



Town Of Zionsville

Planning and Building Combined Permit Activity

June 2025

Total permits issued for the month of June: 116

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Permit Activity Breakdown

Commercial Permits	June 2025	June 2024	YTD 2025	YTD 2024	YTD Diff
New	7	5	36	17	19
Interior Remodel	8	1	24	9	15
Addition	1	5	1	7	-6
Sign	8	9	43	33	10
Electric	1	3	6	11	-5
Other	8	4	33	26	7
Sewer	0	0	1	1	0
Commercial Totals	33	27	144	104	40
Residential Permits					
Single Family	22	29	111	107	4
Addition	13	14	75	79	-4
Remodel	12	8	41	53	-12
Electric	10	6	34	28	6
Pool/Spa	2	12	33	32	1
Demolition	4	0	9	8	1
Other	18	31	124	150	-26
Sewer/Repairs	2	2	16	22	-6
Residential Totals	83	102	443	479	-36
Combined Totals	116	129	587	583	4

Building/Site Inspections: 453 Number Of Inspections: 690

Certificates Of Occupancy Issued: 91

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 19

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

Number of Investigations closed this month: 16

Total number of zoning code violations to date: 0



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
23U2025-472	June	2	\$543,000	\$1,130	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	99	3801 GOODWIN	46077
13U2025-473	June	2	\$30,000	\$75	\$0	\$0	\$0	White Flag Consulting	Malcolm & Katherine	Res Reroof	The Willows	202	11620 WILLOW	46077
R2025-474	June	2	\$250,000	\$0	\$0	\$0	\$0	Riffey Worx, Inc	Eric & Kristin Charles	Res Add			2855 S 875 East	46077
R2025-475	June	2	\$0	\$235	\$0	\$0	\$0	Epcon Russell Oaks LLC	Epcon Russell Oaks LLC	Mass Grading	Courtyards of Russell Oaks		8901 & 9085 E Oak Street	46077
U2025-476	June	12	\$1,766,996	\$90	\$0	\$0	\$0	Holt Construction	OHI ASSET (IN)ZIONSVILLE	Comm Reroof		Zionsville Meadows	675 S FORD ROAD	46077
13U2025-477	June	4	\$30,000	\$200	\$0	\$0	\$0	McFarland Outdoors	Stephen & Samantha	Res Add Deck	The Willows	173	3246 SUNRISE	46077
R2025-478	June	4	\$79,000	\$459	\$0	\$0	\$0	Perma Pools	Stephen & Laura Schott	Res Add Pool	Blackstone	11	7583 BLACKSTONE	46077
R2025-479	June	4	\$280,000	\$510	\$0	\$0	\$0	ACO Fulcrum Investments	Chelsea & Kyle Roth	Res Remodel			8275 E 250 South	46077
U2025-480	June	4	\$75,000	\$100	\$0	\$0	\$0	Indy Grills	Blair & Jessica Webb	Res Other	Oxford Woods	6	11660 WALTON	46077
U2025-481	June	4	\$0	\$0	\$0	\$0	\$0	Staley Sign	Zionsville Medical	Comm Sign			55 Brendon Way	46077
13U2025-482	June	5	\$0	\$100	\$0	\$0	\$0	Rapid Response Plumbing	Dana & Brandy McKenzie	Res Sewer	Fox Hollow	90	7145 SUNSET	46077
U2025-483	June	5	\$200,000	\$410	\$0	\$0	\$0	Start to Finish Inc	Jeremy & Dawn Lantz	Res Add	Thornhill	5	240 BENTLEY	46077
2025-484	June	6	\$0	\$0	\$0	\$0	\$0	Signworks		Comm Sign			5370 W 84th Street	
U2025-485	June	6	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company		Comm Sign			11549 Sylo Crossing	46077
U2025-486	June	6	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company		Comm Sign			11549 Sylo Crossing	46077
U2025-487	June	25	\$0	\$0	\$0	\$0	\$0	Premier Sign Group	Brad Teitelbaum	Comm Sign			270 S Main Street	46077
U2025-488	June	25	\$0	\$0	\$0	\$0	\$0	Premier Sign Group	Brad Teitelbaum	Comm Sign			270 S Main Street	46077
U2025-489	June	25	\$0	\$0	\$0	\$0	\$0	Premier Sign Group	Brad Teitelbaum	Comm Sign			270 S Main Street	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
U2025-490	June	6	\$80,000	\$262	\$0	\$0	\$0	Country Garden Landscaping	Darren & Derrick Daily	Res Add	OLDFIELD	14	8840 Foxland Run	46077
R2025-491	June	6	\$10,000	\$234	\$0	\$0	\$0	Alessi Miller	Alessi Miller	Res Other			6280 S 800 East	46077
U2025-492	June	9	\$500,000	\$665	\$11,540	\$0	\$12,247	WillPower Construction	HARRIS FLP	Comm Remodel	OP of Zionsville	4, 5 Gables	270 S MAIN STREET	46077
23U2025-493	June	9	\$0	\$0	\$0	\$0	\$0	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
23U2025-494	June	9	\$0	\$0	\$0	\$0	\$0	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
R2025-495	June	9	\$16,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Wayne Hepfer	Res Reroof	Royal Run	695	6560 HUNTERS	46077
U2025-496	June	9	\$113,500	\$540	\$0	\$0	\$0	Sooner Construction	Dunitz 2020 Trust	Res Add	Crosses 4th Addition	9	445 W ASH STREET	46077
U2025-497	June	9	\$204,000	\$432	\$4,025	\$0	\$0	Freeman Construction	Nicholas & Morgan Kendall	Res Add	Colony Acres	15	30 COLONY COURT	46077
R2025-498	June	10	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	150	9095 ACADIA LANE	46077
23U2025-499	June	10	\$2,157,168	\$1,584	\$4,025	\$2,045	\$2,625	G & G Custom Homes Inc	Daniel & Beth Sease	Res New	THE CLUB AT HOLLIDAY	T20	10461 DARTMOOR	46077
23U2025-500	June	10	\$0	\$75	\$0	\$0	\$0	Solar Energy Solutions	Ashley & William Edwards	Res Electric	THE CLUB AT HOLLIDAY	K33	4240 STRATHMORE	46077
R2025-501	June	10	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	122	7048 SHENANDOAH	46077
23U2025-502	June	10	\$541,000	\$1,135	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	11	3840 GOODWIN	46077
23U2025-503	June	10	\$551,000	\$1,099	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	10	3856 GOODWIN	46077
13U2025-504	June	10	\$14,610	\$75	\$0	\$0	\$0	Bone Dry Roofing	Kaitlin & Brandon Tyler	Res Reroof			11755 E 300 South	46077
U2025-505	June	10	\$52,000	\$410	\$0	\$0	\$0	Heartland Builders	Jacob & Mary Kate Carr	Res Remodel	Inglenook of Zionsville	33	10472 LOWER	46077
U2025-506	June	10	\$61,895	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Peter & Smanatha	Res Add Deck	Raintree Place	44	795 FOREST BLVD	46077
U2025-507	June	10	\$500,000	\$765	\$0	\$0	\$27,835	Elder Jones, Inc	The Farm at Zionsville JV,	Comm Remodel	The Farm	901	11549 Sylo Crossing	46077



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U2025-508	June	11	\$0	\$100	\$0	\$0	\$0	Roto Rooter	Adam & Elizabeth	Res Sewer	Coventry Ridge	39	11336 BRENTWOOD	46077
U2025-509	June	11	\$700,000	\$651	\$0	\$0	\$0	Cedar Street Builders	Jamey and Josh Peavler	Res Add		20	510 W PINE STREET	46077
R2025-510	June	12	\$150,000	\$0	\$0	\$0	\$0	Schafer Custom Homes, LLC	Jerome Schafer	Res Remodel	Stonegate	269 Unit A	6673 BEEKMAN	46077
R2025-511	June	12	\$150,000	\$725	\$0	\$2,625	\$2,045	Schafer Custom Homes, LLC	Jeffrey & Deborah Colton	Res Remodel	Stonegate	269 Unit B	6673 BEEKMAN	46077
R2025-512	June	12	\$150,000	\$706	\$0	\$2,625	\$2,045	Schafer Custom Homes, LLC	Jerome Schafer	Res Remodel	Stonegate	289 Unit C	6673 BEEKMAN	46077
R2025-513	June	12	\$2,750,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Remodel		Tennis Court	5565 S 700 East	46077
U2025-514	June	12	\$35,000	\$576	\$660	\$0	\$0	Chris Marra	Valerie Swack	Comm Remodel	Cross's Second Addition	22 Angelo's	95 S Main Street	46077
R2025-515	June	12	\$998,000	\$140	\$0	\$0	\$0	Tahoe Fire Design, LLC -	I-70 WEST LLC	Comm Remodel	HUB I-65	2 Building #3	3201 Couden Drive	46052
R2025-516	June	12	\$0	\$90	\$0	\$0	\$0	Promontory of Zionsville, LLC	Promontory of Zionsville, LLC	Comm Electric	Promontory	Common Area C	9751 E 200 North	46077
23U2025-517	June	12	\$10,000	\$100	\$0	\$0	\$0	Nhung Vo	Nhung Vo	Res Other	Devonshire	89	8376 GOODWIN	46077
U2025-518	June	12	\$0	\$75	\$0	\$0	\$0	Tri-State Water, Power & Air	Andrew & Valarie Nichols	Res Electric	Spring Knoll	29	9678 BELLFLOWER	46077
U2025-519	June	12	\$60,000	\$100	\$0	\$0	\$0	Indy Grills	Taryn & Ryan Scroggum	Res Other	Hampshire	176	4462 OAKLEY	46077
23U2025-520	June	12	\$5,600	\$0	\$0	\$0	\$0	Manning LLC	Robin & Blake MacKellar	Res Other	Devonshire	59	3823 MORGAN	46077
23U2025-521	June	12	\$19,858	\$100	\$0	\$0	\$0	Platinum Deck & Patio	Grant & Ellyn Landry	Res Other	Chelsea Park	25	11521 LANGTON	46077
R2025-522	June	13	\$0	\$100	\$0	\$0	\$0	AANOVO	Tim & Diane Schnetzer	Res Finish Permit	Fox Run	34	2837 WOLVERINE	46077
R2025-523	June	13	\$0	\$75	\$0	\$0	\$0	Mister Sparky Electric	Mark & Patricia Bloede	Res Electric	Deer Ridge	20	9410 DEER RIDGE	46077
R2025-524	June	13	\$61,155	\$75	\$0	\$0	\$0	Universal Roofing	Berthil & Suparna Clasen	Res Reroof			8493 E 500 South	46077
U2025-525	June	13	\$39,000	\$511	\$0	\$0	\$0	Pavan Patel	Dimple & Pavan Patel	Res Remodel	Ashburn	55	5434 ROSE DRIVE	46077



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R2025-526	June	16	\$325,000	\$1,465	\$0	\$2,045	\$2,625	Christman Bros Builders, LLC	Roy & Parker Myers	Res New			5970 S SR 267	46077
R2025-527	June	16	\$1,445,000	\$1,784	\$0	\$2,045	\$2,625	SLM Homes	Farooq & Sarah Khan	Res New	Lexington Hall	8	7755 BECK LANE	46077
R2025-528	June	16	\$5,971,275	\$5,449	\$0	\$0	\$0	Compass Commercial	I-70 WEST LLC	Comm Remodel	HUB I-65	Building 4 Project	3150 Couden Drive	46052
U2025-529	June	17	\$8,835	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Michelle Singleton	Res Other	Hampshire	304	8170 SHALDON	46077
23U2025-530	June	17	\$80,000	\$498	\$0	\$0	\$0	Emma & Bradley Huke	Emma & Bradley Huke	Res Remodel	THE CLUB AT HOLLIDAY	C17	3550 DARTMOOR	46077
U2025-531	June	17	\$60,000	\$410	\$0	\$0	\$0	Morrissey Design + Build	William & Mary Reid	Res Remodel	Buttondown Farms	24	9903 BUTTONDOWN	46077
U2025-532	June	17	\$0	\$100	\$0	\$0	\$0	C3 Excavating Inc	Matthew & Morgan Grahn	Res Demo	OLIVERS	44	55 E ASH STREET	46077
R2025-533	June	17	\$100,000	\$475	\$0	\$0	\$0	Pools by Cory	Allison Walradth	Res Add Pool			8964 E 300 South	46077
R2025-534	June	17	\$142,000	\$410	\$0	\$0	\$0	Project 1500, Inc	Kurt & Jennifer Riegner	Res Remodel			8345 E 250 South	46077
23U2025-535	June	17	\$0	\$75	\$0	\$0	\$0	Generator Supercenter of	John Workman	Res Electric	THE CLUB AT HOLLIDAY	J5	3953 CLUB RIDGE	46077
U2025-536	June	17	\$1,200,000	\$1,486	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	Matthew & Kerstin Sauer	Res New	Pemberton	63	8084 EASTON	46077
R2025-537	June	17	\$40,000	\$100	\$0	\$0	\$0	Jerry Seymour	Danny & Janet Boone	Res Add		Farm Building	1540 E 600 South	46052
U2025-538	June	18	\$3,617,957	\$1,946	\$4,025	\$2,045	\$2,625	G&G Custom Homes, Inc.	Gregory & Jeannie Laker	Res New	THE CLUB AT HOLLIDAY	Q11	4475 Elmscott	46077
R2025-539	June	18	\$120,000	\$410	\$0	\$0	\$0	Mitch Young Construction Inc	Andrew & Allison Clark	Res Add	Sycamore Bend	7	911 CARDINAL	46077
U2025-540	June	18	\$82,000	\$100	\$0	\$0	\$0	Country Gardens	Anthony & Melinda Boller	Res Other	Pemberton	32	8135 Melbourne	46077
U2025-541	June	20	\$0	\$0	\$0	\$0	\$0	K & K Electrical Service	Aaron & Melissa Trisler	Res Electric	Grimes Addition	Lots 6	670 ACADEMY	46077
23U2025-542	June	23	\$9,500	\$100	\$0	\$0	\$0	Champions Construction	Timothy & Emilee Shelton	Res Other	Devonshire	33	8630 LEANDER	46077
23U2025-543	June	23	\$640,000	\$1,340	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	97	3831 GOODWIN	46077



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R2025-544	June	23	\$0	\$0	\$0	\$0	\$0	Integrated Construction,	Joshua Purvis	Res Demo		Barn	8250 E 300 South	46077
R2025-545	June	23	\$550,000	\$1,022	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	59	7020 YOSEMITE	46077
23U2025-546	June	23	\$0	\$200	\$0	\$0	\$0	The Snider Group	Shari Jenkins	Res Demo			10555 E 400 South	46077
U2025-547	June	23	\$200,000	\$436	\$0	\$0	\$0	Fall Creek Residential	David & Sharon Newill	Res Add	Coventry Ridge	53	4653 BRENTWOOD	46077
U2025-548	June	23	\$50,000	\$410	\$0	\$0	\$0	Mitch Young Construction Inc	Marcelino & Sara Rivera	Res Add	Pleasant View Estates	8	9895 Equestrian	46077
R2025-549	June	23	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	48	9074 ACADIA LANE	46077
R2025-550	June	23	\$0	\$150	\$0	\$0	\$0	JA Yancey & Associates	Devin & Kristi Mackay	Res Demo			597 S 900 East	46077
R2025-551	June	23	\$1,300,000	\$1,612	\$0	\$2,045	\$2,625	JA Yancey & Associates	Devin & Kristi Mackay	Res New			597 S 900 East	46077
R2025-552	June	24	\$34,500	\$410	\$0	\$0	\$0	Roubee LLC	Theodore & Ruth Batson	Res Add Deck	Royal Run	651	6575 HUNTERS	46077
U2025-553	June	24	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Demo			900 MULBERRY	46077
U2025-554	June	24	\$14,500,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Add		High School -	1000 MULBERRY	46077
R2025-555	June	24	\$0	\$75	\$0	\$0	\$0	Shawn West	Mike Shoup	Res Electric			660 N 700 East	46052
19U2025-556	June	24	\$75,000	\$0	\$0	\$0	\$0	Tenpenny Houseworks Inc	Andrew & Jennifer Chalko	Res Remodel	Brookhaven	195	11145 GLEN AVON WAY	46077
U2025-557	June	25	\$3,579,000	\$0	\$0	\$0	\$0	Compass Commercial	Goodwill of Central &	Comm New	Northwest Technology	7	5900 W 96TH STREET	46077
R2025-558	June	25	\$0	\$0	\$0	\$0	\$0	Brandon & Robin Leese	Brandon & Robin Leese	Res Finish Permit	Smith-Somers Minor	2	6476 S 850 East	46077
R2025-559	June	25	\$331,633	\$506	\$0	\$0	\$0	OWL Services (Oscar W.	Juggad, LLC	Comm Other	CRANES FIRST ADDITION	1 Canopy Marathon	6378 CRANE DRIVE	46075
R2025-560	June	25	\$0	\$400	\$0	\$0	\$0	OWL Services (Oscar W.	Juggad, LLC	Comm Other	CRANES FIRST ADDITION	1 TANKS Marathon	6378 CRANE DRIVE	46075
U2025-561	June	26	\$0	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Trailer			1000 MULBERRY	46077



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19U2025-562	June	26	\$79,228	\$115	\$0	\$0	\$0	Cutting Edge Hardscapes	Brookhaven HOA	Comm Other	Brookhaven	Common Area C	2732 Still Creek Drive	46077
R2025-563	June	26	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Russell Dailey	Res Electric	Blackstone	14	7504 PATRIOT	46077
2025-564	June	26	\$0	\$0	\$0	\$0	\$0	Midwest Sign Company					11549 Sylo Crossing	
23U2025-565	June	26	\$2,250,000	\$0	\$0	\$0	\$0	Carrington Homes	Scott & Jennifer Dell	Res New	THE CLUB AT HOLLIDAY	R8	3705 HOLLIDAY	46077
U2025-566	June	26	\$93,713	\$410	\$0	\$0	\$0	Booher Remodeling	Daniel & Lindsey Diebolt	Res Remodel	Cobblestone Lakes	290	8785 WOOD DUCK	46077
R2025-567	June	26	\$0	\$75	\$0	\$0	\$0	Craig Duffer	Compound Maple LLC	Res Electric	Fishback Creek	2	5478 S 700 East	46075
R2025-568	June	26	\$0	\$75	\$0	\$0	\$0	Electric Express	Matthew & Hillary Harris	Res Electric	Sycamore Bend	50	922 RAVEN RIDGE	46077
U2025-569	June	27	\$220,000	\$0	\$0	\$0	\$0	G R Donaldson LLC	Greg & Deborah McGrath	Res Remodel	Crosses 4th Addition	35	295 N 5TH STREET	46077
13U2025-570	June	27	\$45,750	\$0	\$0	\$0	\$0	The Smart Pergola	James & Susan Newton	Res Other	The Willows	123	11593 WEEPING	46077
U2025-571	June	27	\$193,665	\$684	\$0	\$0	\$0	Andrews Construction	Bradley Development	Comm Remodel	ZMC Campus	Suite 101	1620 W OAK STREET	46077
2025-572	June	27	\$0	\$0	\$0	\$0	\$0	Premier Sign Group	Kirby Realty Group, LLC	Comm Sign			6110 Technology	
R2025-573	June	27	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	51	9056 ACADIA LANE	46077
R2025-574	June	30	\$0	\$75	\$0	\$0	\$0	Electric Express	Joseph & Mindy Murdock	Res Electric	Royal Run	360	6267 LANCASTER	46077
23U2025-575	June	30	\$850,000	\$0	\$0	\$0	\$0	McKenzie Pierrot Homes	McKenzie Pierrot Homes	Res New	THE CLUB AT HOLLIDAY	W9	10976 MARKETPLACE	46077
R2025-576	June	30	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	121	7031 YOSEMITE	46077
U2025-577	June	30	\$0	\$50	\$0	\$0	\$0	Stock Yards Bank and Trust	The Farm IIA, LLC	Mass Grading	The Farm	7 , Block B, C	11521 SYLO CROSSING	46077
23U2025-578	June	30	\$619,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	12	3826 GOODWIN	46077
R2025-579	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 17 P 8 Plex	8510 Sterling Circle	46077



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R2025-580	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 23 O 8 Plex	8520 Sterling Circle	46077
R2025-581	June	30	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 16 F 9 Plex	6310 Sterling Circle	46077
R2025-582	June	30	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 22 G P Plex	6210 Sterling Circle	46077
R2025-583	June	30	\$875,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 15 E 4 Plex	6350 Sterling Circle	46077
R2025-584	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 24 N 8 Plex	8530 Sterling Circle	46077
23U2025-585	June	30	\$2,900,000	\$0	\$0	\$0	\$0	Scott Bates Custom Homes,	Cathryne Shiley	Res New	THE CLUB AT HOLLIDAY	R41	10375 SOMERFORD	46077
23U2025-586	June	30	\$627,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	13	3810 GOODWIN	46077
R2025-587	June	30	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	62	7038 YOSEMITE	46077
R2025-588	June	30	\$964,012	\$0	\$0	\$0	\$0	Becknell Services, LLC	Zionsville 267 Property 3	Comm Remodel	267 Industrial Park	3	5301 S SR 267	46077



Town Of Zionsville

Planning and Building C of O Detail

June 2025

Total: C of O issued for the month of June: 91

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2023-1	Jeffrey Todd	Kristin Todd	Res Finish Permit			10480 ZIONSVILLE ROAD	46077	2025/06/27
R2023-440	Pulte Homes	Pulte Homes	Res New	Devonshire	42	3873 PALMETTO CIRCLE	46077	2025/06/23
U2023-588	New Generation Homes LLC	Ellen Robinson	Res Finish Permit	Hunt Club	33	21 CHESTNUT COURT	46077	2025/06/10
R2023-1086	Wedgewood Building Company	Jim & Elizabeth Schrader	Res New	THE CLUB AT HOLLIDAY	T3	10664 DARTMOOR WAY	46077	2025/06/17
23U2024-20	Wedgewood Building Company	Zachary Barrett & Jessica Thordike	Res New	THE CLUB AT HOLLIDAY	R30	10490 SOMERFORD RIDGE	46077	2025/06/16
23U2024-38	Executive Homes Construction Inc	Chungah Rhee & Benjamin Canal	Res New	THE CLUB AT HOLLIDAY	Q23	4260 ELMSCOTT RIDGE	46077	2025/06/25
23U2024-149	Homes by Design	ELEVATION HOMES LLC	Res Add Pool	THE CLUB AT HOLLIDAY	F20	10600 PETE DYE RIDGE	46077	2025/06/04
13U2024-244	Carrington Homes	Patrick & Sheena Mattingly	Res New	THE CLUB AT HOLLIDAY	T14	10587 DARTMOOR WAY	46077	2025/06/02
U2024-305	Brian Hill Contracting, LLC	Gregory & Kimberly Storen	Res Add	Storen Estates	2	125 N ELM STREET	46077	2025/06/20
R2024-363	Crossroads Construction	Jeffrey & Elizabeth Brown	Res Finish Permit			10205 E 300 South	46077	2025/06/27
U2024-397	Wedgewood Building Company	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	51	8082 ABINGTON WAY	46077	2025/06/04
U2024-444	Wedgewood Building Company	Wedgewood Building Company	Res New	Pemberton	50	8092 ABINGTON WAY	46077	2025/06/04
U2024-457	The Skillman Corporation	Zionsville Community Schools	Comm Add		Locker Room Addition	800 Hal Sharpe Way	46077	2025/06/06
U2024-459	Homes by McKenzie	Paul & Susan Pettit	Res New	THE CLUB AT HOLLIDAY	P9	4200 HARTSWICK COURT	46077	2025/06/24
R2024-466	Gemini / Darren Sexton	Robert & Shirley Booher	Res Reroof	Fox Run	24	10442 FOX TRACE	46077	2025/06/02
19U2024-469	Bone Dry Roofing	Michael & Mitchel Olson	Res Reroof	Brookhaven	93	2713 BENMORE COURT	46077	2025/06/02



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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
23U2024-485	Gradison Building Corporation	John & Robin Roberts	Res New	THE CLUB AT HOLLIDAY	Q12	4495 ELMSCOTT RIDGE	46077	2025/06/25
U2024-491	Indy Grills	James & Katherine Ulbright	Res Other	Inglenook of Zionsville	29	5729 LOWER GARDEN WAY	46077	2025/06/10
U2024-500	Ragus Landscaping	Sandeep Birring	Res Other	Hampshire	4	4787 DENTON DRIVE	46077	2025/06/05
R2024-538	Bone Dry Roofing	Scott & Natalie Wentworth	Res Reroof			1541 S 825 East	46077	2025/06/02
R2024-574	Hoosier Agri-matic, Inc	William Myers	Res Add		Grain Silo (Farm Building)	3250 S 200 East	46052	2025/06/06
U2024-581	Midwest Regional Concrete	Landon & Chelsea Whitaker	Res Add	Northview	21	480 DANNY ROAD	46077	2025/06/06
R2024-598	Amos Exteriors	Thomas & Pamela Jensen	Res Reroof	Mallard Pond	15	9021 MALLARD POINT	46077	2025/06/02
R2024-606	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	24	9192 BRYCE CIRCLE	46077	2025/06/04
23U2024-706	Pulte Homes	Pulte Homes	Res New	Devonshire	88	8390 MORGAN LANE	46077	2025/06/03
23U2024-710	Pulte Homes	Pulte Homes	Res New	Devonshire	85	8434 MORGAN LANE	46077	2025/06/03
U2024-712	Greenfield Signs	Gentech	Comm Sign			11644 N Michigan Road	46077	2025/06/18
23U2024-770	Pulte Homes	Pulte Homes	Res New	Devonshire	71	8445 MORGAN LANE	46077	2025/06/06
23U2024-773	Pulte Homes	Pulte Homes	Res New	Devonshire	83	8460 MORGAN LANE	46077	2025/06/03
R2024-810	Amos Exteriors	JEFFREY & MICHELLE BURCH	Res Reroof	Mallard Pond	2	9062 MALLARD POINT	46077	2025/06/02
U2024-869	Pink Hard Hat LLC	Rebecca Hawksmith	Res Remodel			5555 W OLD 106TH Street	46077	2025/06/03
R2024-890	JA Yancey & Associates	Jacob & Alisa Olson	Res Add			1822 S 900 East	46077	2025/06/16



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2024-900	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	2201 SHELL	10971 BELGIAN LANE	46077	2025/06/11
13U2024-903	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2201	10971 BELGIAN LANE	46077	2025/06/12
13U2024-905	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2202	10965 BELGIAN LANE	46077	2025/06/11
13U2024-908	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2204	10953 BELGIAN LANE	46077	2025/06/12
13U2024-909	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2203	10959 BELGIAN LANE	46077	2025/06/12
13U2024-914	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1703	10965 MORAB DRIVE	46077	2025/06/12
13U2024-916	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	2205	10947 BELGIAN LANE	46077	2025/06/12
19U2024-939	Bone Dry Roofing	Jeffrey Corydon	Res Reroof	Brookhaven	98	2718 BENMORE COURT	46077	2025/06/02
23U2024-948	Pulte Homes	Pulte Homes	Res New	Devonshire	106	8441 LEANDER AVE	46077	2025/06/03
23U2024-949	Pulte Homes	Pulte Homes	Res New	Devonshire	82	3908 MORGAN LANE	46077	2025/06/03
23U2024-954	Pulte Homes	Pulte Homes	Res New	Devonshire	102	8385 LEANDER AVE	46077	2025/06/03
R2024-972	Pools of Fun	Ryan & Lynzee Grooms	Res Add Pool			205 S 900 East	46077	2025/06/26
23U2024-975	Homes by Nest	Payne Nathan & Katelyn	Res New	THE CLUB AT HOLLIDAY	V7	10890 DARTMOOR COURT	46077	2025/06/26
U2024-985	Pulte Homes	Pulte Homes	Res New	Devonshire	1	8355 GOODWIN DRIVE	46077	2025/06/04
U2024-1000	Allison & Steven Cygan	Allison & Steven Cygan	Res Finish Permit	Devonshire	55	3846 PALMETTO CIRCLE	46077	2025/06/23
R2024-1024	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	14	9128 BRYCE CIRCLE	46077	2025/06/09



Town Of Zionsville

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
R2024-1039	Becknell Services, LLC	Zionsville Indiana Land Becknell	Comm Remodel	267 Industrial Park	Suite 150 Lot 3	5301 S SR 267	46052	2025/06/04
23U2024-1065	Pulte Homes	Pulte Homes	Res New	Devonshire	73	8417 MORGAN LANE	46077	2025/06/03
23U2024-1070	Pulte Homes	Pulte Homes	Res New	Devonshire	72	8433 MORGAN LANE	46077	2025/06/03
R2024-1086	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	18	9158 BRYCE CIRCLE	46077	2025/06/25
R2024-1096	Danco Roofing Services	Nicholas Pruner	Res Reroof			9380 E SR 32	46077	2025/06/02
R2024-1101	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	41	9157 BRYCE CIRCLE	46077	2025/06/05
U2024-1111	Sky Built LLC	Marcelino & Sara Rivera	Res Finish Permit	Pleasant View	8	9895 EQUESTRIAN WAY	46077	2025/06/20
23U2024-1118	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	50	3912 PALMETTO CIRCLE	46077	2025/06/23
23U2024-1119	Pulte Homes	Pulte Homes	Res Finish Permit	Devonshire	47	3931 PALMETTO CIRCLE	46077	2025/06/23
R2024-1129	T-Moblie Central, LLC	BOYS & GIRLS CLUB ZIONSVILLE	Comm Cell Tower			5964 S 700 EAST	46077	2025/06/27
U2025-19	R&G Home Improvement Inc	Kyle & Lisa Cox	Res Add	OLIVERS	86	205 N MAPLE STREET	46077	2025/06/25
23U2025-21	Pulte Homes	Pulte Homes	Res New	Devonshire	92	3907 GOODWIN DRIVE	46077	2025/06/06
23U2025-22	Pulte Homes	Pulte Homes	Res New	Devonshire	21	8384 LEANDER AVE	46077	2025/06/17
23U2025-51	Pulte Homes	Pulte Homes	Res New	Devonshire	94	3873 GOODWIN DRIVE	46077	2025/06/16
U2025-54	Aspen Outdoor Designs, Inc	Kevin & Danielle Trulock	Res Add Deck	THORNHILL	89	1963 CAMARGUE DRIVE	46077	2025/06/11
23U2025-58	Pulte Homes	Pulte Homes	Res New	Devonshire	5	3924 GOODWIN DRIVE	46077	2025/06/10



Town Of Zionsville

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
23U2025-59	Pulte Homes	Pulte Homes	Res New	Devonshire	4	8323 GOODWIN DRIVE	46077	2025/06/11
23U2025-60	Pulte Homes	Pulte Homes	Res New	Devonshire	96	3845 GOODWIN DRIVE	46077	2025/06/17
R2025-63	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	42	9163 BRYCE CIRCLE	46077	2025/06/12
23U2025-69	Pulte Homes	Pulte Homes	Res New	Devonshire	6	3912 GOODWIN DRIVE	46077	2025/06/17
U2025-77	Perma Pools	Kevin & Danelle Trulock	Res Add Pool	Thornhill	89	1963 CAMARGUE DRIVE	46077	2025/06/13
23U2025-87	Hittle Construction	DCR Holdings LLC	Res Add Deck	THE CLUB AT HOLLIDAY	023	4260 ELMSCOTT RIDGE	46077	2025/06/20
23U2025-88	Sigma Builders, LLC	Matthew Wyatt	Res Finish Permit	THE CLUB AT HOLLIDAY	F44	10937 PETE DYE RIDGE	46077	2025/06/10
U2025-142	Booher Remodeling Company	Gary & Kathryn Steichele	Res Remodel	Cobblestone Lakes	114	4664 PEBBLEPOINTE PASS	46077	2025/06/11
U2025-143	Baxter Family Construction	William & Megan Huntsinger	Res Add	Hampshire	135	4803 STANTON COURT	46077	2025/06/18
U2025-180	Perma Pools	Compendium Group LLC	Res Add Pool	Colony Woods	182	1040 MAXWELL LANE	46077	2025/06/03
23U2025-207	Homes by Design	Stephen & Kara Ritter	Res Finish Permit	THE CLUB AT HOLLIDAY	Q13	4525 ELMSCOTT RIDGE	46077	2025/06/24
13U2025-210	Pulte Homes	Pulte Homes	Res Finish Permit	The Towns at Appaloosa	1105	3279 MORAB DRIVE	46077	2025/06/17
U2025-217	Susan Rydell	William & Anita Maine	Res Remodel	Coventry Ridge	32	11471 CLARKSTON ROAD	46077	2025/06/02
U2025-280	Hittle Construction	Jonathan & Kathleen Weed	Res Add Deck	Raintree	68	340 RAINTREE DRIVE	46077	2025/06/02
U2025-303	Indigo Renovations	Herbert & Lucille Mark	Res Add	Colony Woods	38	1155 WILLIAMSBURG LANE	46077	2025/06/26
R2025-306	Reed Construction	Stephen & Julie Meiners	Res Remodel	Sycamore Bend	32	511 PHEASANT RUN	46077	2025/06/06



Town Of Zionsville

Planning and Building C of O Detail

June 2025

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2025-326	Platinum Deck & Patio	Thomas & Debra Easterday	Res Other	Colony Woods	3	15 WILLIAMSBURG COURT	46077	2025/06/03
R2025-337	Belcher Electric LLC	Chelsea & Kyle Roth	Res Electric			8275 E 250 SOUTH	46077	2025/06/24
R2025-369	The Smart Pergola	Michael & Lanna Guzman	Res Other	Stonegate	312	6490 WESTMINSTER DRIVE	46077	2025/06/24
13U2025-376	Singh Construction	Indy Holdings LLC	Comm Finish Permit	Appaloosa Crossing	Outlot H	3255 S US 421	46077	2025/06/24
R2025-393	Safe-Haven Roofing Co, LLC	James & Tiffanie Pickett	Res Reroof	Sycamore Bend	10	509 WREN WAY	46077	2025/06/02
23U2025-404	General Supercenter of Indy	Haspard & Rachel Murphy Jr	Res Electric	THE CLUB AT HOLLIDAY	R10	10518 HOLLIDAY FARMS BLVD	46077	2025/06/27
U2025-406	Indy Decorative Concrete	Travis Brunic & Erin Meegan	Res Other	Thornhill	180	1534 CRICKLEWOOD WAY	46077	2025/06/06
U2025-453	Timber Ridge Pools	Lori Smitheram	Res Add Pool	Cobblestone Lakes	370	8759 W COBBLESTONE	46077	2025/06/26
13U2025-477	McFarland Outdoors	Stephen & Samantha	Res Add Deck	The Willows	173	3246 SUNRISE COURT	46077	2025/06/23
23U2025-500	Solar Energy Solutions	Ashley & William Edwards	Res Electric	THE CLUB AT HOLLIDAY	K33	4240 STRATHMORE LANE	46077	2025/06/25
U2025-518	Tri-State Water, Power & Air	Andrew & Valarie Nichols	Res Electric	Spring Knoll	29	9678 BELLFLOWER DRIVE	46077	2025/06/20



Town Of Zionsville

Planning and Building Permit Activity

Year: 2025

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	10	0	2	3	1	3	16	8	2	4	3	0	6	4	0	62	1	16	292	457	10	19
February	3	0	0	4	1	6	21	12	8	3	6	2	25	2	0	93	0	7	387	550	18	60
March	5	0	6	16	2	3	22	17	6	6	2	0	20	2	1	108	0	10	410	618	22	63
April	7	0	2	9	1	4	8	17	10	5	13	2	19	4	0	101	5	10	387	622	13	94
May	4	0	6	3	0	9	22	8	3	6	7	1	36	2	0	107	3	20	440	631	88	118
June	7	1	8	8	1	8	22	13	12	10	2	4	18	2	0	116	2	11	453	690	28	91
July																						
August																						
September																						
October																						
November																						
December																						
Totals	36	1	24	43	6	33	111	75	41	34	33	9	124	16	1	587	11	74	2369	3568	179	445



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Residential Fees	January	February	March	April	May	June												YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684	\$17,804												\$117,382
All Other Residential ILP Fees	\$6,357	\$13,736	\$10,877	\$19,363	\$13,066	\$12,538												\$75,937
Residential Inspection Fees (Fees Due)	\$3,525	\$3,975	\$4,275	\$4,425	\$3,600	\$3,950												\$23,750
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,729	\$18,368	\$59,728	\$34,112												\$265,410
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990	\$26,585												\$179,749
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,325	\$40,250	\$78,520	\$44,275												\$291,945
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$146,538	\$155,363	\$105,703	\$221,988	\$144,652												\$939,761
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,545	\$8,269	\$0												\$46,437
All Other Commercial ILPs	\$3,225	\$806	\$10,361	\$3,857	\$7,431	\$9,763												\$35,443
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600	\$1,350												\$5,925
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411	\$0												\$50,380
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$48,895	\$12,200												\$176,100
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,061	\$91,487	\$167,861	\$62,045												\$521,131
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,325	\$119,335	\$127,415	\$56,475												\$468,045
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,471	\$32,683	\$207,984	\$110,117												\$717,648
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$149,644	\$167,424	\$197,190	\$389,849	\$206,697												\$1,460,892
Petition Filing Fees	January	February	March	April	May	June												YTD
Plan Commission																		
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0	\$14,170												\$15,690
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0	\$1,222												\$26,162
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0												\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0	\$0												\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0	\$16,710												\$26,916
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0												\$0
Development Plan	\$2,714	\$1,066	\$4,051	\$3,480	\$0	\$6,930												\$18,241
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0	\$1,693												\$5,361
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0												\$0
Board of Zoning Appeals																		
Variance of Use	\$1,200	\$0	\$0	\$0	\$0	\$1,200												\$2,400
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0	\$0												\$5,675
Special Exception	\$1,400	\$700	\$700	\$0	\$0	\$0												\$2,800
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$0	\$41,925												\$110,300
Permit Overview	January	February	March	April	May	June												YTD
New Home ILP	16	21	22	8	22	22												111
New Home Construction Cost	\$19,170,927	\$14,379,780	\$16,593,000	\$14,614,317	\$15,372,125	\$23,416,125												\$103,546,274
All Other Residential ILP	27	58	53	70	63	61												332
New Commercial Start ILP	10	3	5	7	4	7												36
All Other Commercial ILP	9	11	28	16	18	26												108
Total Permit Per Month	62	93	108	101	107	116												587
Petition Filing Quantities	January	February	March	April	May	June												YTD
Plan Commission																		
Primary Plat Approval				Kroger Primary Pla		Saddlecreek Farms Wild Air - Section												
Secondary Plat Approval	See Files	Hickory Farms seco Union Woodlands Se	See Files	Enclave at Hollida Dickerson Secondar	Holiday Farms Eas	Creekside Lots 7 a												
Re-Plat Approval																		
Minor Plat Approval	Aguirre Minor Plat			Baker Minor Reside														
Zone Map Amendment				The Courtyards at		Maple Lane Club of Zionville Lion's												
Subdivision Waiver																		
Development Plan	Holiday Farms - B Holiday Farms Eas See Files	See Files	See Files	See Files		Saddlecreek Farms Intelligent Living See Files												
Development Plan Amendment		See Files	Dairy Queen - Ould		Fire Station #292													
Ordinance Amendment			Outdoor Seating Or Development Plan R		Solar, Wind, and B Accessory Dwelling	FEMA & NOAA Data f												
Comprehensive Plan Amendment																		
Board of Zoning Appeals																		
Variance of Use	Kroger Grocery Sto					Tim Wilson												
Variance of Dev Standards	See Files	Morgan Grahn	Regal Custom Homes	See Files		See Files												
Special Exception	Aguirre Minor Resi Brad Tellebaum	Donald Allen	Regal Custom Homes		Brett McCarney	Xanderbull Commer												
TOTAL FILINGS Plan Commission and BZA	17	13	15	14	5	17												81
Collected Fees Duplicate Permits, Amendments,Proceeding fees	\$1,475	\$2,025	\$3,400	\$1,073	\$1,739	\$2,345												\$12,057
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$111,614	\$66,296	\$67,150	\$92,509	\$58,650	\$129,255												\$525,474
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$178,972	\$192,946	\$244,527	\$394,049	\$295,847												\$1,711,167



Town Of Zionsville

Advanced Structural Component Use

2025/06/01-2025/06/30

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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
R2025-588	June	30	\$964,012	\$0	\$0	\$0	\$0	Becknell Services, LLC	Zionsville 267 Propperty 3	Comm Remodel	267 Industrial Park	3	5301 S SR 267	46077
R2025-587	June	30	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	62	7038 YOSEMITE	46077
23U2025-586	June	30	\$627,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	13	3810 GOODWIN	46077
23U2025-585	June	30	\$2,900,000	\$0	\$0	\$0	\$0	Scott Bates Custom	Cathryne Shiley	Res New	THE CLUB AT HOLLIDAY	R41	10375 SOMERFORD	46077
R2025-584	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 24 N 8	8530 Sterling	46077
R2025-583	June	30	\$875,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 15 E 4	6350 Sterling	46077
R2025-582	June	30	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 22 G P	6210 Sterling	46077
R2025-581	June	30	\$1,970,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 16 F 9	6310 Sterling	46077
R2025-580	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 23 O 8	8520 Sterling	46077
R2025-579	June	30	\$1,750,000	\$0	\$0	\$0	\$0	Old Town Construction,	Wild Air Multifamily LLC	Comm New	Wild Air	Building 17 P 8	8510 Sterling	46077
23U2025-578	June	30	\$619,000	\$0	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Devonshire	12	3826 GOODWIN	46077
R2025-576	June	30	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	121	7031 YOSEMITE	46077
23U2025-575	June	30	\$850,000	\$0	\$0	\$0	\$0	McKenzie Pierrot Homes	McKenzie Pierrot Homes	Res New	THE CLUB AT HOLLIDAY	W9	10976 MARKETPLACE	46077
R2025-573	June	27	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	51	9056 ACADIA	46077
U2025-571	June	27	\$193,665	\$684	\$0	\$0	\$0	Andrews Construction	Bradley Development	Comm Remodel	ZMC Campus	Suite 101	1620 W OAK	46077
13U2025-570	June	27	\$45,750	\$0	\$0	\$0	\$0	The Smart Pergola	James & Susan Newton	Res Other	The Willows	123	11593 WEEPING	46077
U2025-569	June	27	\$220,000	\$0	\$0	\$0	\$0	G R Donaldson LLC	Greg & Deborah	Res Remodel	Crosses 4th Addition	35	295 N 5TH STREET	46077
U2025-566	June	26	\$93,713	\$410	\$0	\$0	\$0	Booher Remodeling	Daniel & Lindsey Diebolt	Res Remodel	Cobblestone Lakes	290	8785 WOOD DUCK	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
23U2025-565	June	26	\$2,250,000	\$0	\$0	\$0	\$0	Carrington Homes	Scott & Jennifer Dell	Res New	THE CLUB AT HOLLIDAY	R8	3705 HOLLIDAY	46077
19U2025-562	June	26	\$79,228	\$115	\$0	\$0	\$0	Cutting Edge Hardscapes	Brookhaven HOA	Comm Other	Brookhaven	Common Area C	2732 Still Creek Drive	46077
R2025-560	June	25	\$0	\$400	\$0	\$0	\$0	OWL Services (Oscar W.	Juggad, LLC	Comm Other	CRANES FIRST	1 TANKS Marathon	6378 CRANE	46075
R2025-559	June	25	\$331,633	\$506	\$0	\$0	\$0	OWL Services (Oscar W.	Juggad, LLC	Comm Other	CRANES FIRST	1 Canopy Marathon	6378 CRANE	46075
R2025-558	June	25	\$0	\$0	\$0	\$0	\$0	Brandon & Robin Leese	Brandon & Robin Leese	Res Finish Permit	Smith-Somers Minor	2	6476 S 850 East	46077
U2025-557	June	25	\$3,579,000	\$0	\$0	\$0	\$0	Compass Commercial	Goodwill of Central &	Comm New	Northwest Technology	7	5900 W 96TH	46077
19U2025-556	June	24	\$75,000	\$0	\$0	\$0	\$0	Tenpenny Houseworks	Andrew & Jennifer Chalko	Res Remodel	Brookhaven	195	11145 GLEN	46077
U2025-554	June	24	\$14,500,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Comm. School	Comm Add		High School -	1000 MULBERRY	46077
R2025-551	June	23	\$1,300,000	\$0	\$0	\$0	\$0	JA Yancey & Associates	Devin & Kristi Mackay	Res New			597 S 900 East	46077
R2025-549	June	23	\$550,000	\$0	\$0	\$0	\$0	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	48	9074 ACADIA	46077
U2025-548	June	23	\$50,000	\$410	\$0	\$0	\$0	Mitch Young Construction	Marcelino & Sara Rivera	Res Add	Pleasant View Estates	8	9895 Equestrian	46077
U2025-547	June	23	\$200,000	\$436	\$0	\$0	\$0	Fall Creek Residential	David & Sharon Newill	Res Add	Coventry Ridge	53	4653 BRENTWOOD	46077
R2025-545	June	23	\$550,000	\$1,022	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	59	7020 YOSEMITE	46077
23U2025-543	June	23	\$640,000	\$1,340	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	97	3831 GOODWIN	46077
R2025-539	June	18	\$120,000	\$410	\$0	\$0	\$0	Mitch Young Construction	Andrew & Allison Clark	Res Add	Sycamore Bend	7	911 CARDINAL	46077
U2025-538	June	18	\$3,617,957	\$1,946	\$4,025	\$2,045	\$2,625	G&G Custom Homes, Inc.	Gregory & Jeannie Laker	Res New	THE CLUB AT HOLLIDAY	Q11	4475 Elmscott	46077
R2025-537	June	17	\$40,000	\$100	\$0	\$0	\$0	Jerry Seymour	Danny & Janet Boone	Res Add		Farm Building	1540 E 600 South	46052
U2025-536	June	17	\$1,200,000	\$1,486	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	Matthew & Kerstin Sauer	Res New	Pemberton	63	8084 EASTON	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
R2025-534	June	17	\$142,000	\$410	\$0	\$0	\$0	Project 1500, Inc	Kurt & Jennifer Riegner	Res Remodel			8345 E 250 South	46077
U2025-531	June	17	\$60,000	\$410	\$0	\$0	\$0	Morrissey Design + Build	William & Mary Reid	Res Remodel	Buttontown Farms	24	9903 BUTTONTOWN	46077
23U2025-530	June	17	\$80,000	\$498	\$0	\$0	\$0	Emma & Bradley Huke	Emma & Bradley Huke	Res Remodel	THE CLUB AT HOLLIDAY	C17	3550 DARTMOOR	46077
R2025-528	June	16	\$5,971,275	\$5,449	\$0	\$0	\$0	Compass Commercial	I-70 WEST LLC	Comm Remodel	HUB I-65	Building 4 Project	3150 Couden	46052
R2025-527	June	16	\$1,445,000	\$1,784	\$0	\$2,045	\$2,625	SLM Homes	Farooq & Sarah Khan	Res New	Lexington Hall	8	7755 BECK LANE	46077
R2025-526	June	16	\$325,000	\$1,465	\$0	\$2,045	\$2,625	Christman Bros Builders, LLC	Roy & Parker Myers	Res New			5970 S SR 267	46077
U2025-525	June	13	\$39,000	\$511	\$0	\$0	\$0	Pavan Patel	Dimple & Pavan Patel	Res Remodel	Ashburn	55	5434 ROSE DRIVE	46077
R2025-522	June	13	\$0	\$100	\$0	\$0	\$0	AANOVO	Tim & Diane Schnetzer	Res Finish Permit	Fox Run	34	2837 WOLVERINE	46077
R2025-515	June	12	\$998,000	\$140	\$0	\$0	\$0	Tahoe Fire Design, LLC -	I-70 WEST LLC	Comm Remodel	HUB I-65	2 Building	3201 Couden	46052
U2025-514	June	12	\$35,000	\$576	\$660	\$0	\$0	Chris Marra	Valerie Swack	Comm Remodel	Cross's Second Addition	22 Angelo's	95 S Main Street	46077
R2025-513	June	12	\$2,750,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Remodel		Tennis Court	5565 S 700 East	46077
R2025-512	June	12	\$150,000	\$656	\$0	\$2,625	\$2,045	Schafer Custom	Jerome Schafer	Res Remodel	Stonegate	289 Unit C	6673 BEEKMAN	46077
R2025-511	June	12	\$150,000	\$675	\$0	\$2,625	\$2,045	Schafer Custom	Jeffrey & Deborah	Res Remodel	Stonegate	269 Unit B	6673 BEEKMAN	46077
R2025-510	June	12	\$150,000	\$0	\$0	\$0	\$0	Schafer Custom	Jerome Schafer	Res Remodel	Stonegate	269 Unit A	6673 BEEKMAN	46077
U2025-509	June	11	\$700,000	\$651	\$0	\$0	\$0	Cedar Street Builders	Jamey and Josh Peavler	Res Add		20	510 W PINE STREET	46077
U2025-507	June	10	\$500,000	\$765	\$0	\$0	\$27,835	Elder Jones, Inc	The Farm at Zionsville JV,	Comm Remodel	The Farm	901	11549 Sylo Crossing	46077
U2025-505	June	10	\$52,000	\$410	\$0	\$0	\$0	Heartland Builders	Jacob & Mary Kate Carr	Res Remodel	Inglenook of Zionsville	33	10472 LOWER	46077
23U2025-503	June	10	\$551,000	\$1,099	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	10	3856 GOODWIN	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
23U2025-502	June	10	\$541,000	\$1,135	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	11	3840 GOODWIN	46077
R2025-501	June	10	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	122	7048 SHENANDOAH	46077
23U2025-499	June	10	\$2,157,168	\$1,584	\$4,025	\$2,045	\$2,625	G & G Custom Homes Inc	Daniel & Beth Sease	Res New	THE CLUB AT HOLLIDAY	T20	10461 DARTMOOR	46077
R2025-498	June	10	\$550,000	\$1,096	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	150	9095 ACADIA	46077
U2025-497	June	9	\$204,000	\$432	\$4,025	\$0	\$0	Freeman Construction	Nicholas & Morgan	Res Add	Colony Acres	15	30 COLONY COURT	46077
U2025-496	June	9	\$113,500	\$540	\$0	\$0	\$0	Sooner Construction	Dunitz 2020 Trust	Res Add	Crosses 4th Addition	9	445 W ASH STREET	46077
23U2025-494	June	9	\$0	\$0	\$0	\$0	\$0	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
23U2025-493	June	9	\$0	\$0	\$0	\$0	\$0	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE	46077
U2025-492	June	9	\$500,000	\$665	\$11,540	\$0	\$12,247	WillPower Construction	HARRIS FLP	Comm Remodel	OP of Zionsville	4, 5 Gables	270 S MAIN STREET	46077
R2025-491	June	6	\$10,000	\$234	\$0	\$0	\$0	Alessi Miller	Alessi Miller	Res Other			6280 S 800 East	46077
U2025-490	June	6	\$80,000	\$262	\$0	\$0	\$0	Country Garden	Darren & Derrick Daily	Res Add	OLDFIELD	14	8840 Foxland Run	46077
U2025-483	June	5	\$200,000	\$410	\$0	\$0	\$0	Start to Finish Inc	Jeremy & Dawn Lantz	Res Add	Thornhill	5	240 BENTLEY	46077
R2025-479	June	4	\$280,000	\$510	\$0	\$0	\$0	ACO Fulcrum Investments	Chelsea & Kyle Roth	Res Remodel			8275 E 250 South	46077
R2025-474	June	2	\$250,000	\$0	\$0	\$0	\$0	Riffey Worx, Inc	Eric & Kristin Charles	Res Add			2855 S 875 East	46077
23U2025-472	June	2	\$543,000	\$1,130	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	99	3801 GOODWIN	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Wednesday, June 4, 2025

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

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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

Present: Kathi Postlethwait, Amanda Miller, Jim Hurst, Josh Fedor

Absent: Josh Martin

III. Approval Of Minutes

1. May 7, 2025 Meeting Minutes: Approved (4 In Favor, 0 Opposed)

Documents:

IV. **Continuance Or Withdrawal Requests**

1. 2025-14-DSV: Withdrawal Approved (4 In Favor, 0 Opposed)

Petitioner redesigned their proposal to eliminate the need for development standard variances.

Lori Smitheram	8759 Cobblestone Drive, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.047 to exceed the maximum lot coverage in the Single-Family Residential (R-SF-2) zoning district.
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Jim Hurst made a motion to approve the withdrawal request.

Amanda Miller seconded the motion.

The motion passed with 4 in Favor, 0 Opposed.

Documents:

[2025-14-DSV LORI SMITHERAM - INITIAL FILING.PDF](#)
[WITHDRAWAL - RECEIVED 5.16.25.PDF](#)

V. **Continued Business**

VI. **New Business**

1. 2025-10-SE: Conditionally Approved (3 In Favor, 0 Opposed)

Regal Custom Homes / Brad Davis	7860 E 850 S, Zionsville, IN 46077	Special Exception pursuant to Section 194.082 to provide for a Major Residential Subdivision in the Rural Equestrian (RE) zoning district.
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Kathi Postlethwait recused herself prior to the start of this petition. In her absence, Jim Hurst acted as Chair for the BZA.

Josh Fedor made a motion to conditionally approve the petition as filed and presented.

Amanda Miller seconded the motion.

The motion was approved with 3 in Favor, 0 Opposed.

Documents:

[2025-10-SE REGAL CUSTOM HOMES - INITIAL FILING.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 3 - EAGLE TOWNSHIP
COMP PLAN MAP.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 4 - PETITIONERS FINDINGS
OF FACT.PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - EXHIBIT 5 - CONCEPTUAL LAYOUT
\(V3\).PDF](#)
[2025-10-SE LETTER OF INTEREST.PDF](#)
[2025-10-SE LETTER OF INTEREST \(2\).PDF](#)
[2025-10-SE REGAL CUSTOM HOMES - COMMITMENTS.PDF](#)
[2025-10-SE - EXECUTED FINDINGS OF FACT.PDF](#)
[2025-10-SE - LETTER OF GRANT.PDF](#)

2. 2025-12-DSV: Conditionally Approved (4 In Favor, 0 Opposed)

Zionsville Youth Soccer Association / Kevin Koohnen	5616 S 700 E, Whitestown, IN 46075	Development Standards Variance pursuant to Section 194.111 (A)(5) and (A)(6) to deviate from the wavelength and color temperature requirements in the Rural General Agriculture (AG) zoning district.
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Amanda Miller made a motion to conditionally approve the petitioners request to reduce the light wavelength requirement. Jim Hurst seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Jim Hurst made a motion to conditionally approve the petitioners request to exceed the color temperature requirement. Josh Fedor seconded the motion. The motion passed with 4 in Favor, 0 Opposed.

Documents:

[PETITION FORM \(SIGNED\).PDF](#)
[TURF FIELD - MUSCO LIGHTING SPECS \(REVIEWED\).PDF](#)
[2025-12-DSV ZIONSVILLE YOUTH SOCCER ASSOCIATION - EXHIBIT 1 -
STAFF REPORT.PDF](#)
[2025-12-DSV ZIONSVILLE YOUTH SOCCER ASSOCIATION - EXHIBIT 2 -
LOCATION MAP.PDF](#)
[2025-12-DSV ZIONSVILLE YOUTH SOCCER ASSOCIATION - EXHIBIT 3 -
PETITIONERS NARRATIVE.PDF](#)
[2025-12-DSV ZIONSVILLE YOUTH SOCCER ASSOCIATION - EXHIBIT 4 -
MUSCO LIGHT SPECIFICATIONS.PDF](#)
[2025-12-DSV ZIONSVILLE YOUTH SOCCER ASSOCIATION - EXHIBIT 5 -
PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-12-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2025-12-DSV - LETTER OF GRANT.PDF](#)

3. 2025-13-DSV: Continued To July 8, 2025

Jeff Zartman	980 W Pine Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 to
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exceed the maximum lot coverage in the Residential Village (R-V) zoning district.

Josh Fedor made a motion to deny the petition as filed and presented.

Jim Hurst seconded the motion.

The motion ended with a 2-2 tie vote: Josh Fedor and Jim Hurst voting in support of the motion to deny. Kathi Postlethwait and Amanda Miller voted in opposition to the motion.

Following the BZA Rules and Procedures, this petition was continued to the July 8, 2025 meeting.

Documents:

[BZA COMPLETE APPLICATION PACKET.PDF](#)
[ZIONSVILLE REVIEW NOTES- 980 W PINE ST RES SHED.PDF](#)
[2025-13-DSV JEFF ZARTMAN - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-13-DSV JEFF ZARTMAN - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-13-DSV JEFF ZARTMAN - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2025-13-DSV JEFF ZARTMAN - EXHIBIT 4 - SITE PLAN.PDF](#)
[2025-13-DSV JEFF ZARTMAN - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)

4. 2025-15-DSV: Denied (4 In Favor, 0 Opposed)

Jay Christman	5501 S 800 E, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.082 to reduce the front yard setback requirement in the Rural Single-Family Residential (R-2) zoning district.
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Jim Hurst made a motion to deny the petition as filed and presented.

Josh Fedor seconded the motion.

The motion passed with 4 in Favor, 0 Opposed.

Documents:

[2025-15-DSV JAY CHRISTMAN - INITIAL FILING.PDF](#)
[2025-15-DSV JAY CHRISTMAN - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-15-DSV JAY CHRISTMAN - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-15-DSV JAY CHRISTMAN - EXHIBIT 3 - PETITIONERS NARRATIVE.PDF](#)
[2025-15-DSV JAY CHRISTMAN - EXHIBIT 4 - PROPOSED SITE PLAN.PDF](#)
[2025-15-DSV JAY CHRISTMAN - EXHIBIT 5 - PETITIONERS FINDINGS OF FACT.PDF](#)

VII. **Other Matters To Be Considered**

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
Wednesday, June 25, 2025
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 considered and acted upon where noted:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Him Hurst, Brad Johnson, and Nick Plopper attended in person. Andrew Kossack was absent.
- III. Planning & Building Department [May Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: Approved
- V. Continuance or Withdrawal Requests

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

VI. Continued Business to be heard

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

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-36-MP: Staff Report with Exhibits	Cade and Jourdan Paddock / Baker Minor Subdivision	2250 S. 900 East Zionsville, IN	Subdivision of 36.5+/- acres into two (2) lots being in the Rural Single- and Two-Family Residential (R2) district. Also requested is a Waiver of the requirement for Perimeter Sidewalks. Sidewalk Waiver request was denied 6 in Favor/0 Opposed Sidewalk Deferral was approved 6 in Favor/0 Opposed Performance Bond Waiver was approved 6 in Favor/0 Opposed Minor Plat was approved 6 in Favor/0 Opposed

2025-38-DP: Staff Report with Exhibits	Zionsville Park & Recreation Board / Lincoln Park	100 W. Oak Street Zionsville, IN	Development Plan for improvements to the existing park including a new gazebo, water feature, monument sign, and interior ADA accessible walks in the Special Use Eight (SU-8) district. Development Plan was approved 6 in Favor/0 Opposed
2025-39-DP: Staff Report with Exhibits Letters of Interest	Zionsville School Corporation / Zionsville Schools Early Learning Campus	5565 S 700 East Zionsville, IN	Development Plan for a new early learning center and administrative buildings on 69.4 acres in the SU-1 zoning district. Development Plan was conditionally approved 6 in Favor/0 Opposed
2025-40-Z: Staff Report with Exhibits Letters of Interest	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Rezoning of 180.75+/- acres from the Rural Single-Family Residential (R1) district to the Planned Unit Development (PUD) district for an age-restricted residential development not to exceed 362 homes. This petition was continued to the July 21, 2025 Plan Commission meeting.
2025-42-PP: Staff Report with Exhibits	McBride Dale Clarion / Kroger Primary Plat	6425 E. SR 234 Zionsville, IN	Primary Plat for a commercial subdivision of 14.7+/- acres into two lots for a grocery store being in the Rural General Business (GB) district and within the I-65 South Overlay. Primary Plat was conditionally approved 6 in Favor/0 Opposed
2025-43-DP: Staff Report with Exhibits	McBride Dale Clarion / Kroger Development Plan	6425 E. SR 334 Zionsville, IN	Development Plan for a 118,300+/- sq. ft. grocery store with related parking and loading areas in the Rural General Business (GB) district and within the I-65 South Overlay. Development Plan was conditionally approved 5 in Favor/1 Opposed
2025-44-PPA: Staff Report with Exhibits Letters of Interest	Foxlane Homes / The Grove at Holliday Farms (formerly "The Enclave at Holliday Farms")	4480 Willow Road Zionsville, IN	Primary Plat Amendment for the 2.63 acres comprising Block 1 within Section 4 of Holliday Farms, to create 20 townhome lots being in the Planned Unit Development (Holliday Farms PUD) district. Primary Plat was approved 6 in Favor/0 Opposed
2025-49-OA: Staff Report with Exhibits	Zionsville Subdivision Control Ordinance Amendment	Town of Zionsville	Subdivision Control Ordinance Amendment to require FEMA and NOAA data when calculating and regulating storm water runoff from a developed or undeveloped subdivision plat. A Favorable recommendation was approved 6 in Favor/0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2025-24-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. Consideration of the Town Council's amendment of a Zoning Ordinance Amendment to change the approval process for Development Plans. IC 36-7-4-607 No action was taken on this item

2025-26-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. PC's 5/19/25 Decision Not Certified Due to Lack of Written Statement. Consideration of the Town Council's rejection of a Zoning Ordinance Amendment to change the approval process for outdoor dining in the Village Business District. IC 36-7-4-607 The Town Council rejection of the Ordinance Amendment was disapproved by the Plan Commission and will be returned to the Town Council for final action. 6 in Favor/0 Opposed
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Respectfully Submitted: Mike Dale, AICP
Director - Planning and Building Department, Town of Zionsville