



Town Of Zionsville

Planning and Building Combined Permit Activity

October 2024

Total permits issued for the month of October: 107

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Permit Activity Breakdown

Commercial Permits	October 2024	October 2023	YTD 2024	YTD 2023	YTD Diff
New	6	3	32	18	14
Interior Remodel	2	3	16	27	-11
Addition	0	0	10	4	6
Sign	9	14	63	54	9
Electric	4	0	25	15	10
Other	12	8	53	46	7
Sewer	0	0	2	2	0
Commercial Totals	33	28	201	166	35
Residential Permits					
Single Family	21	13	214	134	80
Addition	10	15	135	163	-28
Remodel	5	12	73	98	-25
Electric	4	7	48	58	-10
Pool/Spa	4	5	49	61	-12
Demolition	1	4	15	15	0
Other	25	22	253	237	16
Sewer/Repairs	4	3	35	63	-28
Residential Totals	74	81	822	829	-7
Combined Totals	107	109	1023	995	28

Building/Site Inspections: 518 Number Of Inspections: 733

Certificates Of Occupancy Issued: 67

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 42

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

Number of Investigations closed this month: 30

Total number of zoning code violations to date: 16



Town Of Zionsville

Planning and Building Permit Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
23U2024-917	October	1	\$1,916,100	\$1,750	\$4,025	\$2,045	\$2,625	Sigma Builders, LLC	Ruchin & Alexandra Patel	Res New	THE CLUB AT HOLLIDAY	T13	10609 DARTMOOR	46077
R2024-918	October	1	\$0	\$0	\$0	\$0	\$0	Nicholas Stratigakes	Atwater Group	Mass Grading		Atwood Self	7250 W OAK STREET	46077
R2024-919	October	1	\$800,000	\$2,550	\$0	\$2,045	\$2,625	The Snider Group	Snider Property Group LLC	Res New			8195 E 250 South	46077
R2024-920	October	1	\$120,000	\$450	\$0	\$0	\$0	Nicholas Design Build	Jackson & Luke Schneider	Res Remodel	Stonegate	334	6491 W DEERFIELD	46077
U2024-921	October	2	\$29,900	\$90	\$0	\$0	\$0	Ricks Roofing	Turley Hotel LLC	Comm Reroof	OLIVERS	27	130 N MAIN STREET	46077
R2024-922	October	2	\$0	\$115	\$0	\$0	\$0	Old Town Construction,	Wild Air Land Development,	Comm Trailer	Wild Air	Trailer	8750 W Oak Street	46077
U2024-923	October	2	\$0	\$0	\$0	\$0	\$0	Jake Watson	Andrade, LLC	Comm Finish Permit	Andrade	3, 4, 5	10818 DEANDRA	46077
U2024-924	October	2	\$0	\$90	\$0	\$0	\$0	Poer Environments,	Eagle School Township	Comm Electric			690 BEECH STREET	46077
23U2024-925	October	2	\$120,000	\$413	\$0	\$0	\$0	Pools of Fun	Mark & Shawn Parmeter II	Res Add Pool	THE CLUB AT HOLLIDAY	E27	10683 BARRINGTON	46077
13U2024-926	October	3	\$9,661	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Todd & Sally Stark	Res Add Deck	The Willows	240	11508 GOLDEN	46077
23U2024-927	October	3	\$0	\$0	\$0	\$0	\$0	GMT Investments	GMT Investments	Mass Grading	THE CLUB AT HOLLIDAY	S	3546 & 3650 S US 421	46077
R2024-928	October	3	\$0	\$100	\$0	\$0	\$0	Mike McGhee & Assoc	Michael & Tiffany Zittel	Res Finish Permit			8895 E 200 South	46077
R2024-929	October	3	\$18,000	\$320	\$0	\$0	\$0	Staley Signs	PLD/Browning Venture LLC	Comm Sign			5190 S SR 267	46052
U2024-930	October	4	\$2,100,000	\$1,494	\$4,025	\$2,045	\$2,625	Kent Shaffer Builders Inc	Simon & Katherine Katz	Res New			900 STARKEY	46077
U2024-931	October	4	\$175	\$150	\$0	\$0	\$0	Abbys Garden Party	KESD Company	Comm Sign			40 E Poplar Street	46077
U2024-932	October	4	\$45	\$152	\$0	\$0	\$0	Abbys Garden Party	KESD Company	Comm Sign			40 E Poplar Street	46077
U2024-933	October	4	\$1,045,023	\$1,790	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm New	The Farm	Building 5	11812 Sylo Crossing	46077
U2024-934	October	4	\$888,418	\$1,558	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm New	The Farm	Building 6	11826 Sylo Crossing	46077



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U2024-935	October	4	\$1,205,613	\$1,857	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm New	The Farm	Building 7	11581 Sylo Crossing	46077
U2024-936	October	4	\$1,404,362	\$2,469	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm New	The Farm	Building 8	11561 Sylo Crossing	46077
U2024-937	October	4	\$90,000	\$410	\$0	\$0	\$0	Matt Praed	Benjamin & Regan Fischer	Res Remodel	Coventry Ridge	114	4756 CLARKSTON	46077
U2024-938	October	4	\$1,348,941	\$2,343	\$0	\$0	\$0	Gilliatte General Contractors	PITTMAN INVESTORS	Comm New	The Farm	Building 9	11545 Sylo Crossing	46077
19U2024-939	October	4	\$22,876	\$75	\$0	\$0	\$0	Bone Dry Roofing	Jeffrey Corydon	Res Reroof	Brookhaven	98	2718 BENMORE	46077
19U2024-940	October	4	\$80,000	\$404	\$0	\$0	\$0	Fox Pools of Indianapolis	Jeffrey & Megan Easler	Res Add Pool	THE ENCLAVE	64	6824 WINDEMERE	46077
23U2024-941	October	4	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	40	8720 LEANDER	46077
U2024-942	October	4	\$0	\$0	\$0	\$0	\$0	Michael Dilullo	BHI Senior Living, Inc	Comm Electric	Hoosier Village		9835 Hoosier Village Drive	46077
U2024-943	October	4	\$3,300	\$163	\$0	\$0	\$0	A Sign By Design	SHILOH SPRINGS	Comm Sign			95 E Oak Street	46077
U2024-944	October	7	\$16,500	\$75	\$0	\$0	\$0	Peters Roofing and Guttering	Courtney & Cole Tharp	Res Reroof	COLONY SQUARE	18	57 PENN PLACE	46077
U2024-945	October	7	\$28,675	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Michele & Keith Mostrog	Res Reroof	Spring Knoll	245	8872 PIN OAK DRIVE	46077
23U2024-946	October	8	\$3,037,000	\$1,795	\$4,025	\$2,045	\$2,625	Carrington Homes	Anil & Vanita Yakhmi	Res New	THE CLUB AT HOLLIDAY	T25	10357 DARTMOOR	46077
U2024-947	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Building C Apartments	11555 Pittman	46077
23U2024-948	October	8	\$503,000	\$1,142	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	106	8441 LEANDER	46077
23U2024-949	October	8	\$655,000	\$1,345	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	82	3908 MORGAN	46077
U2024-950	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Bldg B	11755 Donovan	46077
U2024-951	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Building A Apartments	11750 Donovan	46077
U2024-952	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Pavilion	11550 Pittman	46077



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U2024-953	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Garage Structure	11550 Pittman	46077
23U2024-954	October	8	\$543,000	\$1,174	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	102	8385 LEANDER	46077
U2024-955	October	8	\$22,000	\$100	\$0	\$0	\$0	Calvin Landscape, LLC	Christopher & Dawn Parker	Res Other	Pemberton	11	5186 HANLEY	46077
23U2024-956	October	9	\$800,000	\$758	\$9,280	\$0	\$0	Capitol Construction	The Club at Holliday Farms	Comm Tenant Finish	THE CLUB AT HOLLIDAY	P, Q Starbucks	3675 MARKETPLACE	46077
U2024-957	October	9	\$19,053	\$75	\$0	\$0	\$0	Jaybird Roofing	Roger & Shelley Collins	Res Reroof			5585 W OLD 106TH	46077
23U2024-958	October	10	\$0	\$125	\$0	\$0	\$0	AR Homes	Rob & Brenda Larew	Res Finish Permit	THE CLUB AT HOLLIDAY	C30	3854 DARTMOOR	46077
U2024-959	October	10	\$0	\$75	\$0	\$0	\$0	Ramsey Property LLC	Ramsey Property LLC	Res Electric	WILSONS	3	425 N ELM STREET	46077
R2024-960	October	10	\$180,590	\$418	\$0	\$0	\$0	David Hazen Group	Jay & Eliza Miller	Res Add	IRISHMAN'S RUN	4	7256 HUNT CLUB DRIVE	46077
R2024-961	October	10	\$550,000	\$1,214	\$0	\$0	\$0	Integrated Construction,	Joshua Purvis	Res Add			8250 E 300 South	46077
U2024-962	October	10	\$0	\$200	\$0	\$0	\$0	Barry Harris	TTC REAL ESTATE LLC	Comm Demo	Ripberger Business Park	3B	10440 BENNETT	46077
R2024-963	October	11	\$550,000	\$1,147	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	40	9151 BRYCE CIRCLE	46077
U2024-964	October	11	\$22,770	\$75	\$0	\$0	\$0	Bone Dry Roofing	Amir & Irinyousef	Res Reroof	Spring Knoll	110	9073 IRIS LANE	46077
R2024-965	October	11	\$46,860	\$435	\$0	\$0	\$0	HERO Homes LLC	Angela Shaw	Res Remodel	Stonegate		6696 BEEKMAN	46077
23U2024-966	October	11	\$0	\$90	\$0	\$0	\$0	The Club at Holliday Farms	The Club at Holliday Farms	Comm Electric	THE CLUB AT HOLLIDAY	R51 Tennis &	3950 CLUB RIDGE	46077
U2024-967	October	14	\$21,000	\$410	\$0	\$0	\$0	Cardenas Innovation LLC	Brett & Shanon Couch	Res Add	COLONY SQUARE	63	861 FRANKLIN	46077
U2024-968	October	14	\$6,000	\$250	\$0	\$0	\$0	Engledow Group	Bloor Woods LLC	Comm Sign	Bloor Woods		Common Area A	46077
U2024-969	October	14	\$0	\$100	\$0	\$0	\$0	Alan Handt	Michael & Marcel Wallace	Res Demo	Laughlin, Fours, Har	50, 51	405 S 4TH STREET	46077
23U2024-970	October	15	\$1,363,317	\$1,569	\$4,025	\$2,045	\$2,625	Old Town Design Group	Elizabeth & Christopher	Res New	THE CLUB AT HOLLIDAY	H5	4373 ALDERBOROUGH	46077



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U2024-971	October	15	\$900,000	\$1,544	\$0	\$2,045	\$2,625	JB Partners LLC	Ett Hem Properties LLC	Res New	Ansley Park	4	11680 ANSLEY	46077
R2024-972	October	15	\$134,000	\$459	\$0	\$0	\$0	Pools of Fun	Ryan & Lynzee Grooms	Res Add Pool			205 S CR 900 East	46077
R2024-973	October	15	\$136,000	\$385	\$0	\$0	\$0	Rustic Sheds and Cabins	Daniel & Jan Gutwein	Res Add			6502 S 850 East	46077
13U2024-974	October	15	\$110,000	\$436	\$0	\$0	\$0	R&G Home Improvement Inc	Nielson & Sarah Baxter	Res Add	HIDDEN PINES	99	3744 CONIFER	46077
23U2024-975	October	16	\$925,000	\$1,366	\$4,025	\$2,045	\$2,625	Homes by Nest	Payne Nathan & Katelyn	Res New	THE CLUB AT HOLLIDAY	V7	10890 DARTMOOR	46077
R2024-976	October	16	\$550,000	\$982	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	19	9164 BRYCE CIRCLE	46077
U2024-977	October	18	\$2,270,000	\$1,880	\$4,025	\$2,045	\$2,625	Wedgewood Building	Matthew & William	Res New	Pemberton	53, 54	8089 ABINGTON	46077
U2024-978	October	21	\$50,000	\$75	\$0	\$0	\$0	Kingdom Roofing System	Brian & Catherine	Res Reroof			1125 BLOOR LANE	46077
13U2024-979	October	22	\$700,000	\$0	\$0	\$0	\$0	Singh Construction	Indy Holdings LLC	Comm New	Appaloosa Crossing	G	3251 S US 421	46077
19U2024-980	October	22	\$15,000	\$410	\$0	\$0	\$0	R & R Outdoors, LLC	Jose & Alicia Almodovar	Res Other	Brookhaven	142	2793 W HIGH GROVE	46077
U2024-981	October	22	\$40,000	\$0	\$0	\$0	\$0	Wire Construction	Lauri Roe	Res Add	Sugarbush	40	820 SUGARBUSH	46077
U2024-982	October	22	\$0	\$100	\$0	\$0	\$0	Fisher Excavating	Kosmas Kayes	Res Sewer	Eagle View Court	7	535 EAGLE VIEW	46077
R2024-983	October	23	\$20,000	\$0	\$0	\$0	\$0	Crown Castle USA, Inc	Robert & DeLores Bender	Comm Cell Tower		T-Mobile	7555 S 1000 East	46077
U2024-984	October	23	\$30,000	\$100	\$0	\$0	\$0	BP Custom Homes	Frederick & MarjorieBreisch	Res Add Deck	Austin Oaks	6	4539 WINTERSPRING	46077
U2024-985	October	23	\$523,000	\$1,163	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	Devonshire	1	8355 GOODWIN	46077
U2024-986	October	23	\$55,000	\$446	\$0	\$0	\$0	Sterling Quality Assurance LLC	BRIAN & DANIELLE	Res Remodel	THE CLUB AT HOLLIDAY	D33	3716 OLDE WELL RUN	46077
U2024-987	October	23	\$0	\$75	\$0	\$0	\$0	Felix Wyss	Felix & Catharine Wyss	Res Electric	Sugarbush	80	722 MORNINGSIDE	46077
R2024-988	October	24	\$0	\$0	\$4,025	\$0	\$0	317 Plumber	Christina & Scott Powerll	Res Sewer			805 EAGLEWOOD	46077



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address Zip Code
U2024-989	October	24	\$0	\$100	\$0	\$0	\$0	English Excavating	Thomas & Kelley Leix	Res Sewer	Spring Knoll	162	8947 WINTERBERRY 46077
R2024-990	October	25	\$9,000	\$75	\$0	\$0	\$0	Home Value Renovation	Brittany Gehrett	Res Reroof	Royal Run	449	6263 SADDLETREE 46077
R2024-991	October	25	\$800,000	\$0	\$0	\$0	\$0	North Homes Inc.	MICHAEL & CHARLENE	Res New	Keeler Minor	3	8657 E 125 SOUTH 46077
U2024-992	October	25	\$0	\$125	\$0	\$0	\$0	Marshall Home Business	Adam & Erika Clark	Res Finish Permit	Hampshire	219	4276 KETTERING 46077
R2024-993	October	25	\$80,000	\$100	\$0	\$0	\$0	Lemcke Landscape	Curtis & Julia Condict	Res Other	Stonegate	328	6528 DEERFIELD 46077
U2024-994	October	25	\$0	\$75	\$0	\$0	\$0	KJ's Handyman Repair	Stephen Gorgievski	Res Electric	Crosses 4th Addition	126	365 W CEDAR 46077
23U2024-995	October	28	\$600,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA	Res New	Devonshire	66	3921 MORGAN 46077
R2024-996	October	28	\$8,000	\$249	\$0	\$0	\$0	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown 46077
R2024-997	October	28	\$8,000	\$249	\$0	\$0	\$0	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown 46077
R2024-998	October	28	\$8,000	\$249	\$0	\$0	\$0	Sign Craft	C & V FARM LLC	Comm Sign			6419 E Whitestown 46077
U2024-999	October	28	\$5,000	\$156	\$0	\$0	\$0	ISF Sign Specialist	Top Properties	Comm Sign			365 S Main Street 46077
U2024-1000	October	28	\$0	\$0	\$0	\$0	\$0	Allison & Steven Cygan	Allison & Steven Cygan	Res Finish Permit	Devonshire	55	3846 PALMETTO 46077
23U2024-1001	October	28	\$0	\$125	\$0	\$0	\$0	Christopher Scott Inc	Jeremy Ciano	Res Finish Permit	THE CLUB AT HOLLIDAY	J4	3923 CLUB RIDGE 46077
R2024-1002	October	28	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	16	9146 BRYCE CIRCLE 46077
U2024-1003	October	28	\$240,000	\$861	\$0	\$0	\$0	Paul Davis	Anthony & Kimberly Lunato	Res Remodel	Spring Knoll	25	4217 GREENTHREAD 46077
R2024-1004	October	28	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	37	9130 YELLOWSTONE 46077
U2024-1005	October	28	\$33,000	\$0	\$0	\$0	\$0	Indy Decorative Concrete	Troy & Marisa Willard	Res Other	ASHBURN	53	5439 PEACHTREE 46077
13U2024-1006	October	29	\$55,000	\$439	\$0	\$0	\$0	Modish Pools, LLC	Kirk & Jeanine Hockney	Res Add Pool	The Willows	200	11525 GOLDEN 46077



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U2024-1007	October	29	\$22,406	\$75	\$0	\$0	\$0	Bone Dry Roofing	Robert & Ursula Gummere	Res Reroof	Smith Meadow	58	4457 SUMMER	46077
U2024-1008	October	29	\$65,000	\$0	\$0	\$0	\$0	Gallery Construction	John Demaree	Comm Remodel	OP of Zionsville	04	345 S MAIN STREET	46077
U2024-1009	October	30	\$9,961	\$75	\$0	\$0	\$0	Bone Dry Roofing	Kevin & Nichole Reynolds	Res Reroof	CARTERS ADD.		140 N 8TH STREET	46077
R2024-1010	October	30	\$29,361	\$75	\$0	\$0	\$0	Bone Dry Roofing	Dana Aldrich	Res Reroof	Fox Hollow	75	7447 FOX HOLLOW	46077
U2024-1011	October	30	\$50,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Wade & Skye Murphy	Res Add	Buttondown Farms	9	4770 KHAKI COURT	46077
U2024-1012	October	30	\$33,000	\$0	\$0	\$0	\$0	Indy Decorative Concrete	Troy & Marisa Willard	Res Other	ASHBURN	53	5439 PEACHTREE	46077
U2024-1013	October	30	\$200,000	\$0	\$0	\$0	\$0	Mitch Young Construction Inc	Whitney Wolf & Roger Rutl	Res Add	Colony Acres	7	3 COLONY COURT	46077
23U2024-1014	October	30	\$2,263,000	\$1,780	\$4,025	\$2,045	\$2,625	Carrington Homes	Clayton & Angela Mitchell	Res New	THE CLUB AT HOLLIDAY	R34	10430 SOMERFORD	46077
R2024-1015	October	30	\$130,000	\$0	\$0	\$0	\$0	Kent Shaffer Builders, Inc	Kristen & Aaron Hale	Res New	HALE MINOR	2	2424 S 875 EAST	46077
R2024-1016	October	30	\$0	\$0	\$0	\$0	\$0	Dean E Oakes	Mark & Marcia Nigh	Res Finish Permit		Greenhouse	2295 S US 421	46077
23U2024-1017	October	31	\$1,000,000	\$1,550	\$4,025	\$2,045	\$2,625	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	S1	3733 CHERWELL	46077
U2024-1018	October	31	\$19,500	\$0	\$0	\$0	\$0	Bone Dry Roofing	Robert & Samantha Vidal	Res Reroof	Rock Bridge	24	8817 FLAGSTONE	46077
R2024-1019	October	31	\$0	\$90	\$0	\$0	\$0	Luminaire Service	Epcon Russell Oaks LLC	Comm Electric	Courtyards of Russell Oaks	Common Area -	9085 E OAK STREET	46077
U2024-1020	October	31	\$0	\$75	\$0	\$0	\$0	Joe Schmo Electrical	Kelsey Clark	Res Electric	Crosses 4th Addition	144	490 W OAK STREET	46077
U2024-1021	October	31	\$10,182	\$0	\$0	\$0	\$0	Bone Dry Roofing	Brownlee Rentals LLC	Res Reroof	CARTERS ADD.	62	130 N 9TH STREET	46077
U2024-1022	October	31	\$0	\$0	\$4,025	\$0	\$0	Wills Excavating	Kyle & Johanna Riddle	Res Sewer			4745 S 975 East	46077
R2024-1023	October	31	\$3,500	\$0	\$0	\$0	\$0	Adam Lark	Adam & Sarah Lark	Res Other	Royal Run	621	6553 YORKSHIRE	46077



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Planning and Building C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2023-207	Drees Homes	Jeffrey & April Wishek	Res New	CHEVAL DE SELLE	19	7639 S 775 East	46077	2024/10/07
R2023-217	Homes by Design	Elizabeth Grasee & James Cox	Res Add Pool	THE CLUB AT HOLLIDAY	J6	3963 CLUB RIDGE ESTATES	46077	2024/10/29
U2023-239	Pulte Homes	Pulte Homes	Res New	Devonshire	55	3846 PALMETTO CIRCLE	46077	2024/10/28
R2023-289	Old World Development	Nicholas & Lauren Garn	Res New	PLEASANTVIEW LANE	14	9364 PLEASANT VIEW LANE	46077	2024/10/29
U2023-290	Shiel Sexton	The Farm at Zionsville JV, LLC	Comm New	The Farm	Building C Apartments	11555 Pittman Farms Drive	46077	2024/10/08
U2023-330	The Oak Standard	Matthew & Kelly Crockett	Res Add	Hampshire	92	8251 BRADFIELD ROAD	46077	2024/10/23
R2023-353	Andrew & Lauren Kossack	Andrew & Lauren Kossack	Res Add			8150 E 250 South	46077	2024/10/30
U2023-428	Housewurks of Zionsville	Martin & Michelle Breidenstein	Res Add Deck	Crosses 4th Addition	57	445 W WALNUT STREET	46077	2024/10/08
R2023-448	G & G Custom Homes Inc	Ryan & Sara McBee	Res New	THE CLUB AT HOLLIDAY	K13	10955 LOCHFIELD DRIVE	46077	2024/10/17
R2023-539	Woodwind Custom Homes	Jay & Alexandra Weddle	Res Add	Fox Run	36	2851 WOLVERINE WAY	46077	2024/10/18
R2023-600	Carrington Homes	Sanjeev & Amita Ahuja	Res New	THE CLUB AT HOLLIDAY	K8	4355 STRATHMORE LANE	46077	2024/10/09
R2023-673	Project Melton	Robert Seevers	Res Reroof	Royal Run	288	6734 BERKSHIRE DRIVE	46077	2024/10/09
R2023-724	Homes by Design	Sean & Melilssa Gardner	Res Add Pool	THE CLUB AT HOLLIDAY	M5	11045 HAMILTON RUN	46077	2024/10/03
U2023-795	Artisan Group	Megan & Matthew Walker	Res Other	Hampshire	122	4680 KETTERING PLACE	46077	2024/10/10
R2023-818	AR Homes	Logan & Janis Buesching	Res Other	THE CLUB AT HOLLIDAY	F25	10525 PETE DYE RIDGE	46077	2024/10/08
R2023-848	Forge Building Company, LLC	Stakkd TSIN, LLC	Mass Grading		Stakkd Storage	6301 S 650 East	46075	2024/10/04



Town Of Zionsville

Planning and Building C of O Detail

October 2024

Total: C of O issued for the month of October: 67

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2023-870	Koombobber	Jonathon & Michelle Nail	Res Remodel	Cross Forth	145, 146	80 S 5TH STREET	46077	2024/10/22
R2023-949	Executive Homes Construction Inc	William & Anital Metzger	Res New	THE CLUB AT HOLLIDAY	H6	4331 ALDERBOROUGH	46077	2024/10/07
R2023-949	Executive Homes Construction Inc	William & Anital Metzger	Res New	THE CLUB AT HOLLIDAY	H6	4331 ALDERBOROUGH	46077	2024/10/22
R2023-963	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	S2	3713 CHERWELL DRIVE	46077	2024/10/03
R2023-1017	Wedgewood Building Company	WEDGEWOOD BUILDING	Res New	THE CLUB AT HOLLIDAY	D17	3589 OLDE WELL RUN	46077	2024/10/08
R2023-1060	Davis Building Group, LLC	Mitchell & Kimberly Thompson	Res New			11722 E 100 North	46077	2024/10/23
R2023-1132	Sooner Construction	Matthew & Jennifer Schwent	Res Add			1581 N 1100 EAST	46069	2024/10/07
R2024-49	Chad Back	Chad & Michelle Back	Res Finish Permit			8170 E 300 South	46077	2024/10/11
U2024-67	Westwood Properties, LLC	Ashley Meijer	Res New	Ansley Park	11	11675 ANSLEY COURT	46077	2024/10/10
19U2024-74	AIN Properties	Laura & Joshua Stolarz	Res Remodel	Brookhaven	189	11173 GLEN AVON WAY	46077	2024/10/15
R2024-105	Carpenter's Crew, Inc	Doug & Beth Boles	Res Add	Timberwolf	10	9363 TUNDRA DRIVE	46077	2024/10/08
23U2024-112	Homes by McKenzie	Homes by McKenzie	Res New	THE CLUB AT HOLLIDAY	L21	4388 HAMILTON RUN	46077	2024/10/23
U2024-169	Fall Creek Residential	William & Deborah Clay	Res Add	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077	2024/10/10
U2024-172	PJE Lawn Care & Landscaping LLC	Michael & Erin Adams	Res Other	ASHBURN	32	8654 VERBENA ROAD	46077	2024/10/23
U2024-186	Custom Living	Stephanie & Andrew Orr	Res Remodel	Sugarbush	11	710 SUGARBUSH RIDGE	46077	2024/10/07
U2024-367	The Skillman Corporation	Zionsville Community Schools	Comm Other		Bleachers	1000 Mulberry Street	46077	2024/10/22



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2024-376	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Comm New	The Towns at Appaloosa	1401 (SHELL)	3288 MORAB DRIVE	46077	2024/10/04
13U2024-377	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	1401	3288 MORAB DRIVE	46077	2024/10/04
13U2024-378	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	1402	3286 MORAB DRIVE	46077	2024/10/15
13U2024-379	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	1404	3282 MORAB DRIVE	46077	2024/10/10
13U2024-380	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	1403	3284 MORAB DRIVE	46077	2024/10/04
13U2024-381	Pulte Homes of Indiana, LLC	PULTE HOMES OF INDIANA LLC	Res New	The Towns at Appaloosa	1405	3280 MORAB DRIVE	46077	2024/10/10
U2024-399	Aspen Outdoor Designs, Inc	Kevin & Danielle Trulock	Res Other	Thornhill	89	1963 CAMARGUE DRIVE	46077	2024/10/18
23U2024-458	Pulte Homes	Pulte Homes	Res New	Devonshire	25	8464 LEANDER AVENUE	46077	2024/10/11
R2024-472	Pools of Fun	CJ Family Trust	Res Add Pool	Cheval De Salle	7	8001 CHEVAL RUE COURT	46077	2024/10/15
23U2024-528	Pulte Homes	Pulte Homes	Res New	Devonshire	70	8459 MORGAN LANE	46077	2024/10/25
23U2024-529	Pulte Homes	Pulte Homes	Res New	Devonshire	81	3892 MORGAN LANE	46077	2024/10/11
U2024-554	CMH Builders	Joseph Buck	Res Remodel	The Willows	195	11503 GOLDEN WILLOW DRIVE	46077	2024/10/22
U2024-560	Perma Pools	Sean & Keri Katzenberger	Res Add Pool	Colony Woods	148	1140 MAXWELL LANE	46077	2024/10/25
23U2024-635	Pulte Homes	Pulte Homes	Res New	Devonshire	67	3937 MORGAN LANE	46077	2024/10/30
13U2024-665	Booher Remodeling Company	Rebecca & Andrew Kusmierczyk	Res Remodel	HIDDEN PINES	144	11633 FOXTAIL COURT	46077	2024/10/31
U2024-685	Worthington Design & Remodel	John & Michelle DeMarco	Res Remodel	Thornhill	56	643 SILVER WRAITH COURT	46077	2024/10/24



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-692	Back Yard Living	Bridget O'Neill & Clifton Morlan	Res Add	Royal Run	591	6531 YORKSHIRE CIRCLE	46077	2024/10/07
U2024-701	Lawn Landscape Company	George & Danielle Milberger	Res Add Deck	Cobblestone Lakes	189	9000 WINDPOINTE PASS	46077	2024/10/22
19U2024-713	Chuck's Construction	Zachary & Jessica Gray	Res Add	BROOKHAVEN	131	11256 E HIGH GROVE CIRCLE	46077	2024/10/07
19U2024-722	Heldman Exterior Inc	Kelly Young	Res Add	THE ENCLAVE	71	6535 BRIARWOOD PLACE	46077	2024/10/22
R2024-729	Timothy Thompson	Timothy & Emily Thompson	Res Remodel			7862 S 200 East	46052	2024/10/16
U2024-751	Homestead Outdoor Living	Liam & Lynn Farrell	Res Other	Cobblestone Lakes	387	8990 STONEWICK WAY	46077	2024/10/01
U2024-763	Platinum Deck & Patio	Jack & Amber Lee	Res Add Deck	Thornhill	166	1808 CORNICHE DRIVE	46077	2024/10/30
U2024-792	T&T Construction	Kirk & Jeanine Hockney	Res Add Deck	The Willows	200	11525 GOLDEN WILLOW DRIVE	46077	2024/10/03
R2024-798	Precision Post Frame LLC	Brenton & Dristen Ruder	Res Add			9343 East 180 South	46077	2024/10/08
U2024-815	Donald Pearson II	Donald Pearson II	Res Other	Coventry Ridge	81	4575 BAYBERRY LANE	46077	2024/10/15
U2024-820	Timber Ridge Pools	William & Julie Spitz	Res Add Pool	SUGARBUSH HILL SEC 3	59	630 MORNINGSIDE DRIVE	46077	2024/10/30
R2024-824	Mark & Andrea Mayfield	Mark & Andrea Mayfield	Res Add	SARATOGA	17	3260 PADDOCK ROAD	46052	2024/10/23
U2024-852	CHS Energy Savers Inc DBA CHS	Tyler & Taylor Owensby	Res Add Deck	Spring Knoll	293	8834 PIN OAK DRIVE	46077	2024/10/08
U2024-858	Andrew & Rebecca Marquis	Andrew & Rebecca Marquis	Res Finish Permit	Spring Hill	20	660 SPRING HILLS DRIVE	46077	2024/10/04
R2024-889	Luminaire Service	Epcon Communities LLC	Comm Electric	Courtyards of Russell Oaks	Common Area Pond Fountain	6903 ACADIA LANE	46077	2024/10/11
R2024-895	Shaun Gordon	Shaun & Jaime Gordon	Res Add	Sycamore Bend	22	523 PHEASANT RUN	46077	2024/10/23



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-959	Ramsey Property LLC	Ramsey Property LLC	Res Electric	WILSONS	3	425 N ELM STREET	46077	2024/10/11
U2024-987	Felix Wyss	Felix & Catharine Wyss	Res Electric	Sugarbush	80	722 MORNINGSIDE DRIVE	46077	2024/10/29
U2024-992	Marshall Home Business	Adam & Erika Clark	Res Finish Permit	Hampshire	219	4276 KETTERING DRIVE	46077	2024/10/31

 Town Of Zionsville Planning and Building Permit Activity Year: 2024																							
Activity Report																		Printed 2024/11/01 07:19 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	12	342	535	25	35	
February	3	0	1	2	2	1	26	16	6	6	2	1	15	6	0	87	1	11	347	514	12	37	
March	2	0	2	6	1	5	13	13	15	2	8	3	25	7	0	102	0	15	431	680	26	78	
April	0	2	1	7	2	9	11	15	9	3	5	0	42	1	0	107	0	11	404	555	12	56	
May	6	0	2	3	2	5	18	15	10	3	4	2	25	1	1	97	1	13	409	637	67	69	
June	5	5	1	9	3	4	29	14	8	6	12	0	31	2	0	129	0	9	421	596	14	61	
July	1	1	2	5	0	4	34	12	4	5	5	4	23	3	0	103	0	26	419	634	16	73	
August	3	2	3	10	4	7	22	20	5	5	2	1	34	1	0	119	1	12	491	733	22	73	
September	5	0	0	6	6	4	30	14	6	6	6	1	21	5	1	111	0	10	470	651	14	55	
October	6	0	2	9	4	12	21	10	5	4	4	1	25	4	0	107	1	16	518	733	27	67	
November																							
December																							
Totals	32	10	16	63	25	53	214	135	73	48	49	15	253	35	2	1023	4	135	4252	6268	235	604	



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Residential Fees	January	February	March	April	May	June	July	August	September	October				YTD
New Home Residential ILP Fees	\$16,872	\$26,178	\$17,696	\$14,066	\$21,342	\$29,862	\$40,233	\$26,886	\$26,770	\$30,840				\$250,745
All Other Residential ILP Fees	\$7,493	\$11,255	\$18,944	\$16,377	\$13,337	\$18,517	\$11,109	\$12,615	\$12,644	\$10,895				\$133,186
Residential Inspection Fees (Fees Due)	\$3,900	\$4,050	\$4,575	\$4,150	\$4,950	\$4,075	\$4,875	\$5,250	\$4,275	\$3,825				\$43,925
New Home Residential Road Impact Fees	\$10,090	\$29,261	\$12,105	\$11,099	\$32,697	\$76,096	\$89,216	\$52,280	\$73,472	\$54,904				\$441,220
New Home Residential Park Impact Fees	\$20,450	\$39,922	\$24,540	\$22,495	\$31,290	\$40,537	\$62,906	\$34,276	\$36,284	\$42,945				\$355,645
Sanitary Sewer Fees	\$48,300	\$44,275	\$60,375	\$44,275	\$52,325	\$36,225	\$104,650	\$48,300	\$40,250	\$76,475				\$555,450
Total Residential ILP, Inspection, Impact, Sewer	\$103,205	\$150,891	\$133,660	\$108,312	\$150,991	\$201,237	\$308,114	\$177,922	\$189,420	\$216,059				\$1,739,811
New Commercial Start ILP Fees	\$1,623	\$2,425	\$8,000	\$0	\$9,696	\$2,750	\$1,150	\$27,525	\$4,950	\$10,014				\$68,133
All Other Commercial ILPs	\$2,060	\$947	\$3,068	\$3,356	\$4,059	\$11,134	\$5,087	\$9,702	\$2,189	\$4,617				\$46,219
Commercial Inspection Fees(Fees due)	\$450	\$750	\$150	\$0	\$600	\$1,350	\$450	\$300	\$600	\$975				\$5,625
Commercial Road Impact Fees	\$22,472	\$0	\$21,306	\$0	\$222,388	\$0	\$0	\$50,244	\$0	\$0				\$316,410
Commercial Sanitary Sewer Fees	\$0	\$5,900	\$0	\$0	\$4,025	\$0	\$0	\$483	\$0	\$9,280				\$19,688
Total Commercial ILP, Inspection Impact Sewer	\$26,155	\$9,272	\$32,374	\$3,356	\$240,168	\$16,945	\$6,237	\$108,829	\$7,139	\$23,911				\$474,386
Combined Residential and Commercial Sewer	\$48,300	\$50,175	\$60,375	\$44,275	\$56,350	\$36,225	\$104,650	\$48,783	\$40,250	\$85,755				\$575,138
Combined Residential and Commercial Impact	\$53,012	\$69,183	\$57,951	\$33,594	\$286,375	\$119,694	\$152,122	\$161,240	\$109,756	\$97,849				\$1,140,776
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$129,360	\$160,163	\$166,034	\$111,668	\$391,159	\$218,182	\$314,351	\$286,751	\$196,559	\$239,970				\$2,214,197
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October				YTD
Plan Commission														
Primary Plat Approval	\$1,020	\$2,015	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410	\$0				\$5,445
Secondary Plat Approval	\$400	\$0	\$0	\$610	\$610	\$0	\$800	\$0	\$0	\$610				\$3,030
Re-Plat Approval	\$500	\$0	\$0	\$0	\$600	\$0	\$500	\$0	\$0	\$500				\$2,100
Minor Plat Approval	\$0	\$345	\$0	\$0	\$0	\$0	\$345	\$1,010	\$345	\$1,630				\$3,675
Zone Map Amendment	\$6,360	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0				\$8,160
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Development Plan	\$5,942	\$1,752	\$0	\$3,325	\$1,682	\$0	\$625	\$875	\$725	\$2,630				\$17,556
Development Plan Amendment	\$1,453	\$0	\$0	\$3,823	\$18,716	\$0	\$675	\$0	\$4,521	\$0				\$29,188
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Board of Zoning Appeals														
Variance of Use	\$600	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0				\$1,000
Variance of Dev Standards	\$1,812	\$2,000	\$1,425	\$2,600	\$1,800	\$2,250	\$2,650	\$0	\$1,140	\$1,540				\$17,217
Special Exception	\$0	\$0	\$0	\$2,800	\$1,400	\$700	\$700	\$0	\$0	\$0				\$5,600
TOTAL FILING FEES Plan Commission and	\$18,087	\$6,912	\$1,725	\$15,073	\$24,808	\$3,350	\$6,295	\$1,885	\$10,691	\$6,910				\$95,736
Permit Overview	January	February	March	April	May	June	July	August	September	October				YTD
New Home ILP	10	26	13	11	18	29	34	22	30	21				214
New Home Construction Cost	\$20,366,083	\$30,353,863	\$16,174,891	\$8,974,000	\$16,551,655	\$24,930,044	\$27,398,341	\$23,412,354	\$14,653,413	\$22,528,417				\$205,343,061
All Other Residential ILP	39	52	73	75	60	73	56	68	59	53				608
New Commercial Start ILP	1	3	2	0	6	5	1	3	5	6				32
All Other Commercial ILP	11	6	14	21	13	22	12	26	17	27				169
Total Permit Per Month	61	87	102	107	97	129	103	119	111	107				1023
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October				YTD
Plan Commission														
Primary Plat Approval	¹ Wild Air - Multi-f	² Holiday Farms Sen Eagle Building Com							¹ Bradley Ridge - Pr					
Secondary Plat Approval	² Omari Minor Subdiv Wild Air - Section	¹ The Courtyards of		¹ Roberson Minor Sub	² Holiday Farms Eas Weaver Secondary P		² Union Woodlands Se The Maples - Secon			¹ Timberbrook Ridge				
Re-Plat Approval	¹ Holiday Farms - R				¹ TTC Real Estate Re		¹ Appaloosa Crossing	¹ 6673 Beekman Place	¹ Schumaker Replat -	² The Farm - Replat Center for Sight -				
Minor Plat Approval	¹ Roberson Minor Sub	¹ Weaver Minor Resid		¹ The Maples Minor R			¹ Sima Minor Subdivi	¹ Davis Minor Reside	¹ Kouns AG Estates	² Sternasty Estates/ Chan Minor Residen				
Zone Map Amendment	¹ Kaser Rezoning	² South Village PUD Katz Rezoning		¹ 11638 & 11644 N. M			¹ The Reserve at Uni	See Files	¹ Creekside Corporat					
Subdivision Waiver														
Development Plan	See Files	² Holiday Farms Sen K&M Holdings		See Files	¹ Atwater Self-stora		¹ Collect Towers II	¹ Paws on Tap	² Carpenter Nature P Wild Air Coffee Sh	See Files				
Development Plan Amendment	See Files			See Files	See Files		¹ Rail Apartments -		See Files					
Ordinance Amendment					² Ordinance Amendmen					¹ Subdivision Contro				
Comprehensive Plan Amendment														
Board of Zoning Appeals														
Variance of Use	¹ D. Katz					¹ Chris Badger								
Variance of Dev Standards	See Files	See Files	See Files	See Files	See Files	See Files	See Files		See Files	See Files				
Special Exception				See Files	² Noel Property Larry Summers	¹ Kouns Ag. Inc	¹ SW Concessions LLC							
TOTAL FILINGS Plan Commission and BZA	19	13	4	21	15	6	14	12	15	14				133
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	\$1,475	\$1,050	\$2,070	\$3,000	\$2,275	\$4,051	\$1,800	\$2,483	\$1,250	\$1,625				\$21,079
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	\$68,572	\$59,429	\$55,883	\$68,095	\$103,600	\$74,388	\$75,494	\$86,048	\$72,810	\$74,986				\$739,305
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$169,884	\$178,787	\$174,209	\$145,964	\$446,325	\$230,307	\$332,266	\$296,071	\$222,816	\$258,590				\$2,455,219



Town Of Zionsville

Advanced Structural Component Use

2024/10/01-2024/10/31

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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
R2024-1023	October	31	\$3,500	\$0	\$0	\$0	\$0	Adam Lark	Adam & Sarah Lark	Res Other	Royal Run	621	6553 YORKSHIRE	46077
23U2024-1017	October	31	\$1,000,000	\$1,550	\$4,025	\$2,045	\$2,625	Homes by Nest	Livlux Homes LLC	Res New	THE CLUB AT HOLLIDAY	S1	3733 CHERWELL	46077
R2024-1016	October	30	\$0	\$0	\$0	\$0	\$0	Dean E Oakes	Mark & Marcia Nigh	Res Finish Permit		Greenhouse	2295 S US 421	46077
R2024-1015	October	30	\$130,000	\$0	\$0	\$0	\$0	Kent Shaffter Builders, Inc	Kristen & Aaron Hale	Res New	HALE MINOR	2	2424 S 875 EAST	46077
23U2024-1014	October	30	\$2,263,000	\$1,780	\$4,025	\$2,045	\$2,625	Carrington Homes	Clayton & Angela Mitchell	Res New	THE CLUB AT HOLLIDAY	R34	10430 SOMERFORD	46077
U2024-1013	October	30	\$200,000	\$0	\$0	\$0	\$0	Mitch Young Construction	Whitney Wolf & Roger Rutl	Res Add	Colony Acres	7	3 COLONY COURT	46077
U2024-1012	October	30	\$33,000	\$0	\$0	\$0	\$0	Indy Decorative Concrete	Troy & Marisa Willard	Res Other	ASHBURN	53	5439 PEACHTREE	46077
U2024-1011	October	30	\$50,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Wade & Skye Murphy	Res Add	Buttondown Farms	9	4770 KHAKI COURT	46077
U2024-1008	October	29	\$65,000	\$0	\$0	\$0	\$0	Gallery Construction	John Demaree	Comm Remodel	OP of Zionsville	04	345 S MAIN STREET	46077
R2024-1004	October	28	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	37	9130 YELLOWSTONE	46077
U2024-1003	October	28	\$240,000	\$861	\$0	\$0	\$0	Paul Davis	Anthony & Kimberly	Res Remodel	Spring Knoll	25	4217 GREENTHREAD	46077
R2024-1002	October	28	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	16	9146 BRYCE	46077
23U2024-1001	October	28	\$0	\$125	\$0	\$0	\$0	Christopher Scott Inc	Jeremy Ciano	Res Finish Permit	THE CLUB AT HOLLIDAY	J4	3923 CLUB RIDGE	46077
U2024-1000	October	28	\$0	\$0	\$0	\$0	\$0	Allison & Steven Cygan	Allison & Steven Cygan	Res Finish Permit	Devonshire	55	3846 PALMETTO	46077
23U2024-995	October	28	\$600,000	\$0	\$0	\$0	\$0	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	66	3921 MORGAN	46077
U2024-992	October	25	\$0	\$125	\$0	\$0	\$0	Marshall Home Business	Adam & Erika Clark	Res Finish Permit	Hampshire	219	4276 KETTERING	46077
R2024-991	October	25	\$800,000	\$0	\$0	\$0	\$0	North Homes Inc.	MICHAEL & CHARLENE	Res New	Keeler Minor	3	8657 E 125 SOUTH	46077
U2024-986	October	23	\$55,000	\$446	\$0	\$0	\$0	Sterling Quality Assurance LLC	BRIAN & DANIELLE	Res Remodel	THE CLUB AT HOLLIDAY	D33	3716 OLDE WELL RUN	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
U2024-985	October	23	\$523,000	\$1,163	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	Pulte Homes of Indiana, LLC	Res New	Devonshire	1	8355 GOODWIN	46077
U2024-981	October	22	\$40,000	\$0	\$0	\$0	\$0	Wire Construction	Lauri Roe	Res Add	Sugarbush	40	820 SUGARBUSH	46077
13U2024-979	October	22	\$700,000	\$0	\$0	\$0	\$0	Singh Construction	Indy Holdings LLC	Comm New	Appaloosa Crossing	G	3251 S US 421	46077
U2024-977	October	18	\$2,270,000	\$1,880	\$4,025	\$2,045	\$2,625	Wedgewood Building	Matthew & William	Res New	Pemberton	53, 54	8089 ABINGTON	46077
R2024-976	October	16	\$550,000	\$982	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	19	9164 BRYCE	46077
23U2024-975	October	16	\$925,000	\$1,366	\$4,025	\$2,045	\$2,625	Homes by Nest	Payne Nathan & Katelyn	Res New	THE CLUB AT HOLLIDAY	V7	10890 DARTMOOR	46077
13U2024-974	October	15	\$110,000	\$436	\$0	\$0	\$0	R&G Home Improvement	Nielson & Sarah Baxter	Res Add	HIDDEN PINES	99	3744 CONIFER	46077
R2024-973	October	15	\$136,000	\$385	\$0	\$0	\$0	Rustic Sheds and Cabins	Daniel & Jan Gutwein	Res Add			6502 S 850 East	46077
U2024-971	October	15	\$900,000	\$1,544	\$0	\$2,045	\$2,625	JB Partners LLC	Ett Hem Properties LLC	Res New	Ansley Park	4	11680 ANSLEY	46077
23U2024-970	October	15	\$1,363,317	\$1,569	\$4,025	\$2,045	\$2,625	Old Town Design Group	Elizabeth & Christopher	Res New	THE CLUB AT HOLLIDAY	H5	4373 ALDERBOROUGH	46077
U2024-967	October	14	\$21,000	\$410	\$0	\$0	\$0	Cardenas Innovation LLC	Brett & Shanon Couch	Res Add	COLONY SQUARE	63	861 FRANKLIN	46077
R2024-965	October	11	\$46,860	\$435	\$0	\$0	\$0	HERO Homes LLC	Angela Shaw	Res Remodel	Stonegate		6696 BEEKMAN	46077
R2024-963	October	11	\$550,000	\$1,147	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	40	9151 BRYCE	46077
R2024-961	October	10	\$550,000	\$1,214	\$0	\$0	\$0	Integrated Construction,	Joshua Purvis	Res Add			8250 E 300 South	46077
R2024-960	October	10	\$180,590	\$418	\$0	\$0	\$0	David Hazen Group	Jay & Eliza Miller	Res Add	IRISHMAN'S RUN	4	7256 HUNT CLUB	46077
23U2024-958	October	10	\$0	\$125	\$0	\$0	\$0	AR Homes	Rob & Brenda Larew	Res Finish Permit	THE CLUB AT HOLLIDAY	C30	3854 DARTMOOR	46077
23U2024-956	October	9	\$800,000	\$758	\$9,280	\$0	\$0	Capitol Construction	The Club at Holliday Farms	Comm Tenant Finish	THE CLUB AT HOLLIDAY	P, Q Starbucks	3675 MARKETPLACE	46077
23U2024-954	October	8	\$543,000	\$1,174	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	102	8385 LEANDER	46077



Town Of Zionsville

Advanced Structural Component Use

2024/10/01-2024/10/31

Total: 57

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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
U2024-953	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Garage Structure	11550 Pittman	46077
U2024-952	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Pavilion	11550 Pittman	46077
U2024-951	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Building A	11750 Donovan	46077
U2024-950	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Bldg B	11755 Donovan	46077
23U2024-949	October	8	\$655,000	\$1,345	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	82	3908 MORGAN	46077
23U2024-948	October	8	\$503,000	\$1,142	\$4,025	\$2,045	\$2,625	Pulte Homes of Indiana, LLC	PULTE HOMES OF	Res New	Devonshire	106	8441 LEANDER	46077
U2024-947	October	8	\$0	\$140	\$0	\$0	\$0	Shiel Sexton	The Farm at Zionsville JV,	Comm Finish Permit	The Farm	Building C	11555 Pittman	46077
23U2024-946	October	8	\$3,037,000	\$1,795	\$4,025	\$2,045	\$2,625	Carrington Homes	Anil & Vanita Yakhmi	Res New	THE CLUB AT HOLLIDAY	T25	10357 DARTMOOR	46077
23U2024-941	October	4	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	40	8720 LEANDER	46077
U2024-938	October	4	\$1,348,941	\$2,243	\$0	\$0	\$0	Gilliatte General	PITTMAN INVESTORS	Comm New	The Farm	Building 9	11545 Sylo Crossing	46077
U2024-937	October	4	\$90,000	\$410	\$0	\$0	\$0	Matt Praed	Benjamin & Regan Fischer	Res Remodel	Coventry Ridge	114	4756 CLARKSTON	46077
U2024-936	October	4	\$1,404,362	\$2,369	\$0	\$0	\$0	Gilliatte General	PITTMAN INVESTORS	Comm New	The Farm	Building 8	11561 Sylo Crossing	46077
U2024-935	October	4	\$1,205,613	\$1,757	\$0	\$0	\$0	Gilliatte General	PITTMAN INVESTORS	Comm New	The Farm	Building 7	11581 Sylo Crossing	46077
U2024-934	October	4	\$888,418	\$1,458	\$0	\$0	\$0	Gilliatte General	PITTMAN INVESTORS	Comm New	The Farm	Building 6	11826 Sylo Crossing	46077
U2024-933	October	4	\$1,045,023	\$1,690	\$0	\$0	\$0	Gilliatte General	PITTMAN INVESTORS	Comm New	The Farm	Building 5	11812 Sylo Crossing	46077
U2024-930	October	4	\$2,100,000	\$1,494	\$4,025	\$2,045	\$2,625	Kent Shaffer Builders Inc	Simon & Katherine Katz	Res New			900 STARKEY	46077
R2024-928	October	3	\$0	\$100	\$0	\$0	\$0	Mike McGhee & Assoc	Michael & Tiffany Zittel	Res Finish Permit			8895 E 200 South	46077
U2024-923	October	2	\$0	\$0	\$0	\$0	\$0	Jake Watson	Andrade, LLC	Comm Finish Permit	Andrade	3, 4, 5	10818 DEANDRA	46077



Town Of Zionsville
Advanced Structural Component Use
2024/10/01-2024/10/31

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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
R2024-920	October	1	\$120,000	\$450	\$0	\$0	\$0	Nicholas Design Build	Jackson & Luke Schneider	Res Remodel	Stonegate	334	6491 W DEERFIELD	46077
R2024-919	October	1	\$800,000	\$2,550	\$0	\$2,045	\$2,625	The Snider Group	Snider Property Group LLC	Res New			8195 E 250 South	46077
23U2024-917	October	1	\$1,916,100	\$1,750	\$4,025	\$2,045	\$2,625	Sigma Builders, LLC	Ruchin & Alexandra	Res New	THE CLUB AT HOLLIDAY	T13	10609 DARTMOOR	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, October 2, 2024

6:30 PM (Local Time)

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL
CHAMBERS).**

Members of the public shall have the right to attend Board of Zoning Appeals Public
Meetings

via the following forms of electronic communication:

Please click the following link to join the webinar:

[https://us02web.zoom.us/j/83237327620?
pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09](https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09)

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

The following items are scheduled for consideration:

I. **Pledge Of Allegiance**

II. **Attendance**

III. **Approval Of Minutes**

1. Minutes From The September 4, 2024 Board Of Zoning Appeals Meeting: Approved (5 In Favor, 0 Opposed)

Documents:

[BZA_MEETING 09-04-2024.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2024-35-DSV: Continued To November 6, 2024 Meeting. Approved (5 In Favor, 0 Opposed)

Brant Hile	480 Isenhour Hills Drive, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.047 (C)(5) to exceed the maximum lot coverage in the Single-Family Residential (R-SF-2) zoning district.
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Documents:

[2024-35-DSV BRANT HILE - CONTINUANCE REQUEST.PDF](#)
[2024-35-DSV BRANT HILE - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-35-DSV BRANT HILE - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-35-DSV BRANT HILE - EXHIBIT 3 - PROJECT NARRATIVE \(RECEIVED 8.1.24\).PDF](#)
[2024-35-DSV BRANT HILE - EXHIBIT 4 - PROPOSED SITE PLAN.PDF](#)
[2024-35-DSV BRANT HILE - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-35-DSV BRANT HILE - FINDINGS OF FACT - EXCEED MAX LOT COVERAGE.PDF](#)
[2024-35-DSV BRANT HILE - LETTER OF SUPPORT.PDF](#)
[2024-35-DSV BRANT HILE - INITIAL SUBMITTAL.PDF](#)
[2024-35-DSV BRANT HILE - PLAN REVIEW COMMENTS.PDF](#)
[2024-35-DSV BRANT HILE - PROJECT NARRATIVE \(RECEIVED 8.1.24\).PDF](#)
[2024-35-DSV BRANT HILE - SITE PLAN \(RECEIVED 8.1.24\).PDF](#)

2. 2024-33-DSV: Request To Withdraw. Approved (5 In Favor, 0 Opposed)

RFPDI, LLC	10814 and 10850 Creek Way, Zionsville, IN 46077	Development Standards Variance pursuant to Sections 1.20 (M.1) and (M.2) to exceed the maximum size for signs in the Creekside Corporate Park PUD.
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Documents:

[2024-33-DSV RFPDI LLC - REQUEST TO WITHDRAW.PDF](#)
[2024-33-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-33-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-33-DSV EXHIBIT 3 - SIGN ELEVATIONS.PDF](#)
[2024-33-DSV EXHIBIT 4 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2024-33-DSV - FINDINGS OF FACT - EXCEED MAX SIZE FOR SIGNS.PDF](#)
[2024-33-DSV RFPDI - INITIAL FILING.PDF](#)
[2024-33-DSV RFPDI LLC - 1ST CONTINUANCE REQUEST \(AUGUST MEETING\).PDF](#)
[2024-13-DSV FRPDI LLC - 2ND CONTINUANCE REQUEST.PDF](#)
[UPDATED SIGN ELEVATIONS \(1\) - RECEIVED 8.30.24.PDF](#)
[UPDATED SIGN ELEVATIONS \(2\) - RECEIVED 8.30.24.PDF](#)

3. 2024-37-DSV: Request To Withdraw. Approved (4 In Favor, 0 Opposed, Josh Fedor Did Not Vote)

John and Jill Sima	7740 E 400 South, Zionsville, IN 46077	Development Standards Variance pursuant to section 194.082 to exceed the 3:1 lot depth-to-width ratio in the Rural Single and Two-Family Residential (R-2) zoning district.
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Documents:

[2024-37-DSV JOHN AND JILL SIMA - REQUEST TO WITHDRAW.PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - EXHIBIT 3 - PROJECT NARRATIVE
\(UPDATED_RECEIVED 9.10\).PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - EXHIBIT 4 - PROPOSED PLAT
\(UPDATED_RECEIVED 9.17\).PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - EXHIBIT 5 - PETITIONERS FINDINGS
OF FACT \(UPDATED_RECEIVED 9.10\).PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - FINDINGS OF FACT - EXCEED 3_1 LOT
DEPTH TO WIDTH RATIO.PDF](#)
[2024-37-DSV JOHN AND JILL SIMA - FINAL SUBMITTAL \(RECEIVED
8.27.24\).PDF](#)

V. **Continued Business**

1. 2024-34-DSV: Approved (5 In Favor, 0 Opposed)

Lisa Rollins	4603 South Cobblestone Drive, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.047 (C)(5) to exceed the maximum lot coverage in the Single-Family Residential (R-SF-2) zoning district.
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Documents:

[2024-34-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-34-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-34-DSV EXHIBIT 3 - PROPOSED SITE PLAN.PDF](#)
[2024-34-DSV EXHIBIT 4 - PETITIONER FINDINGS OF FACT.PDF](#)
[2024-34-DSV - FINDINGS OF FACT - EXCEED MAX LOT COVERAGE.PDF](#)
[2024-34-DSV LISA ROLLINS - INITIAL FILING.PDF](#)
[2024-34-DSV LISA ROLLINS - RENDERINGS.PDF](#)
[2024-34-DSV LISA ROLLINS - VICINITY MAP.PDF](#)
[2024-34-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2024-34-DSV - LETTER OF GRANT.PDF](#)

VI. **New Business**

VII. **Other Matters To Be Considered**

1. Rules And Procedures For The Board Of Zoning Appeals: Continued To The November 6, 2024 Agenda

Documents:

REDLINE BOARD OF ZONING APPEALS RULES AND PROCEDURES - 2024
RULES_(002).PDF

2. 2025 Board Of Zoning Appeals Calendar: Continued To The November 6, 2024 Agenda
2025 Board of Zoning Appeals Calendar

Documents:

2025 BZA DATES AND DEADLINES.PDF

3. Elect A BZA Vice Chair: Josh Fedor Elected Vice Chair. (5 In Favor, 0 Opposed)

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

Respectfully Submitted: Mike Dale, AICP

Director - Planning & Building Department

Town of Zionsville

**ADDITIONAL INSTRUCTIONS
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF
THE ZIONSVILLE BOARD OF ZONING APPEALS**

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/83237327620?pwd=WWt0eWx0dDdZcFVKWjIPUnpEMC92QT09>

Webinar ID: 832 3732 7620

Passcode: 783503

Or by Telephone at the following numbers:

+1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at jsmith@zionsville-in.gov.

1. If a member of the public would like to attend a Board of Zoning Appeals Public Meeting but cannot utilize any of the access methods described above, please contact Jonathan Smith at 463-209-9188 or jsmith@zionsville-in.gov.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.
3. The Board of Zoning Appeals will continually revisit and refine the procedures in

this Annex to address public accessibility to meetings.



MEETING RESULTS
Monday, October 21, 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).**

The following items were addressed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Josh Fedor, Jim Hurst, Cindy Madrick, and Nick Plopper attended in person.
Mary Grabianowski attended virtually, via Zoom, but left the meeting during the hearing of 2024-67-DPA.
- III. Approval of the September 16, 2024, Regular Meeting Minutes: Approved
- IV. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions
2024-53-MP: Initial Filing	Timothy & Jody Davis / Davis Minor Subdivision - Primary Plat	6905 S. S.R. 267 Lebanon, IN	Petitioner requests a Continuance to the November 18, 2024, Plan Commission Meeting. Continuance approved. 6 in Favor 0 Opposed Subdivision of ten (10) acres into two (2) lots for a Minor Residential Subdivision in the Rural Residential Single-family (R1) district.
2024-50-Z: Initial Filing; PUD Ordinance (2024-08-27) Draft Commitments (2024-08-27) Letters of Interest	Pittman Partners / The Reserve at Union Woodlands PUD Rezoning	11201 & 10801 E. 200 South and 2475 S. U.S. 421, Zionsville, IN	Petition was continued from the September 16, 2024, Plan Commission Meeting and requests another Continuance to the November 18, 2024 Meeting. Continuance approved. 6 in Favor 0 Opposed Rezoning of 147.4± acres from the Rural General Agriculture (AG) district to the Planned Unit Development (PUD) district for a mixed use development including single-family, townhomes, multi-family residential, and commercial uses.
2024-66-PP: Initial Filing Letters of Interest	Bradley Ridge Development, LLC / Bradley Ridge - Primary Plat	1310 US Highway 421 Zionsville, IN	Petitioner requests a Continuance to the November 18, 2024, Plan Commission Meeting. Continuance approved. 6 in Favor 0 Opposed Primary Plat for the approval of 282 residential lots on 345 acres in the Planned Unit Development (PUD) district. Three Waivers of the Subdivision Control Ordinance are requested: 1) 193.052(B)(14) Cul-de-sac length; 2) 193.052(B)(18)(b) 75' driveway intersection; and 3) 193.053(A) perimeter sidewalks.

V. Continued Business heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2024-51-MP: Staff Report and Materials	John and Jill Sima / Inspire Minor Subdivision - Primary Plat	7740 E 400 South, Zionsville, IN	Petition was continued from the September 16, 2024, Plan Commission Meeting. Deferral of sidewalk installation approved and Petition Conditionally Approved as presented. 5 in Favor 0 Opposed Josh Fedor recused. Request to approve a 3-lot minor residential subdivision plat on approximately 28 acres in the R-2 zoning district. A Waiver to defer the installation of a required pathway along CR 400 South is requested.

VI. New Business heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-65-MP: Staff Report and Materials Letters of Interest	Dawn Kouns / Kouns AG Estates Minor Subdivision - Primary Plat	10155 E 200 South Zionsville, IN	Deferral of sidewalk installation approved and Petition Conditionally Approved as presented. 5 in Favor 0 Opposed Mary Grabianowski recused. Minor Subdivision of a 68-acre parcel for a three-lot residential subdivision in the Rural General Agriculture (AG) district. A Waiver to defer the installation of a required pathway along CR 200 South is requested.
2024-70-PPA: Staff Report and Materials	Epcon Russell Oaks, LLC / The Courtyards of Russell Oaks - Primary Plat Amendment	8901 E. Oak Street Zionsville, IN	Conditionally Approved as presented. 6 in Favor 0 Opposed Primary Plat Amendment approval for The Courtyards of Russell Oaks, to modify the configuration of 10 single-family lots within the overall development in the Rural Single and Two-Family Residential (R-2) District.
2024-71-DPA: Staff Report and Materials	Epcon Russell Oaks, LLC / The Courtyards of Russell Oaks - DP Amendment	8901 E. Oak Street Zionsville, IN	Conditionally Approved as presented. 6 in Favor 0 Opposed Development Plan Amendment approval for The Courtyards of Russell Oaks, consisting of a 10-lot, single-family residential development in the Rural Single and Two-Family Residential (R-2) District.
2024-55-DP: Staff Report and Materials	Paws on Tap, LLC - Chad Johnson/ Paws on Tap	10903 E. 300 South Zionsville, IN	Conditionally Approved as presented. 6 in Favor 0 Opposed Development Plan for the approval of a self-serve pet-friendly taproom and beer garden in the Rural General Business (GB) district.
2024-67-DPA: Staff Report and Materials	C&W Inc. / Marathon - Additional Fueling Station with Canopy	6378 Crane Drive Whitestown, IN	Conditionally Approved as presented. 5 in Favor 0 Opposed Mary Grabianowski did not vote. Development Plan Amendment for an additional fueling station with a canopy being in the Rural General Business (GB) district and within the I-65 South Corridor Overlay.

2024-68-DPA: Staff Report and Materials	The Smart Pergola / North High Brewing - Patio Walls	75 N. Main Street Zionsville, IN	Conditionally Approved as presented. 5 in Favor 0 Opposed Mary Grabianowski did not vote. Development Plan Amendment for the addition of vinyl walls to the existing patio being in the Village Business District (VBD).
2024-69-DP: Staff Report and Materials	Old Town Companies, LLC / Wild Air Coffee Shop and Ice Cream Kiosk	Wild Air Development	Conditionally Approved as presented. 5 in Favor 0 Opposed Mary Grabianowski did not vote. Development Plan Approval for a stand-alone coffee shop and an ice cream kiosk within the Wild Air Development being in the Planned Unit Development (Wild Air PUD) district.

VII. Other Matters considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Items Considered
Summary Memo, Resolution, and Proposed PC Rules and Procedures		Town-wide	Conditionally Approved as presented. 5 in Favor 0 Opposed Mary Grabianowski did not vote. 2024 Plan Commission Rules and Procedures: Discussion and possible adoption of revised Rules and Procedures

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



ZIONSVILLE PLAN COMMISSION

SPECIAL MEETING RESULTS

Monday, October 28, 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).

The following items were addressed:

I. Pledge of Allegiance

II. Attendance: Kendrick Davis, Josh Fedor, Mary Grabianowski, Jim Hurst, Cindy Madrick, and Nick Plopper attended in person. David Franz attended virtually.

III. Continuance or Withdrawal Requests

Docket Number & Links	Petitioner / Project Name	Address of Project	Petitions
2024-62-Z: Staff Report and Exhibits	ZCS Rezoning - #6	1469 S 1100 East	Petitioner requests a Continuance to the November 18, 2024, Plan Commission Meeting. Continuance approved. 7 in Favor 0 Opposed Rezoning of 25.13 acres from the Rural General Agriculture (AG) classification to the Urban Special Use District One (SU-1).

IV. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-56-Z: Staff Report and Exhibits	ZCS Rezoning - #1A	5565 S. 700 East	Positive recommendation including voluntary commitment of Urban Buffer Yard "B" 7 in Favor 0 Opposed Rezoning of 69.40 acres from the Rural R-1 classification to the Urban Special Use District One (SU-1).
2024-57-Z: Staff Report and Exhibits	ZCS Rezoning - #1B	7225 E 550 South	Positive recommendation including voluntary commitment of Urban Buffer Yard "B" 7 in Favor 0 Opposed Rezoning of 4.98 acres from the Rural R-1 classification to the Urban Special Use District One (SU-1).

October 29, 2024

2024-58-Z: Staff Report and Exhibits	ZCS Rezoning - #2	7312 W Stonegate Drive	Positive recommendation including voluntary commitment of Urban Buffer Yard “B” 7 in Favor 0 Opposed Rezoning of 13.169 acres from the Rural R-2 classification to the Urban Special Use District One (SU-1).
2024-59-Z: Staff Report and Exhibits	ZCS Rezoning - #3	5555 S Main Street	Positive recommendation including voluntary commitment of Urban Buffer Yard “B” 7 in Favor 0 Opposed Rezoning of 14.642 acres from the Rural R-1 classification to the Urban Special Use District One (SU-1).
2024-60-Z: Staff Report and Exhibits	ZCS Rezoning - #4	5350 S 650 East	Positive recommendation including voluntary commitment of Urban Buffer Yard “B” 7 in Favor 0 Opposed Rezoning of 33.21 acres from the Rural R-1 classification to the Urban Special Use District One (SU-1).
2024-61-Z: Staff Report and Exhibits	ZCS Rezoning - #5	1500 S 825 East	Positive recommendation including voluntary commitment of Urban Buffer Yard “B” 7 in Favor 0 Opposed Rezoning of 89.90 acres from the Rural R-2 classification to the Urban Special Use District One (SU-1).
2024-63-Z: Staff Report and Exhibits	ZCS Rezoning - #7	11750 E 300 South	Positive recommendation including voluntary commitment of Urban Buffer Yard “B” 7 in Favor 0 Opposed Rezoning of 16.53 acres from the Rural R-2 classification to the Urban Special Use District One (SU-1).
2024-64-Z: Staff Report and Exhibits	ZCS Rezoning - #8	9275 E. SR 32	No Recommendation 6 in Favor 1 Opposed Rezoning of 10.53 acres from the Rural R-1 classification to the Urban Special Use District One (SU-1).

V. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
PC Rules: Summary Memo, Resolution, & Rules and Procedures		Town-wide	The Rules and Procedures were adopted 7 in Favor 0 Opposed Adoption of updated Plan Commission Rules and Procedures

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development
Town of Zionsville