
Re-Plat Approval	¹ Holliday Farms - R												
Minor Plat Approval	¹ Roberson Minor Sub	¹ Weaver Minor Resid											
Zone Map Amendment	¹ Kaser Rezoning	² South Village PUD Katz Rezoning											
Subdivision Waiver													
Development Plan	See Files	² Holliday Farms Sen TPI Utility											
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	See Files											
Special Exception													
TOTAL FILINGS Plan Commission and BZA	19	13											32
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$1,475	\$1,050											\$2,525
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$66,238	\$52,249											\$118,487
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$160,471	\$147,316											\$307,787



Town Of Zionsville

Advanced Structural Component Use

2024/02/01-2024/02/29

Total: 54

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2024-148	February	29	\$3,000	\$0	\$0	\$0	\$0	Corban Properties	Corban Properties	Res Other		Mobile Home	9610 N Pine Ridge Drive	46077
R2024-146	February	29	\$0	\$0	\$0	\$0	\$0	Morton Buildings	Caleb & Jill Longenberger	Res Finish Permit	DERR FARM	2	8300 East 100 South	46077
U2024-143	February	27	\$0	\$125	\$0	\$0	\$0	Kegan Glover	GLOVER KEGAN &	Res Finish Permit	Hampshire	137	4821 STANTON	46077
U2024-142	February	27	\$1,200,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Christopher & Dawn Parker	Res New	Pemberton	11	3236 WILLOW	46077
U2024-139	February	26	\$110,000	\$410	\$0	\$0	\$0	Rise Builders LLC	Robert Tysklind	Res Add	Cobblestone Lakes	35	5012 PEBBLEPOINTE	46077
R2024-137	February	26	\$366,000	\$410	\$0	\$0	\$0	Hamilton Homes	James & Nancy	Res Add			6517 S 800 East	46077
23U2024-136	February	23	\$1,700,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders. Inc.	Haspard & Rachel Murphy	Res New	THE CLUB AT HOLLIDAY	R10	10518 HOLLIDAY	46077
23U2024-135	February	23	\$2,000,000	\$0	\$0	\$0	\$0	Randy Schaffer Builder	Joseph & Jennifer Husar	Res New	THE CLUB AT HOLLIDAY	R44	10455 SOMERFORD	46077
R2024-133	February	23	\$12,000	\$410	\$0	\$0	\$0	Adam Shumaker	Adam Shumaker	Res Remodel	Fishback Creek	11	6895 E 525 South	46075
R2024-131	February	23	\$19,000	\$365	\$0	\$0	\$0	Chris Eicher & Sons	Shane Wagner	Res Add			7880 CIRCLE	46077
U2024-128	February	23	\$1,900,000	\$799	\$0	\$2,045	\$2,018	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	18, 19	9746 & 9748 Highbush	46077
U2024-127	February	23	\$350,000	\$450	\$0	\$0	\$0	R&G Home Improvement	Sean & Keri Katzenberger	Res Add	Colony Woods	148	1140 MAXWELL	46077
13U2024-126	February	22	\$349,000	\$617	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	705	3251 HAFLINGER	46077
13U2024-125	February	22	\$649,000	\$598	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	704	3251 HAFLINGER	46077
13U2024-124	February	22	\$349,000	\$597	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	703	3249 HAFLINGER	46077
13U2024-123	February	22	\$349,000	\$598	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	702	3247 HAFLINGER	46077
13U2024-122	February	22	\$349,000	\$596	\$0	\$941	\$1,009	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	701	3245 HAFLINGER	46077
23U2024-121	February	22	\$626,000	\$1,345	\$4,025	\$2,045	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	62	3867 MORGAN	46077



Town Of Zionsville

Advanced Structural Component Use

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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
13U2024-120	February	22	\$0	\$1,050	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	SHELL Units	3245 HAFLINGER	46077
U2024-119	February	22	\$1,900,000	\$799	\$0	\$2,045	\$2,018	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	20, 21	9736 & 9738 Highbush	46077
23U2024-117	February	22	\$1,884,863	\$1,592	\$4,025	\$2,045	\$1,009	Scott Bates Builders, Inc	Jeff & Sabrina Kime	Res New	THE CLUB AT HOLLIDAY	A8	10876 HOLLIDAY	46077
19U2024-115	February	22	\$23,000	\$253	\$0	\$0	\$0	Beechy LLC	Dwayne Moore	Res Add	Shannon Springs		6340 S 850 East	46077
23U2024-112	February	22	\$765,000	\$1,373	\$4,025	\$2,045	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	L21	4388 HAMILTON	46077
23U2024-110	February	22	\$0	\$125	\$0	\$0	\$0	Carrington Homes	Drew & Brittani Storen	Res Finish Permit	THE CLUB AT HOLLIDAY	F28	10571 PETE DYE RIDGE	46077
23U2024-109	February	22	\$2,595,000	\$1,558	\$4,025	\$2,045	\$1,009	Wedgewood Building Co	Craig & Lisa Kinyon	Res New	THE CLUB AT HOLLIDAY	R45	10465 SOMERFORD	46077
U2024-108	February	21	\$144,182	\$504	\$0	\$0	\$0	CMH Builders	Alexander & Katie Orlowski	Res Remodel	Cobblestone Lakes	251	8995 SNOWBERRY	46077
R2024-105	February	20	\$100,000	\$410	\$0	\$0	\$0	Carpenter's Crew, Inc	Doug & Beth Boles	Res Add	Timberwolf	10	9363 TUNDRA	46077
23U2024-103	February	16	\$20,000	\$253	\$0	\$0	\$0	Fischer Homes	Grand Communities	Res Add	Chelsea Park	30	11565 LANGTON	46077
23U2024-102	February	16	\$321,000	\$1,068	\$4,025	\$2,045	\$1,009	Fischer Homes	Grand Communities	Res New	Chelsea Park	30	11565 LANGTON	46077
U2024-101	February	15	\$0	\$125	\$0	\$0	\$0	Austin Goodman	Austin & Lauren	Res Finish Permit	Hampshire	138	4818 STANTON	46077
U2024-100	February	15	\$185,000	\$362	\$0	\$0	\$0	Winget Development	Michael & Erin Effner	Res Add			40 E ASH STREET	46077
U2024-99	February	15	\$50,000	\$644	\$5,900	\$0	\$0	Toor Construction	Ford Centre Associates	Comm Remodel		Saffron Indian	1486 W OAK	46077
R2024-98	February	14	\$121,404	\$537	\$0	\$0	\$0	Service Master by Crossroads	Carl & Carolyn Fenton	Res Remodel	Spring Hill	19	662 SPRING	46077
U2024-97	February	14	\$1,900,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	1 & 2	9715 & 9717 Hoosier	46077
R2024-96	February	14	\$75,000	\$264	\$0	\$0	\$0	Country Garden	Brian & Jennifer Egan	Res Add	Cheval De Salle	13	7877 CHEVAL	46077
U2024-94	February	14	\$475,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	5	9737 Hoosier	46077



Town Of Zionsville

Advanced Structural Component Use

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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
U2024-93	February	14	\$475,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	4	9735 Hoosier	46077
U2024-90	February	14	\$475,000	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	3 Townhome	9733 Hoosier	46077
U2024-89	February	14	\$0	\$0	\$0	\$0	\$0	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	SHELL Units	9733 Hoosier	46077
R2024-88	February	14	\$88,000	\$465	\$0	\$0	\$0	Worthington Design &	Joshua & Megan	Res Remodel			2470 S US 421	46077
U2024-85	February	13	\$16,000	\$488	\$0	\$0	\$0	Grande & Grande Inc	Kevin & Angela Nelson	Res Remodel	ASHBURN	09	5220 ROSE DRIVE	46077
R2024-83	February	12	\$25,000	\$100	\$0	\$0	\$0	Lawn Landscape	Todd & Jodi McClure	Res Other			5538 S 700 East	46075
R2024-81	February	12	\$5,500	\$0	\$0	\$0	\$0	Raber Portable Storage Barns	Lori & Jeffrey Abbott	Res Add			7855 E 200 South	46077
13U2024-79	February	9	\$398,000	\$659	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	804	3246 HAFLINGER	46077
13U2024-78	February	9	\$398,000	\$659	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	803	3248 HAFLINGER	46077
13U2024-77	February	9	\$398,000	\$659	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	802	3250 HAFLINGER	46077
13U2024-76	February	9	\$398,000	\$659	\$0	\$941	\$1,009	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	The Towns at Appaloosa	801	3252 HAFLINGER	46077
13U2024-75	February	9	\$0	\$950	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Comm New	The Towns at Appaloosa	SHELL 801 - 804	3252 HAFLINGER	46077
19U2024-74	February	9	\$66,500	\$495	\$0	\$0	\$0	AIN Properties	Laura & Joshua Stolarz	Res Remodel	Brookhaven	189	11173 GLEN	46077
19U2024-73	February	9	\$100,000	\$410	\$0	\$0	\$0	Franco Landscaping,	Wesley & Erica Drew	Res Add	Vonterra	81	10257 DURELLA	46077
U2024-72	February	8	\$5,000,000	\$1,726	\$4,025	\$2,045	\$1,009	New Generation	Marc & Loria Gerdisch	Res New	OLDFIELD	30	6763 WELLINGTON	46077
R2024-68	February	6	\$2,600,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders. Inc.	Mark & Lora Hanna	Res New			8901 E 250 South	46077
U2024-67	February	6	\$900,000	\$1,353	\$0	\$2,045	\$1,009	Westwood Properties, LLC	Ashley Meijer	Res New	Ansley Park	11	11675 ANSLEY	46077
U2024-64	February	1	\$24,000	\$410	\$0	\$0	\$0	The Smart Pergola	Derek & Giovanna	Res Other	Colony Square	25	761 FRANKLIN	46077



MEETING RESULTS ZIONSVILLE BOARD OF ZONING APPEALS

Wednesday, February 7, 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, Josh Fedor

III. Election of Officers

Kathi Postlethwait, Elected Chairman for 2024, 5 in Favor, 0 Opposed

Chris Lake, Elected Vice Chairman for 2024, 5 in Favor, 0 Opposed

Mike Dale, Elected Secretary for 2024, 5 in Favor, 0 Opposed

IV. Approval of the [January 3, 2024, Minutes](#) – **5 in Favor, 0 Opposed.**

V. Continuance or Withdrawal Requests

Docket Number	Name	Address of Project	Item to be considered
2023-59-SE Staff Report and Materials Letters of Interest	Midwest Landscape Industries	7330 S Indianapolis Rd Whitestown, IN 46075	Continued from the February 7, 2024, BZA meeting to the March 6, 2024, BZA meeting. 5 in Favor, 0 Opposed. Special Exception pursuant to Section 194.082 to permit a landscaping contractor business in the Rural General Industrial (I-2) Zoning District.

2024-01-DSV Staff Report and Materials	Midwest Landscape Industries	7330 S Indianapolis Rd Whitestown, IN 46075	Continued from the February 7, 2024, BZA meeting to the March 6, 2024, meeting. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.111 (L) to provide for a reduction of the perimeter bufferyard in the Rural General Industrial (I-2) Zoning District.
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VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2023-53-DSV Staff Report and Materials	S. Wagner	7880 Circle Drive Zionsville, IN 46077	Denied. 5 in Favor, 0 Opposed. Development Standards Variance of Section 194.097 (C) and Section 194.082 (B) for an accessory building in the Rural General Agricultural (AG) Zoning District, that: - Exceeds the accessory square footage limitations - Reduces the front yard setback requirement

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2023-54-SE Staff Report and Materials	B. West	3785 S. Indianapolis Rd Lebanon, IN 46057	Conditionally Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Special Exception pursuant to Section 194.082 to permit a new Single-Family Dwelling in the Rural Light Industrial (I-1) Zoning District.
2023-55-DSV Staff Report and Materials Letters of Interest	J. Winget	40 E Ash Street, Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.052 (C) for an accessory building to exceed the maximum height in the Urban Village Residential (R-V) Zoning District.

2023-56-DSV Staff Report and Materials Letters of Interest	P. Pezet	110 N Third Street, Zionsville, IN 46077	Continued to the March 6, 2024, BZA Meeting. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.052 (C) for accessory structures in the Urban Village Residential (R-V) Zoning District, that: 1. Exceeds the Accessory height requirement 2. Reduces the side yard setback requirement 3. Reduces the aggregate side yard setback requirement 4. Exceed the lot coverage requirement
2023-57-DSV Staff Report and Materials Letters of Interest	N. Worley	340 W Cedar Street, Zionsville, IN 46077	Conditionally Approved as presented & filed w/ exhibits & per staff report. 4 in Favor, 0 Opposed, 1 Recused. Development Standards Variance pursuant to Section 194.052 (C) for a residential addition that exceeds the lot coverage requirements in the Urban Village Residential (R-V) Zoning District.
2023-58-DSV Staff Report and Materials	Montessori Foundation of Indianapolis, Corp.	11712 N. Michigan Rd, Zionsville, IN 46077	Approved as presented & filed w/ exhibits & per staff report. 5 in Favor, 0 Opposed. Development Standards Variance pursuant to Section 194.078 (K) to permit for an existing driveway that encroaches into the required Michigan Road Overlay 30-foot greenbelt in the Urban Neighborhood (B-1) Zoning District.

VIII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
Continuance FAQ	Kent Minnette (Attorney)		Kent Minnette presented information related to continuance request that come before the BZA. Discussion of procedures for continuance request
2023-38-DSV	J. Patten	5120 Turkeyfoot Road Zionsville, IN 46077	Reviewed and Signed the Findings of Fact documents for BZA Docket #2023-38-DSV. Findings of Fact Documentation
Comprehensive Plan Discussion	Mike Dale		Mike Dale discussed future updates to the Zionsville Comprehensive Plan. Comprehensive Plan Discussion

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



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, February 20, 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, Mary Grabianowski, and Nick Plopper attended in person.
- III. Community & Economic Development January Monthly Report (Informational Only – no action required)
- IV. Approval of the January 16, 2024, Regular Meeting Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions Considered
2023-39-DP	Stohler Roofing Office Building	5898 S. 700 East	Continued from the October 16, 2023, Meeting. Petitioner requested another Continuance to the March 18, 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.
2023-57-DPA	Henke Development / Promontory Berms and Pond	9825 Windy Hills Drive, Zionsville	Continued from the January 16, 2024, Meeting. Petitioner requested another Continuance to the March 18, 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).

VI. Continued Business heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions Considered
2023-54-DP	Traci Garontakos / The Shops at Holliday Farms	3546 and 3650 S. U.S. Highway 421, Zionsville	Continued from the January 16, 2024 Meeting. Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 7 in Favor 0 Opposed Petition for Development Plan Approval of four retail/office buildings, on a single lot, to be known as Lot "T", (one building being the existing historic structure), being in a Planned Unit Development (Holliday Farms PUD) District.

VII. New Business heard

Docket Number & Link	Petitioner/ Project Name	Address of Project	Petitions Considered
2024-08-MPR	Zionsville Redevelopment Commission / Wild Air EDA	Wild Air / Marysville Road	Approved Adoption of Order 6 in Favor 0 Opposed Mr. Lake recused. Adoption of Plan Commission Order regarding establishment of Economic Development Area / approval of Declaratory Resolution and Economic Development Plan (EDP) for the Wild Air Economic Development Area.
2023-62-RP	Traci Garontakos / Holliday Farms - Replat for The Shops at Holliday Farms	3546 S. U.S. Highway 421	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 7 in Favor 0 Opposed A Petition for the Replat of Lots "S" and "W12" of Section 9 and Lot "R" of Section 7 to merge Lot "R" and "S" into a single lot and the relocation of a previously recorded trail easement impacting Lot "W12".
2024-01-RP	MAP Holliday Farms, LLC / Holliday Farms - Replat for Starbucks	3675 Marketplace Drive	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 7 in Favor 0 Opposed Petition for a Replat of Lots "P" and "Q" in Section 7 to relocate the Lot Line separating the two parcels, being in the Planned Unit Development (Holliday Farms PUD) District.
2024-02-DP	MAP Holliday Farms, LLC / Starbucks at Holliday Farms	3675 Marketplace Drive	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 7 in Favor 0 Opposed Petition for Development Plan Approval for a Starbucks Coffee Shop with drive-through and related parking, being in the Planned Unit Development (Holliday Farms PUD) District.

2024-03-MP	Troy Roberson / Roberson Minor Subdivision	11558 E. 500 South	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. A Waiver of a Sidewalk Deferral was also approved. 7 in Favor 0 Opposed Petition for Approval of a Minor Subdivision to divide a 13.9-acre parcel into three residential lots, being in the Urban Single-family Residential (R-SF-2) District.
2024-06-PP	Old Town Companies, LLC / Wild Air – Multi-family Subdivision	Marysville Road	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 6 in Favor 0 Opposed Mr. Lake recused. Petition for Approval of a Primary Plat for the Subdivision of 23.98 acres into four (4) lots for multi-family development, being in the Planned Unit Development (Wild Air PUD) District.
2024-07-DP	Old Town Companies, LLC / Wild Air – Multi-family DP	Marysville Road	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments 6 in Favor 0 Opposed Mr. Lake recused. Petition for Development Plan Approval for multi-family development of up to 290 units with commercial space on the ground floor of one building, being in the Planned Unit Development (Wild Air PUD) District.
2024-04-DP	Legacy Lodge at Traders Point, LLC / The Hunt Club Community Hall	7300 Hunt Club Road	Conditionally Approved as presented and filed with exhibits, per staff report, subject to addressing Staff Comments and additional Conditions regarding traffic control. 7 in Favor 0 Opposed Petition for Development Plan Approval of a remodel and addition to an existing building, being in the Rural Equestrian (RE) District.
2024-05-DP	Conrad Jacobs / Jacobs Flex Warehouse	10890 Bennett Parkway	Conditionally Approved as presented and filed with exhibits, and per staff report, subject to addressing Staff Comments. Waivers of Architectural Design and Exterior Building Materials were also approved. 7 in Favor 0 Opposed Petition for Development Plan Approval of a multi-tenant, flex warehouse building in the Urban Office/Research/Technology Industrial (I-ORT) District. Waivers of Building Design and Building Materials requested.

VIII. Other Matters considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Items Considered
			None

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development
Town of Zionsville

February 22, 2024