



Town Of Zionsville

Planning and Building Combined Permit Activity

December 2024

Total permits issued for the month of December: 70

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Permit Activity Breakdown

Commercial Permits	December 2024	December 2023	YTD 2024	YTD 2023	YTD Diff
New	13	0	47	18	29
Interior Remodel	3	4	21	34	-13
Addition	1	0	11	5	6
Sign	4	3	71	57	14
Electric	1	0	26	17	9
Other	3	1	59	51	8
Sewer	0	0	2	2	0
Commercial Totals	25	8	237	184	53
Residential Permits					
Single Family	10	15	244	162	82
Addition	12	9	160	185	-25
Remodel	7	6	86	112	-26
Electric	3	9	54	73	-19
Pool/Spa	1	2	53	64	-11
Demolition	2	1	18	16	2
Other	10	15	274	266	8
Sewer/Repairs	0	3	38	71	-33
Residential Totals	45	60	927	949	-22
Combined Totals	70	68	1164	1133	31

Building/Site Inspections: 392 Number Of Inspections: 589

Certificates Of Occupancy Issued: 43

Easement Encroachments Authorized: 1 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 3

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

Number of Investigations closed this month: 1

Total number of zoning code violations to date: 16



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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
19U2024-1095	December	2	\$0	\$125	\$0	\$0	\$0	Chuck's Construction	Peter & Rebecca	Res Finish Permit	Brookhaven	46	11328 ABERCAIRN	46077
R2024-1096	December	2	\$27,498	\$75	\$0	\$0	\$0	Danco Roofing Services	Nicholas Pruner	Res Reroof			9380 E SR 32	46077
R2024-1097	December	2	\$0	\$75	\$0	\$0	\$0	Barb Construction,	Gary Barb	Res Reroof			10455 E 300 SOUTH	46077
23U2024-1098	December	2	\$1,200,000	\$1,505	\$4,025	\$2,045	\$1,009	Homes by Nest	Matt & Emily Lawrence	Res New	THE CLUB AT HOLLIDAY	U2	3559 Cherwell	46077
U2024-1099	December	3	\$89,680	\$410	\$0	\$0	\$0	Booher Remodeling	Peter & Monica Brunn	Res Remodel	Huntington Woods	55	1248 SULLIVANS	46077
R2024-1100	December	3	\$7,805	\$75	\$0	\$0	\$0	Anthony Georgiou	Essaha Jallow & Kadidja Diallo	Res Reroof	Royal Run	154	6302 PICKWICK	46077
R2024-1101	December	3	\$550,000	\$991	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	41	9157 BRYCE CIRCLE	46077
U2024-1102	December	3	\$0	\$125	\$0	\$0	\$0	Aravind Mannarswamy	Aravind Mannarswamy	Res Finish Permit	Hampshire	141	4748 STANTON	46077
R2024-1103	December	3	\$0	\$75	\$0	\$0	\$0	David Hine	Dennis & Peggy Sanders	Res Electric			9015 E 200 South	46077
R2024-1104	December	4	\$51,800	\$100	\$0	\$0	\$0	Allen Rheinheimer	Allen & Catheryn	Res Add	COUNTRY PLACE	1	6712 S 425 EAST	46052
U2024-1105	December	5	\$49,500	\$410	\$0	\$0	\$0	Worthington Design &	John & Michelle DeMarco	Res Remodel	Thornhill	56	643 SILVER WRAITH	46077
U2024-1106	December	5	\$53,000	\$245	\$0	\$0	\$0	The Smart Pergola	Roberto & Jenna Herrera	Res Other	Pemberton	5	8095 HANLEY	46077
U2024-1107	December	5	\$0	\$150	\$0	\$0	\$0	C3 Excavating Inc	Terrance & Laura Andersen	Res Demo			375 W PINE STREET	46077
R2024-1108	December	5	\$15,000	\$302	\$0	\$0	\$0	Cain Signs	Boone County Resource	Comm Sign			985 S US 421	46077
U2024-1109	December	5	\$59,680	\$500	\$0	\$0	\$0	Sooner Construction	Christine & Mark Jordan	Res Remodel			620 VALLEY VIEW DRIVE	46077
13U2024-1110	December	5	\$129,200	\$452	\$0	\$0	\$0	Mud Slingers Pool and Patio	Holliday Farms SL Real Estate,	Comm Add	THE CLUB AT HOLLIDAY	1 POOL	11143 AMBROSE	46077
U2024-1111	December	6	\$35,000	\$0	\$0	\$0	\$0	Sky Built LLC	Marcelino & Sara Rivera	Res Finish Permit	Pleasant View	8	9895 EQUESTRIAN	46077
U2024-1112	December	6	\$125,000	\$410	\$0	\$0	\$0	Matt Praed	Scott & Stacy Snively	Res Add	Coventry Ridge	115	4736 CLARKSTON	46077



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U2024-1113	December	6	\$52,156	\$0	\$0	\$0	\$0	KJ's Handyman Service LLC	Benjamin & Rhonda Adams	Res Add	Crosses	126	365 W CEDAR	46077
U2024-1114	December	6	\$25,000	\$410	\$0	\$0	\$0	Braden Nicholson	BRADEN & ANDREA	Res Add			90 W ASH STREET	46077
U2024-1115	December	6	\$34,270	\$416	\$0	\$0	\$0	Majestic Construction	John Tuttle	Res Remodel	Hampshire	225	4050 CARNEGIE	46077
R2024-1116	December	6	\$0	\$75	\$0	\$0	\$0	SHAFFER PROPERTIES	SHAFFER PROPERTIES	Res Electric	Russell Lake	30	663 RUSSELL	46077
R2024-1117	December	9	\$0	\$295	\$0	\$0	\$0	Wild Air Land Development,	Wild Air Land Development,	Mass Grading	Wild Air		8700 E SR 334	46077
23U2024-1118	December	9	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	20	3912 PALMETTO	46077
23U2024-1119	December	10	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	47	3931 PALMETTO	46077
19U2024-1120	December	10	\$182,000	\$291	\$0	\$0	\$0	BPI Outdoor Living	Norman & Candy Bineyard	Res Add Deck	Brookhaven	48	11320 ABERCAIRN	46077
R2024-1121	December	10	\$35,280	\$75	\$0	\$0	\$0	Bone Dry Roofing	Amy & Douglas Byrum	Res Reroof	Stonegate	365	6577 W DEERFIELD	46077
R2024-1122	December	10	\$125,000	\$296	\$0	\$0	\$0	Maple Road Contracting LLC	George & Pam Faerber	Res Add			8150 E 100 South	46077
13U2024-1123	December	11	\$25,000	\$200	\$0	\$0	\$0	Chuck's Construction	Jason & Jeanne Wilderson	Res Add Deck	HIDDEN PINES	121	3611 EVERGREEN	46077
U2024-1124	December	11	\$212,000	\$350	\$0	\$0	\$100	Capitol Construction	South Zionsville Village East	Comm Remodel			673 S MAIN STREET	46077
U2024-1125	December	11	\$50,000	\$410	\$0	\$0	\$0	Fall Creek Residential	John & Patricia Hammerle	Res Add	Birnbaum	150	65 S 6TH STREET	46077
23U2024-1126	December	12	\$518,000	\$1,154	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	2	8343 GOODWIN	46077
23U2024-1127	December	12	\$850,000	\$1,329	\$4,025	\$2,045	\$2,625	McKenzie-Pierro Homes, LLC	McKenzie-Pierro Homes, LLC	Res New	THE CLUB AT HOLLIDAY	W1	3528 MARKETPLACE	46077
U2024-1128	December	12	\$0	\$75	\$0	\$0	\$0	Adams Electric	Robert & Ruth Agnew	Res Electric	Smith Meadow	50	9733 WINTER	46077
R2024-1129	December	12	\$35,000	\$90	\$0	\$0	\$0	T-Moblle Central, LLC	BOYS & GIRLS CLUB	Comm Cell Tower			5964 S 700 EAST	46077
R2024-1130	December	12	\$0	\$90	\$0	\$0	\$0	Brauman Electric	Janice Pennington	Comm Electric			7240 S SR 267	46052



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R2024-1131	December	16	\$133,600	\$490	\$0	\$0	\$0	Indreno Development	Justin & Christina	Res Add	OLD HUNT CLUB ROAD	26	6879 OLD HUNT CLUB	46077
23U2024-1132	December	16	\$2,400,000	\$1,572	\$4,025	\$2,045	\$2,625	Randy Shaffer Custom Homes	Dana & Zachary Schmidt	Res New	THE CLUB AT HOLLIDAY	R38	10370 SOMERFORD	46077
23U2024-1133	December	17	\$200,000	\$413	\$0	\$0	\$0	Homes by Design	Daniel & Julie Baumeister	Res Add Pool	THE CLUB AT HOLLIDAY	R23	10388 HOLLIDAY	46077
R2024-1134	December	17	\$0	\$0	\$0	\$0	\$0	Cody Sanders	Tim Wilson	Res Demo			9015 E 200 South	46077
13U2024-1135	December	17	\$15,000	\$410	\$0	\$0	\$0	Richard Spencer Montei	Richard & Lindsay Montei	Res Remodel	Fox Hollow	19	7485 FOX HOLLOW	46077
U2024-1136	December	18	\$30,000	\$200	\$0	\$0	\$0	Sanmles Construction	William & Sandra Prucka	Res Add Deck	COBBLESTONE LAKES OF	305	8835 SPRING	46077
23U2024-1137	December	19	\$508,000	\$1,143	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	84	8446 MORGAN	46077
U2024-1138	December	19	\$150,000	\$0	\$0	\$0	\$0	Alt Construction	106 & Bennett LLC	Comm Remodel	Bennett Technology Park	Suite 200	10650 BENNETT	46077
R2024-1139	December	19	\$0	\$130	\$0	\$0	\$0	Old Town Companies, LLC	Wild Air Master Association	Mass Grading	Wild Air	Clubhouse	6491 Liz Drive	46077
R2024-1140	December	20	\$165,750	\$439	\$0	\$0	\$0	Barton Pool Company	Royal Run HOA	Comm Remodel	Royal Run	Common Area Pool	6514 Royal Run Blvd	46077
23U2024-1141	December	20	\$533,000	\$1,163	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	22	8398 LEANDER	46077
U2024-1142	December	20	\$20,000	\$0	\$0	\$0	\$0	Eric Walker	Jennifer & Eric Walker	Res Remodel	Hampshire	19	5103 ROSE DRIVE	46077
U2024-1143	December	20	\$28,170	\$410	\$0	\$0	\$0	Indys Painting LLC	Andrew & Emily Coccaro	Res Remodel	Hampshire	69	4833 DENTON	46077
U2024-1144	December	20	\$25,000	\$410	\$0	\$0	\$0	Burkhard Construction	B & D Homes LLC	Res Add			650 MULBERRY	46077
R2024-1145	December	23	\$2,625,000	\$2,350	\$23,285	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 3 W 12 Plex	8651 Rosslyn Drive	46077
R2024-1146	December	23	\$1,750,000	\$1,750	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 4 X 8 Plex	8652 Rosslyn Drive	46077
R2024-1147	December	23	\$1,970,000	\$1,900	\$15,565	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 5 Y 9 Plex	6320 Rosslyn Drive	46077
R2024-1148	December	23	\$875,000	\$1,150	\$8,465	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 6 Z1 4 Plex	6322 Rosslyn Drive	46077



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R2024-1149	December	23	\$1,750,000	\$1,750	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 8 T 8 Plex	8587 Lamond Lane	46077
R2024-1150	December	23	\$1,970,000	\$1,750	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 9 U 8 Plex	8589 Lamond Lane	46077
R2024-1151	December	23	\$1,530,000	\$1,600	\$12,325	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 7 Z2 7 Plex	6330 Rosslyn Drive	46077
R2024-1152	December	23	\$110,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Maintenance Building	6551 Archer Drive	46077
R2024-1153	December	23	\$3,900,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building A2 Mixed	8476 Archer Drive	46077
R2024-1154	December	23	\$2,650,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Clubhouse	6491 Liz Drive	46077
R2024-1155	December	23	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 21 S 8 Plex	8550 Skye Lane	46077
23U2024-1156	December	26	\$65,000	\$200	\$0	\$0	\$0	Hittle Construction	Darcy & Zach Snyder	Res Add Deck	Chelsea Park	9	5388 PEMBRIDGE	46077
R2024-1157	December	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	30	6903 ACADIA LANE	46077
R2024-1158	December	27	\$600,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	15	9136 BRYCE CIRCLE	46077
23U2024-1159	December	30	\$0	\$0	\$0	\$0	\$0	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks Holliday	3675 Marketplace	46077
23U2024-1160	December	30	\$0	\$0	\$0	\$0	\$0	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks	3675 Marketplace	46077
23U2024-1161	December	30	\$0	\$0	\$0	\$0	\$0	Sign Doc Identity	MAP Holliday Farms LLC	Comm Sign	THE CLUB AT HOLLIDAY	Starbucks	3675 Marketplace	46077
R2024-1162	December	31	\$7,000,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building A1 Mixed	6550 Archer Drive	46077
R2024-1163	December	31	\$8,200,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 12B	8566 Archer Drive	46077
U2024-1164	December	31	\$1,000,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Viewegh Crafted Homes	Res New	PEMBERTON	58	5155 ABINGTON	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2023-284	Chuck's Construction	Peter Morrow	Res Add Deck	Brookhaven	44	11328 ABERCAIRN COURT	46077	2024/12/18
R2023-421	Pulte Homes	Pulte Homes	Res New	Devonshire	50	3912 PALMETTO CIRCLE	46077	2024/12/09
R2023-550	Bestside Construction	Chad & Michelle Back	Res Add			8170 E 300 South	46077	2024/12/16
U2023-570	Decks R Us	Stephen & Diane Michael	Res Add Deck	Village Walk	99	1432 WATERFORD DRIVE	46077	2024/12/17
R2023-752	Sigma Builders, LLC	Vince & Whitney Lambert	Res New	THE CLUB AT HOLLIDAY	E17	10648 BARRINGTON WAY	46077	2024/12/04
U2023-860	Daniel Langenberg	Daniel & Joni Langenberg	Res Remodel	Spring Knoll	24	4550 SUNFLOWER COURT	46077	2024/12/18
R2023-902	Sigma Builders, LLC	Sunil & Sylvia Gollapudi	Res Finish Permit	THE CLUB AT HOLLIDAY	K12	10980 LOCHFIELD DRIVE	46077	2024/12/13
R2023-958	Wedgewood Building Company	Thomas & Teresa Hutchinson	Res New	THE CLUB AT HOLLIDAY	QB	4405 ELMSCOTT RIDGE	46077	2024/12/03
R2023-968	Gradison Building Corporation	Jeffrey & Rebecca Kosc	Res New	THE CLUB AT HOLLIDAY	R29	10520 HOLLIDAY FARMS BLVD	46077	2024/12/13
R2023-1016	Rustic Sheds and Cabins	Brandon & Robin Leese	Res Add	Smith-Somers Minor	2	6476 S 850 East	46077	2024/12/13
R2023-1075	Kent Shaffer Builders Inc	J & R Equity Corp	Res New	THE CLUB AT HOLLIDAY	A27	10771 HOLLIDAY FARMS BLVD	46077	2024/12/13
R2023-1081	Carrington Homes	Carrington Homes	Res New	THE CLUB AT HOLLIDAY	R2	3835 HOLLIDAY FARMS BLVD	46077	2024/12/20
U2023-1085	Pulliam-Scott Construction Inc	Janet Spaulding	Res Remodel	Inglenook of Zionsville	32	10466 LOWER GARDEN WAY	46077	2024/12/19
U2024-6	BPI Outdoor Living	Brandon & Shannon Eaton	Res Other	Spring Knoll	121	9159 IRIS LANE	46077	2024/12/13
23U2024-52	Homes by Nest, LLC	Lucas & Ashley Recker	Res New	THE CLUB AT HOLLIDAY	R49	3820 HOLLIDAY FARMS BLVD	46077	2024/12/03
U2024-89	Bedrock Builders Inc.	BHI Senior Living	Comm New	Hoosier Village	SHELL Units 3,4,5	9733 Hoosier Village Drive	46077	2024/12/20



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U2024-90	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	3 Townhome Unit 3	9733 Hoosier Village Drive	46077	2024/12/19
U2024-94	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	5	9737 Hoosier Village Drive	46077	2024/12/19
R2024-96	Country Garden Landscaping	Brian & Jennifer Egan	Res Add	Cheval De Salle	13	7877 CHEVAL RUE COURT	46077	2024/12/11
U2024-97	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	1 & 2	9715 & 9717 Hoosier Village Drive	46077	2024/12/09
R2024-250	Benjamin West	Benjamin West	Res New			3785 S INDIANAPOLIS ROAD	46052	2024/12/11
U2024-290	Country Garden Landscaping	Steven & Stephanie Cottle	Res Add	ASHBURN	59	5392 ROSE DRIVE	46077	2024/12/13
R2024-394	SGA Design Group - Stephen Bowen	C & V FARM LLC	Comm New		1 - Aldi	6479 Center Drive	46077	2024/12/06
R2024-406	Compass Commercial	C & V FARM LLC	Comm New		Crew Car Wash EXTERIOR	6480 Center Drive	46075	2024/12/10
R2024-408	Compass Commercial	C & V FARM LLC	Comm New		Crew Car TRASH ENCLOSURE	6480 Center Drive	46075	2024/12/10
19U2024-467	The House Call Remodeling	Katherine & Chauncey Long	Res Other	Vonterra	1	10320 LEMBERGER BLVD	46077	2024/12/31
13U2024-573	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1005 Townhome	3266 HAFLINGER DRIVE	46077	2024/12/03
R2024-605	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	31	9166 YELLOWSTONE WAY	46077	2024/12/02
U2024-684	G R Donaldson LLC	Jay & Julie Deweese	Res Add	Cedar Bend	44	10124 LAKEWOOD DRIVE	46077	2024/12/11
R2024-717	HERO Homes LLC	Scott & Lisa Beier	Res Remodel	Stonegate	323	6568 W DEERFIELD DRIVE	46077	2024/12/06
R2024-790	FFR PROPERTIES	John & Jill Sima Jr	Res Remodel			7740 E 400 South	46077	2024/12/19
U2024-797	Eileen Davis / Kevin Young	Eileen Davis / Kevin Young	Res Other	Crosses 4th Addition	79 & 80	560 W POPLAR STREET	46077	2024/12/17



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U2024-823	John Pataky Construction	Timothy & Cami Hovda	Res Add	Thornhill	60	613 SILVER WRAITH COURT	46077	2024/12/19
U2024-836	Case Design and Remodeling	Brian & Christine Melvin	Res Remodel	Raintree Place	88	345 RAINTREE DRIVE	46077	2024/12/12
U2024-843	Country Garden Landscaping	Mark & Linda Moriarty	Res Add Deck	Mulberry Place	3	723 HANOVER CLOSE	46077	2024/12/06
U2024-851	Booher Remodeling Company	Barry & Erin Cleary	Res Remodel	Cobblestone Lakes	77	4891 S COBBLESTONE	46077	2024/12/10
23U2024-874	Hendrick Pool and Lawn Service	Alex & Esther Palou	Res Add Pool	THE CLUB AT HOLLIDAY	K4	4275 STRATHMORE LANE	46077	2024/12/30
R2024-920	Nicholas Design Build	Jackson & Luke Schneider	Res Remodel	Stonegate	334	6491 W DEERFIELD COURT	46077	2024/12/19
U2024-937	Matt Praed	Benjamin & Regan Fischer	Res Remodel	Coventry Ridge	114	4756 CLARKSTON COURT	46077	2024/12/10
R2024-973	Rustic Sheds and Cabins	Daniel & Jan Gutwein	Res Add			6502 S 850 East	46077	2024/12/13
13U2024-1036	Indy Decorative Concrete	Brian & Jennifer Yerkes	Res Other	Austin Oaks	27	3261 AUTUMN ASH COURT	46077	2024/12/20
R2024-1104	Allen Rheinheimer	Allen & Catheryn Rheinheimer	Res Add	COUNTRY PLACE MUTUAL	1	6712 S 425 EAST	46052	2024/12/23
U2024-1128	Adams Electric	Robert & Ruth Agnew	Res Electric	Smith Meadow	50	9733 WINTER WAY	46077	2024/12/19



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Planning and Building 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	12	342	535	25	35
February	3	0	1	2	2	1	26	16	6	6	2	1	15	6	0	87	1	11	346	513	12	38
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	55
May	6	0	2	3	2	5	18	15	10	3	4	2	25	1	1	97	1	13	409	637	66	69
June	5	5	1	9	3	4	29	14	8	6	12	0	31	2	0	129	0	9	422	597	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	492	733	22	74
September	5	0	0	6	6	4	30	14	6	6	6	1	21	5	1	111	0	10	468	649	14	55
October	6	0	2	9	4	12	21	10	5	4	4	1	25	4	0	107	1	19	519	737	27	67
November	2	0	2	4	0	3	20	13	6	3	3	1	11	3	0	71	0	19	488	686	18	64
December	13	1	3	4	1	3	10	12	7	3	1	2	10	0	0	70	7	7	392	589	21	43
Totals	47	11	21	71	26	59	244	160	86	54	53	18	274	38	2	1164	11	164	5132	7545	273	712



Status Report													Printed 2025/01/06 07:20 AM	
Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	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	\$25,582	\$8,853	\$285,180	
All Other Residential ILP Fees	\$7,493	\$11,255	\$18,944	\$16,377	\$13,337	\$18,517	\$11,109	\$12,615	\$12,644	\$11,846	\$10,067	\$7,803	\$152,007	
Residential Inspection Fees (Fees Due)	\$3,900	\$3,975	\$4,575	\$4,150	\$4,950	\$4,000	\$4,875	\$5,250	\$4,275	\$3,825	\$4,400	\$4,800	\$52,975	
New Home Residential Road Impact Fees	\$10,090	\$29,261	\$12,105	\$11,099	\$32,697	\$76,096	\$89,216	\$52,480	\$73,472	\$54,904	\$49,856	\$16,753	\$508,029	
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	\$38,855	\$14,315	\$408,815	
Sanitary Sewer Fees	\$48,300	\$44,275	\$60,375	\$44,275	\$52,325	\$36,225	\$104,650	\$48,300	\$40,250	\$76,475	\$76,475	\$28,175	\$660,100	
Total Residential ILP, Inspection, Impact, Sewer	\$103,205	\$150,891	\$133,660	\$108,312	\$150,991	\$201,237	\$308,114	\$178,122	\$189,420	\$217,010	\$200,835	\$75,899	\$2,017,696	
New Commercial Start ILP Fees	\$1,623	\$2,425	\$8,000	\$0	\$9,696	\$2,750	\$1,150	\$27,525	\$4,950	\$11,847	\$4,876	\$12,250	\$87,092	
All Other Commercial ILPs	\$2,060	\$1,083	\$3,068	\$3,356	\$4,059	\$11,140	\$5,087	\$9,947	\$2,189	\$4,732	\$3,111	\$2,146	\$51,978	
Commercial Inspection Fees(Fees due)	\$450	\$750	\$150	\$0	\$600	\$1,350	\$450	\$300	\$600	\$975	\$600	\$450	\$6,675	
Commercial Road Impact Fees	\$22,472	\$0	\$21,306	\$0	\$222,388	\$0	\$0	\$50,244	\$0	\$25,179	\$182,597	\$0	\$524,186	
Commercial Sanitary Sewer Fees	\$0	\$5,900	\$0	\$0	\$4,025	\$0	\$0	\$483	\$0	\$9,280	\$0	\$104,415	\$124,103	
Total Commercial ILP, Inspection Impact Sewer	\$26,155	\$9,408	\$32,374	\$3,356	\$240,168	\$16,951	\$6,237	\$109,074	\$7,139	\$51,038	\$338,108	\$118,911	\$958,919	
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	\$76,475	\$132,590	\$784,203	
Combined Residential and Commercial Impact	\$53,012	\$69,183	\$57,951	\$33,594	\$286,375	\$119,694	\$152,122	\$161,440	\$109,756	\$123,028	\$418,832	\$31,168	\$1,616,155	
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$129,360	\$160,299	\$166,034	\$111,668	\$391,159	\$218,188	\$314,351	\$287,196	\$196,559	\$268,048	\$538,943	\$194,810	\$2,976,615	
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Plan Commission														
Primary Plat Approval	\$1,020	\$2,015	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410	\$0	\$0	\$0	\$5,445	
Secondary Plat Approval	\$400	\$0	\$0	\$610	\$610	\$0	\$800	\$0	\$0	\$610	\$1,660	\$0	\$4,690	
Re-Plat Approval	\$500	\$0	\$0	\$0	\$600	\$0	\$500	\$0	\$0	\$500	\$0	\$0	\$2,100	
Minor Plat Approval	\$0	\$345	\$0	\$0	\$0	\$0	\$345	\$1,010	\$345	\$1,630	\$0	\$0	\$3,675	
Zone Map Amendment	\$6,360	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$8,160	
Subdivision Waiver	\$0	\$0	\$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	\$0	\$0	\$17,556	
Development Plan Amendment	\$1,453	\$0	\$0	\$3,823	\$18,716	\$0	\$675	\$0	\$4,521	\$0	\$1,100	\$0	\$30,288	
Ordinance Amendment	\$0	\$0	\$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	\$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	\$1,640	\$1,000	\$800	\$19,117	
Special Exception	\$0	\$0	\$0	\$2,800	\$1,400	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$5,600	
TOTAL FILING FE														



Town Of Zionsville

Advanced Structural Component Use

2024/12/01-2024/12/31

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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
U2024-1164	December	31	\$1,000,000	\$0	\$0	\$0	\$0	Viewegh Crafted Homes	Viewegh Crafted Homes	Res New	PEMBERTON	58	5155 ABINGTON	46077
R2024-1163	December	31	\$8,200,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 12B	8566 Archer Drive	46077
R2024-1162	December	31	\$7,000,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building A1 Mixed	6550 Archer Drive	46077
R2024-1158	December	27	\$600,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	15	9136 BRYCE	46077
R2024-1157	December	26	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	30	6903 ACADIA	46077
R2024-1155	December	23	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 21 S 8	8550 Skye Lane	46077
R2024-1154	December	23	\$2,650,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Clubhouse	6491 Liz Drive	46077
R2024-1153	December	23	\$3,900,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building A2 Mixed	8476 Archer Drive	46077
R2024-1152	December	23	\$110,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Maintenance Building	8551 Archer Drive	46077
R2024-1151	December	23	\$1,530,000	\$1,250	\$12,325	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 7 Z2 7 Plex	6330 Rosslyn	46077
R2024-1150	December	23	\$1,970,000	\$1,350	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 9 U 8 Plex	8589 Lamond	46077
R2024-1149	December	23	\$1,750,000	\$1,350	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 8 T 8 Plex	8587 Lamond	46077
R2024-1148	December	23	\$875,000	\$950	\$8,465	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 6 Z1 4 Plex	6322 Rosslyn	46077
R2024-1147	December	23	\$1,970,000	\$1,450	\$15,565	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 5 Y 9 Plex	6320 Rosslyn	46077
R2024-1146	December	23	\$1,750,000	\$1,350	\$14,925	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 4 X 8 Plex	8652 Rosslyn	46077
R2024-1145	December	23	\$2,625,000	\$1,750	\$23,285	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 3 W 12	8651 Rosslyn	46077
U2024-1144	December	20	\$25,000	\$410	\$0	\$0	\$0	Burkhard Construction	B & D Homes LLC	Res Add			650 MULBERRY	46077
U2024-1143	December	20	\$28,170	\$410	\$0	\$0	\$0	Indys Painting LLC	Andrew & Emily Coccoaro	Res Remodel	Hampshire	69	4833 DENTON	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
U2024-1142	December	20	\$20,000	\$0	\$0	\$0	\$0	Eric Walker	Jennifer & Eric Walker	Res Remodel	Hampshire	19	5103 ROSE DRIVE	46077
23U2024-1141	December	20	\$533,000	\$1,163	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	22	8398 LEANDER	46077
R2024-1140	December	20	\$165,750	\$439	\$0	\$0	\$0	Barton Pool Company	Royal Run HOA	Comm Remodel	Royal Run	Common Area Pool	6514 Royal Run Blvd	46077
U2024-1138	December	19	\$150,000	\$0	\$0	\$0	\$0	Alt Construction	106 & Bennett LLC	Comm Remodel	Bennett Technology Park	Suite 200	10650 BENNETT	46077
23U2024-1137	December	19	\$508,000	\$1,143	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	84	8446 MORGAN	46077
13U2024-1135	December	17	\$15,000	\$410	\$0	\$0	\$0	Richard Spencer	Richard & Linsay Montei	Res Remodel	Fox Hollow	19	7485 FOX HOLLOW	46077
23U2024-1132	December	16	\$2,400,000	\$1,572	\$4,025	\$2,045	\$2,625	Randy Shaffer Custom Homes	Dana & Zachary	Res New	THE CLUB AT HOLLIDAY	R38	10370 SOMERFORD	46077
R2024-1131	December	16	\$133,600	\$490	\$0	\$0	\$0	Indreno Development	Justin & Christina	Res Add	OLD HUNT CLUB ROAD	26	6879 OLD HUNT CLUB	46077
23U2024-1127	December	12	\$850,000	\$1,329	\$4,025	\$2,045	\$2,625	McKenzie-Pierro Homes, LLC	McKenzie-Pierro Homes, LLC	Res New	THE CLUB AT HOLLIDAY	W1	3528 MARKETPLACE	46077
23U2024-1126	December	12	\$518,000	\$1,154	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	2	8343 GOODWIN	46077
U2024-1125	December	11	\$50,000	\$410	\$0	\$0	\$0	Fall Creek Residential	John & Patricia Hammerle	Res Add	Birnbaum	150	65 S 6TH STREET	46077
U2024-1124	December	11	\$212,000	\$350	\$0	\$0	\$100	Capitol Construction	South Zionsville	Comm Remodel			673 S MAIN STREET	46077
R2024-1122	December	10	\$125,000	\$296	\$0	\$0	\$0	Maple Road Contracting	George & Pam Faerber	Res Add			8150 E 100 South	46077
23U2024-1119	December	10	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	47	3931 PALMETTO	46077
23U2024-1118	December	9	\$0	\$125	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	20	3912 PALMETTO	46077
U2024-1115	December	6	\$34,270	\$416	\$0	\$0	\$0	Majestic Construction	John Tuttle	Res Remodel	Hampshire	225	4050 CARNEGIE	46077
U2024-1114	December	6	\$25,000	\$410	\$0	\$0	\$0	Braden Nicholson	BRADEN & ANDREA	Res Add			90 W ASH STREET	46077
U2024-1113	December	6	\$52,156	\$0	\$0	\$0	\$0	KJ's Handyman Service LLC	Benjamin & Rhonda Adams	Res Add	Crosses	126	365 W CEDAR	46077



Town Of Zionsville

Advanced Structural Component Use

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Total: 48

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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
U2024-1112	December	6	\$125,000	\$410	\$0	\$0	\$0	Matt Praed	Scott & Stacy Snively	Res Add	Coventry Ridge	115	4736 CLARKSTON	46077
U2024-1111	December	6	\$35,000	\$0	\$0	\$0	\$0	Sky Built LLC	Marcelino & Sara Rivera	Res Finish Permit	Pleasant View	8	9895 EQUESTRIAN	46077
U2024-1110	December	5	\$129,200	\$452	\$0	\$0	\$0	Mud Slingers Pool and Patio	Holliday Farms SL Real Estate,	Comm Add	THE CLUB AT HOLLIDAY	1 POOL	11143 AMBROSE	46077
U2024-1109	December	5	\$59,680	\$500	\$0	\$0	\$0	Sooner Construction	Christine & Mark Jordan	Res Remodel			620 VALLEY VIEW	46077
U2024-1106	December	5	\$53,000	\$245	\$0	\$0	\$0	The Smart Pergola	Roberto & Jenna Herrera	Res Other	Pemberton	5	8095 HANLEY	46077
U2024-1105	December	5	\$49,500	\$410	\$0	\$0	\$0	Worthington Design &	John & Michelle	Res Remodel	Thornhill	56	643 SILVER WRAITH	46077
R2024-1104	December	4	\$51,800	\$100	\$0	\$0	\$0	Allen Rheinheimer	Allen & Catheryn	Res Add	COUNTRY PLACE	1	6712 S 425 EAST	46052
U2024-1102	December	3	\$0	\$125	\$0	\$0	\$0	Aravind Mannarswamy	Aravind Mannarswamy	Res Finish Permit	Hampshire	141	4748 STANTON	46077
R2024-1101	December	3	\$550,000	\$991	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	41	9157 BRYCE	46077
U2024-1099	December	3	\$89,680	\$410	\$0	\$0	\$0	Booher Remodeling	Peter & Monica Brunn	Res Remodel	Huntington Woods	55	1248 SULLIVANS	46077
23U2024-1098	December	2	\$1,200,000	\$1,505	\$4,025	\$2,045	\$1,009	Homes by Nest	Matt & Emily Lawrence	Res New	THE CLUB AT HOLLIDAY	U2	3559 Cherwell	46077
19U2024-1095	December	2	\$0	\$125	\$0	\$0	\$0	Chuck's Construction	Peter & Rebecca	Res Finish Permit	Brookhaven	46	11328 ABERCAIRN	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, December 4, 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 November 6, 2024 Board Of Zoning Appeals Meeting: Approved (4 In Favor, 0 Opposed)

Documents:

[MINUTES 11.06.2024.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2024-41-DSV: Request To Withdraw Approved (4 In Favor, 0 Opposed)

Casey Good	8662 E 200 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:

[2024-41-DSV CASEY GOOD - INITIAL FILING.PDF](#)
[2024-41-DSV CASEY GOOD - PROPOSED MINOR RESIDENTIAL
SUBDIVISION.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 4 - PROPOSED PLAT.PDF](#)
[2024-41-DSV CASEY GOOD - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF](#)

V. Continued Business

VI. New Business

1. 2024-48-DSV: Approved (4 In Favor, 0 Opposed)

Zionsville Parks and Recreation Board	601 South 900 East, Zionsville, IN	Development Standards Variance pursuant to Section 194.111 to reduce the required number of parking spaces for the Carpenter Nature Preserve in the Rural Single-Family Residential (R-1) zoning district.
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Documents:

[2024-48-DSV ZIONSVILLE PARK AND REC - EXHIBIT 1 - STAFF
REPORT.PDF](#)
[2024-48-DSV ZIONSVILLE PARK AND REC - EXHIBIT 2 - LOCATION
MAP.PDF](#)
[2024-48-DSV ZIONSVILLE PARK AND REC - EXHIBIT 3 - SITE PLAN.PDF](#)
[2024-48-DSV ZIONSVILLE PARK AND REC - EXHIBIT 4 - PETITIONERS
FINDINGS OF FACT.PDF](#)
[2024-48-DSV ZIONSVILLE PARK AND REC BOARD - INITIAL FILING.PDF](#)
[2024-48-DSV ZIONSVILLE PARK AND REC BOARD - EXECUTED FINDINGS
OF FACT.PDF](#)
[2024-48-DSV - LETTER OF GRANT.PDF](#)

2. 2024-49-DSV: Approved (4 In Favor, 0 Opposed)

Matt Fortney	5900 W. 96th Street, Zionsville, IN	Development Standards Variance pursuant to
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**Section 194.082 Table 6
to reduce the required
front yard setback in the
Rural Local Business
(LB) zoning district.**

Documents:

2024-49-DSV MATT FORTNEY - EXHIBIT 1 - STAFF REPORT.PDF
2024-49-DSV MATT FORTNEY - EXHIBIT 2 - LOCATION MAP.PDF
2024-49-DSV MATT FORTNEY - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF
2024-49-DSV MATT FORTNEY - EXHIBIT 4 - SITE PLAN.PDF
2024-49-DSV MATT FORTNEY - EXHIBIT 5 - PETITIONERS FINDINGS OF
FACT.PDF
2024-49-DSV MATT FORTNEY - INITIAL FILING.PDF
2024-49-DSV - UPDATED BZA APPLICATION.PDF
2024-49-DSV MATT FORTNEY - EXECUTED FINDINGS OF FACT.PDF
2024-49-DSV - LETTER OF GRANT.PDF

VII. **Other Matters To Be Considered**

1. Rules And Procedures For The Board Of Zoning Appeals: Approved (4 In Favor, 0 Opposed)

Documents:

BOARD OF ZONING APPEALS RULES AND PROCEDURES - 2025 RULES -
APPROVED.PDF

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:

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+1 253 215 8782 or +1 346 248 7799



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, December 16, 2024

6:30 PM (Local Time)

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

The following items were discussed:

- I. Pledge of Allegiance
- II. Attendance: David Franz, Josh Fedor, Jim Hurst, Mary Grabianowski, Kendrick Davis, Cindy Madrick, and Nick Plopper attended in person
- III. Approval of Plan Commission Minutes – November 18, 2024 Regular Meeting - Approved
- IV. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
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, October 16, 2024, and November 18, 2024, Plan Commission Meetings. The Petitioner has submitted a Continuance Request to the January 21, 2025, Plan Commission Meeting. The continuance was approved 7 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.
2024-74-Z: Initial Filing	RFPDI LLC / Creskide Corporate Park Rezoning - Signage in Subarea E	10814 and 10850 Creek Way Zionsville, IN	Petition was continued from the November 18, 2024 Plan Commission Meeting. Staff has submitted a Continuance Request to the January 21, 2025, Plan Commission Meeting. The continuance was approved. 7 in Favor 0 Opposed Rezoning to amend Section 1.20, M, of the Creskide Corporate Park PUD regarding wall signage regulations in Subarea E.

V. Continued Business to be heard

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

VI. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2024-76-OA: Staff Memo and Materials	Town of Zionsville	Zionsville, IN	Text Amendment of the Subdivision Control Ordinance Section 193.060(A)(3) & (4) regarding Street Lights. A motion to send a Favorable recommendation to the Town Council was approved. 7 in Favor 0 Opposed
2024-79-MP: Staff Report with Exhibits	David Sternasty / Hickory Farms Minor Subdivision	425 S 900 East Zionsville, IN	Primary Plat approval for a 2-lot minor residential subdivision of 7.67 acres in the R-1 zoning district. Commissioners voted to Approve a deferral of the perimeter sidewalk installation and a waiver of the performance bond requirement: 7 in Favor 0 Opposed The plat was Conditionally Approved as presented: 7 in Favor 0 Opposed
2024-80-DP: Staff Report with Exhibits	Frooz Vision, LLC / Center for Sight	10859 and 10869 Creek Way Zionsville, IN	Development Plan for a medical office building on 5.69+/- acres being in the Creekside Corporate Park zoned Planned Unit Development (Creekside PUD). Conditionally Approved as presented: 7 in Favor 0 Opposed
2024-73-DP: Staff Report with Exhibits	Zionsville Park & Rec Board / Carpenter Nature Preserve	601 S. 900 East Zionsville, IN	Development Plan for a recreational park including a restroom/shelter building, amphitheater, playground, paved and unpaved trails, and related parking areas being in the Rural Single-family Residential (R1) district. Commissioners voted to Approve waivers of architectural design and building materials requirements: 7 in Favor 0 Opposed The Development Plan was Approved as presented: 7 in Favor 0 Opposed

2024-78-DP: Staff Report with Exhibits	Zionsville Park & Rec Board / Mulberry Fields Restroom/Concession Building	9645 Whitestown Road Zionsville, IN	Development Plan for a new restroom/concession building with adjacent walks in the Special Use District Eight (SU-8) district. Conditionally Approved as presented: 7 in Favor 0 Opposed
2024-86-DPA: Staff Report with Exhibits	GMT Investments / The Shops at Holliday Farms	3546 S. US 421 Zionsville, IN	Development Plan Amendment for redesign of three commercial buildings on 2.22+/- acres within the Holliday Farms PUD. Conditionally Approved as presented: 7 in Favor 0 Opposed

VII. Other Matters to be considered

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

Respectfully Submitted: Mike Dale, AICP
Director - Planning and Building Department
Town of Zionsville