



Town Of Zionsville

Planning and Building Combined Permit Activity

July 2025

Total permits issued for the month of July: 107

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Permit Activity Breakdown

Commercial Permits	July 2025	July 2024	YTD 2025	YTD 2024	YTD Diff
New	3	1	39	18	21
Interior Remodel	4	2	28	11	17
Addition	0	1	1	8	-7
Sign	14	5	54	38	16
Electric	1	0	7	11	-4
Other	7	4	40	30	10
Sewer	0	0	1	1	0
Commercial Totals	29	13	170	117	53
Residential Permits					
Single Family	16	34	127	141	-14
Addition	13	12	88	91	-3
Remodel	6	4	47	57	-10
Electric	10	5	44	33	11
Pool/Spa	5	5	38	36	2
Demolition	2	4	11	12	-1
Other	24	23	150	174	-24
Sewer/Repairs	2	3	18	25	-7
Residential Totals	78	90	523	569	-46
Combined Totals	107	103	693	686	7

Building/Site Inspections: 522 Number Of Inspections: 711

Certificates Of Occupancy Issued: 86

Easement Encroachments Authorized: 2 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 16

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

Number of Investigations closed this month: 26

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
R2025-485	July	29	\$0	\$0	\$0	\$0	\$0	Union Woodlands	Union Woodlands	Mass Grading	Union Woodlands		E 200 South	46077
U2025-589	July	1	\$0	\$190	\$0	\$0	\$0	Cornerstone Medical	Frooz Vision	Comm Trailer	Creekside Corporate Park	3, 4, & 5	10859 CREEK WAY	46077
13U2025-590	July	1	\$0	\$58	\$0	\$0	\$0	Compass Commercial	Goodwill of Central &	Comm Trailer	Northwest Technology	7	5900 W 96TH STREET	46077
U2025-591	July	1	\$10,500,000	\$4,341	\$15,565	\$0	\$0	Cornerstone Medical	Frooz Vision	Comm New	Creekside Corporate Park	3, 4, 5	10859 CREEK WAY	46077
R2025-592	July	1	\$0	\$125	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Finish Permit			2140 S US 421	46077
23U2025-593	July	1	\$30,000	\$100	\$0	\$0	\$0	PJE Lawn Care & Landscaping	Samuel & Jodi Burkholder	Res Add Deck	THE CLUB AT HOLLIDAY	K17	4455 STRATHMORE	46077
U2025-594	July	2	\$24,000	\$200	\$0	\$0	\$0	Bunner Building	Stephen & Molly Haas	Res Add Deck	Brittany Chase	76	4191 FIELD MASTER	46077
R2025-595	July	2	\$0	\$75	\$0	\$0	\$0	Frye Electric	Alessi Miller	Res Electric			6280 S 800 East	46077
R2025-596	July	2	\$250,000	\$432	\$0	\$0	\$0	Custom Home Medic	Marian & Matthew	Res Add	Stonegate	118	6720 W STONEGATE	46077
U2025-597	July	2	\$3,000,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Other		Baseball/Softball Fields	4200 S 875 East	46077
R2025-598	July	2	\$0	\$135	\$0	\$0	\$0	Old Town Companies, LLC	Wild Air Master Association	Comm Other	Wild Air	7, Archer Park	Russell Drive and Archer	46077
U2025-599	July	2	\$1,100,000	\$1,519	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	43	8073 EASTON	46077
R2025-600	July	2	\$1,000	\$100	\$0	\$0	\$0	Debra Binder	Debra Binder	Res Other	Lake View	2	642 KAREN DRIVE	46077
R2025-601	July	3	\$7,000	\$100	\$0	\$0	\$0	Olympus Management,	Alexander Weseman	Res Add Deck			1875 S 1100 East	46077
U2025-602	July	3	\$90,000	\$410	\$0	\$0	\$0	Moore Restoration	Rebecca Davis	Res Add	Hillcrest	4	670 W PINE STREET	46077
23U2025-603	July	3	\$2,130,399	\$1,580	\$4,025	\$2,045	\$2,625	Scott Bates Builders, Inc	Sea Estero Blvd LLC	Res New	THE CLUB AT HOLLIDAY	E36	10853 BARRINGTON	46077
R2025-604	July	3	\$5,000	\$100	\$0	\$0	\$0	Raber Portable Storage Barns	Chelsea & Christopher	Res Other			5350 S 950 East	46077
U2025-605	July	3	\$1,254,000	\$1,412	\$4,025	\$2,045	\$2,625	Executive Homes	Kelly & Jeffrey Kish	Res New	Pemberton	48	8118 ABINGTON	46077



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U2025-606	July	3	\$1,281,885	\$1,418	\$4,025	\$2,045	\$2,625	Executive Homes	Kourtney & Colgan	Res New	Pemberton	42	8063 EASTON	46077
13U2025-607	July	7	\$0	\$135	\$0	\$0	\$0	Holliday Towns, LLC	Holliday Towns, LLC	Mass Grading			3911 S US 421	46077
U2025-608	July	7	\$17,000	\$75	\$0	\$0	\$0	Big Sky Roofing	Donald & Melanie Renner	Res Reroof	Coventry Ridge	35	11550 CLARKSTON	46077
U2025-609	July	8	\$17,938	\$75	\$0	\$0	\$0	Frontline Services	James & Caroline Stacey	Res Reroof	Spring Knoll	68	9458 GREENTHREAD	46077
R2025-610	July	8	\$550,000	\$1,114	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	120	7037 YOSEMITE	46077
R2025-611	July	8	\$550,000	\$1,034	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	117	7055 YOSEMITE	46077
R2025-612	July	8	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	52	9050 ACADIA LANE	46077
R2025-613	July	8	\$14,000	\$75	\$0	\$0	\$0	Big Sky Roofing	James & Cynthia	Res Reroof	Royal Run	595	6539 YORKSHIRE	46077
R2025-614	July	8	\$3,365	\$100	\$0	\$0	\$0	Remodel & Renovate, LLC	Phillip & Paula Saks	Res Other	Royal Run	665	6785 WOODCLIFF	46077
U2025-615	July	9	\$20,000	\$231	\$0	\$0	\$0	Sanmles Construction	Anjanette Jones	Res Add	Cobblestone Lakes	281	8812 SPRING	46077
19U2025-616	July	9	\$24,710	\$75	\$0	\$0	\$0	Bone Dry Roofing	Michael & Joselyn	Res Reroof	Fieldstone	32	2982 STONE CREEK	46077
23U2025-617	July	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Daniel & Julie Baumeister	Res Finish Permit	THE CLUB AT HOLLIDAY	R23 HOUSE	10388 HOLLIDAY	46077
23U2025-618	July	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	John & Alicia Weyreter	Res Finish Permit	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD	46077
U2025-619	July	9	\$0	\$0	\$0	\$0	\$0	Jorge & Associate	Kimie & Grace Casale	Res Finish Permit	Hampshire	313	8050 SHALDON	46077
U2025-620	July	9	\$27,195	\$75	\$0	\$0	\$0	Bone Dry Roofing	Ann Pagano	Res Reroof	Raintree	33	795 EAGLE CREEK	46077
13U2025-621	July	9	\$97,000	\$476	\$0	\$0	\$0	Fox Pools Indianapolis	Apri & Bhupendra Patel	Res Add Pool	The Willows	167	3267 SUNRISE	46077
R2025-622	July	9	\$0	\$75	\$0	\$0	\$0	The Electric Express	Shari Spencer	Res Electric			827 EAGLEWOOD	46077
R2025-623	July	10	\$0	\$125	\$0	\$0	\$0	Scott Campbell Custom Homes	Eli & Jillian Casalini	Res Finish Permit	Old Hunt Club	16	6707 OLD HUNT CLUB	46077



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R2025-624	July	10	\$550,000	\$1,084	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	47	9080 ACADIA LANE	46077
U2025-625	July	11	\$3,231,038	\$1,818	\$4,025	\$2,045	\$2,625	Wedgewood Building	5 Woodard Pl LLC	Res New	Lost Run Farms	5	5 WOODARD PLACE	46077
19U2025-626	July	14	\$60,000	\$100	\$0	\$0	\$0	Indy Grills	Chijioke & Jennifer Mbanu	Res Other	Brookhaven	198	11133 GLEN AVON WAY	46077
R2025-627	July	14	\$9,500	\$100	\$0	\$0	\$0	J & C Construction	Darren & Janai Roberts	Res Other	Royal Run	573	6532 HUNTERS	46077
U2025-628	July	14	\$150,000	\$545	\$0	\$0	\$0	Ried Build	Bryan & Katherine Dallas	Res Remodel	Colony Woods	202	225 SHERWOOD	46077
U2025-629	July	15	\$0	\$75	\$0	\$0	\$0	Electric Express	Andrew & Sara Heckman	Res Electric	ISENHOUR HILLS	9	645 MULBERRY	46077
U2025-630	July	15	\$0	\$75	\$0	\$0	\$0	Grounded Solutions	Marcus Applegate	Res Electric	Crosses 4th Addition	113	580 W CEDAR	46077
R2025-631	July	15	\$0	\$100	\$0	\$0	\$0	Roto Rooter	William & Anita Maine	Res Sewer	Coventry Ridge	32	11471 CLARKSTON	46077
23U2025-632	July	15	\$0	\$0	\$0	\$0	\$0	Modish Pools, LLC	Mark & Kimberly Hollis	Res Finish Permit	THE CLUB AT HOLLIDAY	F23	10550 PETE DYE RIDGE	46077
U2025-633	July	15	\$6,520	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Jesse & Noel Kurth	Res Other	Hampshire	174	4494 OAKLEY	46077
23U2025-634	July	15	\$154,000	\$447	\$0	\$0	\$0	Pools of Fun	Jim and Jodi Dalton	Res Add Pool	THE CLUB AT HOLLIDAY	Q10	4445 ELMSCOTT	46077
R2025-635	July	15	\$0	\$75	\$0	\$0	\$0	Jefferson Electric LLC	Berthil & Suparna Clasen	Res Electric		SOLAR	8493 E 500 South	46077
U2025-636	July	15	\$0	\$100	\$0	\$0	\$0	LD Smith Plumbing	Aaryn Ryan	Res Sewer	Iron Gate	41	125 LEXINGTON	46077
U2025-637	July	16	\$15,000	\$75	\$0	\$0	\$0	Urban Restoration	Scott & Claire Shelton	Res Reroof	Spring Knoll	22	8948 SHELBURNE	46077
R2025-638	July	16	\$765,000	\$1,787	\$0	\$2,045	\$2,625	Davis Building Group, LLC	Mike & Terra Aguirre	Res New	AGUIRRE MINOR PLAT	2	11192 E 100 NORTH	46077
U2025-639	July	16	\$0	\$0	\$0	\$0	\$0	GJ Gardner Homes	GJ Gardner Homes	Res Finish Permit	Ansley Park	2	11640 ANSLEY	46077
2025-640	July	16	\$0	\$0	\$0	\$0	\$0	(none selected)						
R2025-641	July	16	\$0	\$125	\$0	\$0	\$0	B&H Professional	Tanya & Brian Schnelzar	Res Finish Permit			5655 S 875 EAST	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
R2025-642	July	17	\$0	\$75	\$0	\$0	\$0	WN Electrical Services	Teresa Beck	Res Electric			8275 W OAK STREET	46077
U2025-643	July	17	\$50,000	\$483	\$0	\$0	\$0	Timber Ridge Pools	Cynthia Holt	Res Add Pool	Cobblestone Lakes	360	8842 W COBBLESTONE	46077
U2025-644	July	17	\$20,333	\$75	\$0	\$0	\$0	Bone Dry Roofing	Randy & Tara Pryor	Res Reroof	Cobblestone Lakes	149	9261 WINDRIFT	46077
R2025-645	July	17	\$50,000	\$307	\$0	\$0	\$0	Precision Post Frame	Kendal & Kevin Kajer	Res Add			1790 S 925 EAST	46077
2025-646	July	17	\$0	\$174	\$0	\$0	\$0	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077
2025-647	July	17	\$0	\$164	\$0	\$0	\$0	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077
2025-648	July	17	\$0	\$164	\$0	\$0	\$0	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077
2025-649	July	17	\$0	\$153	\$0	\$0	\$0	Midwest Sign Company	The Farm IIA, LLC	Comm Sign	The Farm	5	11549 Sylo Crossing	46077
2025-650	July	17	\$0	\$0	\$0	\$0	\$0			Comm Sign			262 S Ford Road	
R2025-651	July	17	\$250,000	\$0	\$0	\$0	\$0	Dustin Stoll - Graber Post	C-W Exchange Company LLC	Comm New			4310 E 750 South	46052
R2025-652	July	17	\$3,617,957	\$1,576	\$4,025	\$2,045	\$2,625	G & G Custom Homes Inc	Jace & Linnea Tennant	Res New	Wild Air	5	8230 BELMONT	46077
19U2025-653	July	17	\$18,000	\$410	\$0	\$0	\$0	Tehniat Haider	Tehiat Haider	Res Remodel	Fieldstone	80	2971 ALAMOSA	46077
R2025-654	July	18	\$550,000	\$982	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	118	7049 YOSEMITE	46077
U2025-655	July	18	\$0	\$162	\$0	\$0	\$0	Freeman's Signs	KLC Realty, LLC	Comm Sign	Zionsville Bus.		88 Brendon Way	46077
2025-656	July	18	\$0	\$0	\$0	\$0	\$0			Comm Sign			11826 Sylo Crossing	
2025-657	July	18	\$0	\$0	\$0	\$0	\$0			Comm Sign			11826 Sylo Crossing	
2025-658	July	18	\$0	\$0	\$0	\$0	\$0			Comm Sign			11826 Sylo Crossing	
23U2025-659	July	21	\$649,000	\$1,307	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	38	8680 LEANDER	46077



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U2025-660	July	21	\$2,000,000	\$1,208	\$0	\$0	\$64,577	Alderson Commercial	The Farm IIA, LLC	Comm New	The Farm	7	11521 SYLO CROSSING	46077
R2025-661	July	21	\$0	\$0	\$0	\$0	\$0	David & Anne-Marie	David & Anne-Marie	Res Demo			1135 S 900 EAST	46077
R2025-662	July	21	\$150,000	\$0	\$0	\$0	\$0	Precision Post Frame LLC	David & Anne-Marie	Res Add		BARN	1135 S 900 EAST	46077
R2025-663	July	21	\$9,187	\$75	\$0	\$0	\$0	Bul-Tec Roofing Inc	THE BRADLEY P ELSTAD	Res Reroof	Lake View	8	650 LAKE VIEW DRIVE	46077
R2025-664	July	21	\$1,800,000	\$1,457	\$4,025	\$0	\$0	Gradison Building	Matthew & Challis Imes	Res New	Wild Air	14	8229 KEENELAND	46077
R2025-665	July	22	\$365,816	\$1,101	\$0	\$2,045	\$2,625	Hallmark Homes	Destiny & John Soto	Res New			1659 S 700 East	46075
U2025-666	July	22	\$10,000	\$746	\$0	\$0	\$0	Snop Services LLC	OP Andrade Owner LLC	Comm Remodel	Andrade Industrial Park	6	10663 ANDRADE	46077
R2025-667	July	22	\$31,000	\$0	\$0	\$0	\$0	Coomer Roofing Company	John & Mary Casey	Res Reroof	Stonegate	87	7597 W STONEGATE	46077
19U2025-668	July	22	\$0	\$75	\$0	\$0	\$0	The Electric Express	David & Marina Piechocki	Res Electric	Brookhaven	226	2512 WOOD HOLLOW	46077
R2025-669	July	23	\$0	\$75	\$0	\$0	\$0	Ozzie Wilson	Travis & Kelli Stauffer	Res Electric	DEROSSI ESTATES	7	5231 S 875 East	46077
R2025-670	July	23	\$0	\$75	\$0	\$0	\$0	Complete Solar, Inc	Jeffrey & Kathy Miller	Res Electric		Solar Panels	7863 S SR 267	46077
2025-671	July	23	\$0	\$166	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	7	11521 Sylo Crossing	46077
2025-672	July	23	\$0	\$159	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	7	11521 Sylo Crossing	46077
2025-673	July	23	\$0	\$159	\$0	\$0	\$0	A Sign By Design	The Farm IIA, LLC	Comm Sign	The Farm	7	11521 Sylo Crossing	46077
2025-674	July	23	\$0	\$0	\$0	\$0	\$0	A Sign By Design		Comm Sign			11521 Sylo Crossing	46077
23U2025-675	July	24	\$29,500	\$225	\$0	\$0	\$0	The Smart Pergola	John & Angela Hicks	Res Other	THE CLUB AT HOLLIDAY	A4	10980 Holliday	46077
R2025-676	July	24	\$105,000	\$402	\$0	\$0	\$0	Old World Development	Christopher & Michele Kirkup	Res Add			9984 E 300 South	46077
R2025-677	July	24	\$200,000	\$377	\$0	\$0	\$0	Indy Home Remodeling LLC	Samuel & Anna Giesting	Res Add	Saddle Brook Farms	19	246 SADDLE BROOK	46077



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23U2025-678	July	25	\$1,517,337	\$1,631	\$4,025	\$2,045	\$2,625	Williams Custom Homes	Brendon & Tara Peters	Res New	THE CLUB AT HOLLIDAY	T21	10439 DARTMOOR	46077
U2025-679	July	25	\$0	\$90	\$0	\$0	\$0	Dan Obert Electrician	TWF Properties LLC	Comm Electric	Mayflower Park	5	7271 S MAYFLOWER	46077
U2025-680	July	25	\$0	\$0	\$0	\$0	\$0	Casey-Bertram Construction	D & R Realty LLC	Res Demo			11675 SYCAMORE	46077
U2025-681	July	28	\$32,716	\$0	\$0	\$0	\$0	Zionsville Parks and Recreation	Town of Zionsville	Comm Other			9575 WHITESTOWN	46077
R2025-682	July	28	\$170,000	\$0	\$0	\$0	\$0	Indreno Development	Colin & Abigale Russi	Res Remodel	Old Hunt Club	10	6778 OLD HUNT CLUB	46077
13U2025-683	July	28	\$240,000	\$1,582	\$0	\$0	\$0	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8	6400 TECHNOLOGY	46077
U2025-684	July	28	\$153,000	\$410	\$0	\$0	\$0	Artisan Outdoor Craftsman	Gary & Kathryn Steichele	Res Add Deck	Cobblestone Lakes	114	4664 PEBBLEPOINTE	46077
U2025-685	July	28	\$90,000	\$433	\$0	\$0	\$0	Edward Johnson Construction	Mark & Angela VanSlyke	Res Add	HYPES ADD.	1	635 TERRACE	46077
R2025-686	July	29	\$71,000	\$0	\$0	\$0	\$0	CMH Builders	Darin & Angela Martin	Res Remodel	Blackstone	26	7453 INDEPENDENCE	46077
U2025-687	July	29	\$125,000	\$0	\$0	\$0	\$0	Brian Hill Contracting,	Julia Hill	Res Remodel	Spring Knoll	188	4270 GREENTHREAD	46077
R2025-688	July	30	\$180,000	\$0	\$0	\$0	\$0	Worthington Design &	Eric & Christine Williams	Res Remodel	Blackstone	25	7455 INDEPENDENCE	46077
U2025-689	July	30	\$300,000	\$577	\$0	\$0	\$0	Crossroads Custom	John & Bethany Geyman	Res Add	crosses 4th Addition	53	470 W WALNUT	46077
U2025-690	July	30	\$220,000	\$688	\$0	\$0	\$10,856	Commercial Team	The Farm at Zionsville JV,	Comm Remodel	The Farm	803	11561 SYLO CROSSING	46077
U2025-691	July	30	\$750,000	\$0	\$0	\$0	\$0	Tim Schenk	PITTMAN INVESTORS	Comm Remodel	The Farm	602 Building 6	11826 Sylo Crossing	46077
U2025-692	July	30	\$0	\$171	\$0	\$0	\$0	A Sign By Design	Bradley Development	Comm Sign	ZMC Campus	3B	1620 W Oak Street	46077
R2025-693	July	30	\$106,000	\$530	\$0	\$0	\$0	Hendrick Pool and Lawn	Kristen & Aaron Hale	Res Add Pool	HALE MINOR	2	2424 S 875 East	46077
R2025-694	July	30	\$0	\$0	\$0	\$0	\$0	Cody & Ambrosia Grady	Cody & Ambrosia Grady	Res Electric	ALLEN ACRES	1	3425 S 875 East	46077
R2025-695	July	30	\$122,500	\$423	\$0	\$0	\$0	317 Outdoor Living	Katherine Earnest	Res Add Pool	HIDDEN PINES	139	11554 FOXTAIL	46077



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-908	American Residential	Jeffrey & Sarah Madtson	Res Sewer	Colony Woods	65	70 BENNINGTON DRIVE	46077	2025/07/10
R2023-140	Carrington Homes	The Diana Sue Coulis Revocable	Res New	THE CLUB AT HOLLIDAY	R35	10420 SOMERFORD RIDGE	46077	2025/07/07
13U2023-634	Singh Construction	Indy Holdings LLC	Comm Finish Permit	Appaloosa Crossing	Outlot F C-Store	3245 S US 421	46077	2025/07/01
R2023-850	B & H Professional Services	Tanya & Brian Schnelzar	Res Add			5655 S 875 East	46077	2025/07/16
19U2023-1023	Rise Builders LLC	Eric & Cassandra Allen	Res New	Shannon Springs	14	6455 MONTANA SPRINGS DRIVE	46077	2025/07/02
R2023-1070	Randy Schaffer Builder	Shaffer Enterprises of Indiana, Inc	Res New	THE CLUB AT HOLLIDAY	K4	4275 STRATHMORE LANE	46077	2025/07/01
R2023-1094	Wedgewood Building Company	Gregory Eddy	Res Add			8775 E 125 South	46077	2025/07/07
U2023-1095	AES Restaurant Group LLC	AES Restaurant Group	Comm Remodel	Mayflower Park	1	7031 S MAYFLOWER PARK DRIVE	46077	2025/07/07
R2023-1119	Old World Development	William & Cheryl Bailey	Res New	Magnolia Branch Estates	3	100 S 700 East	46075	2025/07/09
23U2024-59	Viewegh Crafted Homes	J & R Equity Corp	Res New	THE CLUB AT HOLLIDAY	T7	10756 DARTMOOR WAY	46077	2025/07/08
R2024-62	Pollard Electric	C-W Exchange Company LLC	Comm Electric		mulching system	4310 E 750 South	46052	2025/07/18
23U2024-103	Fischer Homes	Grand Communities LLC	Res Add	Chelsea Park	30	11565 LANGTON WALK	46077	2025/07/16
23U2024-109	Wedgewood Building Company	Craig & Lisa Kinyon	Res New	THE CLUB AT HOLLIDAY	R45	10465 SOMERFORD RIDGE	46077	2025/07/18
U2024-139	Rise Builders LLC	Robert Tysklind	Res Add	Cobblestone Lakes	35	5012 PEBBLEPOINTE PASS	46077	2025/07/25
23U2024-240	Scott Bates Custom Homes, LLC	Jeff & Sabrina Kime	Res New	THE CLUB AT HOLLIDAY	R33	10440 SOMERFORD RIDGE	46077	2025/07/07
23U2024-299	Christopher Scott Homes	Jeffrey & Jennifer Weber	Res Finish Permit	THE CLUB AT HOLLIDAY	F24	10505 PETE DYE RIDGE	46077	2025/07/09



Town Of Zionsville

Planning and Building C of O Detail

July 2025

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2024-344	Executive Homes Construction Inc	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	33	8140 HANLEY COURT	46077	2025/07/15
R2024-355	Carpenter's Crew, Inc	JOSEPH & SHANNON	Res Add	Stonegate	234	7647 BISHOPS GREEN	46077	2025/07/02
23U2024-382	Old Town Design Group	Shekhar & Uma Kubal	Res New	THE CLUB AT HOLLIDAY	R36	10400 SOMERFORD RIDGE	46077	2025/07/03
U2024-462	Back Yard Living	Mark & Kristen Shekleton	Res Add	Huntington Woods	21	1252 HUNTINGTON WOODS ROAD	46077	2025/07/07
U2024-468	AES Restaurant Group	Zann Real Estate Group, LLC	Comm Add	Mayflower Park	1	7031 S MAYFLOWER PARK DRIVE	46077	2025/07/02
U2024-495	Brandt Construction	St Francis in the Fields	Comm Add		St Francis in the Fields	1525 MULBERRY STREET	46077	2025/07/10
U2024-525	Hamilton Homes	Shannon McCanna & Sarah Mojgan	Res Finish Permit			1085 STARKEY ROAD	46077	2025/07/03
R2024-532	Gradison Building Corporation	Michael & Siobhan Hinker	Res New	DERR FARM	4	8400 E 100 South	46077	2025/07/15
13U2024-562	Platinum Deck & Patio	Lesley & Michael Spellmeyer	Res Add Deck	Fox Hollow	40	7117 BEAUMONT COURT	46077	2025/07/18
U2024-564	Sooner Construction	Maralyn Squires	Res New	Squires	3	1587 N 1000 East	46069	2025/07/31
U2024-564	Sooner Construction	Maralyn Squires	Res New	Squires	3	1587 N 1000 East	46069	2025/07/31
23U2024-599	Wedgewood Building Company	Deforest & Ashlyn Buckner	Res New	THE CLUB AT HOLLIDAY	A14	10770 HOLLIDAY FARMS BLVD	46077	2025/07/25
U2024-601	Viewegh Crafted Homes	Himanshu & Nilam Patel	Res New	Pemberton	1	8035 HANLEY LANE	46077	2025/07/17
U2024-602	Executive Homes Construction Inc	Daniel & Lara VonDielingen	Res New	Pemberton	34	8136 HANLEY LANE	46077	2025/07/15
R2024-608	Pools of Fun	Lisa Richter	Res Add Pool	Lexington Hall	4	7760 BECK LANE	46077	2025/07/09
R2024-639	Wedgewood Building Company	James & Emily Kissel	Res Other	Promontory	A9 Tennis Court	9730 WINDY HILLS DRIVE	46077	2025/07/01



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2024-651	Pools of Fun	Scott & Katherine Frandson	Res Other	FIELDSTONE	23	11548 BUCKSKIN DRIVE	46077	2025/07/09
U2024-663	Lawn Landscape Company	Salman & Tamara Khan	Res Add	Iron Gate	82	1605 SAYLOR STREET	46077	2025/07/25
U2024-679	Drees Homes	Marcia & Robert Deboth	Res New	Ansley Park	12	11651 ANSLEY COURT	46077	2025/07/02
23U2024-691	Randy Shaffer Custom Homes	Joshua & Laure Pokrzywinski	Res New	THE CLUB AT HOLLIDAY	R15	10450 HOLLIDAY FARMS BLVD	46077	2025/07/28
R2024-708	Silvers Concrete & Paving	Annaleise Dehnke	Res Other	Russell Lake	7	660 RUSSELL LAKE W DRIVE	46077	2025/07/29
U2024-775	Kimmie & Francis Casale	Kimmie & Francis Casale	Res Other	Hampshire	313	8050 SHALDON COURT	46077	2025/07/31
U2024-776	Cochran Exteriors	St Francis in the Fields	Comm Reroof			1575 MULBERRY STREET	46077	2025/07/08
13U2024-898	Pulte Homes	Pulte Homes	Comm New	The Towns at Appaloosa	1801 - 1806 (SHELL)	3299 NORIKER LANE	46077	2025/07/02
13U2024-899	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1801	3299 NORIKER LANE	46077	2025/07/02
13U2024-901	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1802	3301 NORIKER LANE	46077	2025/07/02
13U2024-902	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1803	3303 NORIKER LANE	46077	2025/07/02
13U2024-904	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1804	3305 NORIKER LANE	46077	2025/07/10
13U2024-906	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1805	3307 NORIKER LANE	46077	2025/07/03
13U2024-910	Pulte Homes	Pulte Homes	Res New	The Towns at Appaloosa	1806	3309 NORIKER LANE	46077	2025/07/03
R2024-1016	Dean E Oakes	Mark & Marcia Nigh	Res Finish Permit		Greenhouse	2295 S US 421	46077	2025/07/08
R2024-1041	Pools of Fun	Jordan Coffey	Res Add Pool			1605 S 825 East	46077	2025/07/14



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2024-1062	PJE Lawn Care & Landscaping LLC	David & Kristen Myer	Res Add Pool	Stonegate	10	6125 STONEGATE RUN	46077	2025/07/17
R2024-1092	Worthington Design Remodeling	Kyle & Nicole Frick	Res Add	DEROSS ESTATES	12	5441 S 875 East	46077	2025/07/21
U2024-1109	Sooner Construction	Christine & Mark Jordan	Res Remodel			620 VALLEY VIEW DRIVE	46077	2025/07/31
U2024-1109	Sooner Construction	Christine & Mark Jordan	Res Remodel			620 VALLEY VIEW DRIVE	46077	2025/07/31
R2024-1157	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	30	6903 ACADIA LANE	46077	2025/07/01
R2024-1158	Epcon Communities LLC	Epcon Communities LLC	Res New	Courtyards of Russell Oaks	15	9136 BRYCE CIRCLE	46077	2025/07/01
23U2025-39	Modish Pools, LLC	Benjamin Canal	Res Add Pool	THE CLUB AT HOLLIDAY	Q23	4260 ELMSCOTT RIDGE	46077	2025/07/18
R2025-70	Epcon Communities LLC	Epcon Russell Oaks LLC	Res New	Courtyards of Russell Oaks	17	9150 BRYCE CIRCLE	46077	2025/07/15
U2025-95	Innovative Homes and Remodeling	Brian & Angela Monahan	Res Remodel	Oak Ridge	85	4840 WILLOW RIDGE COURT	46077	2025/07/16
23U2025-130	Pulte Homes	Pulte Homes	Res New	Devonshire	101	8371 LEANDER AVE	46077	2025/07/01
13U2025-149	Fox Pools of Indianapolis	William Wilson	Res Add Pool	Willow Glen	47	3219 AUTUMN ASH DRIVE	46077	2025/07/09
13U2025-151	Pools of Fun	Brett & Janine Black	Res Add Pool	Fox Hollow	47	7050 BEAUMONT COURT	46077	2025/07/01
23U2025-167	Pulte Homes	Pulte Homes	Res New	Devonshire	93	3887 GOODWIN DRIVE	46077	2025/07/17
U2025-171	Winget Homes	Christopher Ciceri Jr	Res Remodel	Colony Woods	121	135 MAXWELL COURT	46077	2025/07/16
23U2025-176	Pulte Homes	Pulte Homes	Res New	Devonshire	18	8344 LEANDER AVE	46077	2025/07/15
23U2025-177	Pulte Homes	Pulte Homes	Res New	Devonshire	95	3857 GOODWIN DRIVE	46077	2025/07/10



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
23U2025-181	Pulte Homes	Pulte Homes	Res New	Devonshire	20	8370 LEANDER AVE	46077	2025/07/24
U2025-182	BL Companies	Realty Income Corp	Comm Remodel	Ripberger Business Park	1 Truck Dock, Scissor Lift	10301 BENNETT PKWY EXTENSION	46077	2025/07/15
19U2025-221	Zionsville Park & Rec Board	Zionsville Park & Rec Board	Comm New		Hoop House	4050 S 875 East	46077	2025/07/31
R2025-262	Weatherguard Roofing and	Mark & Kimberly Cranfill	Res Reroof	Stonegate	29	6714 E STONEGATE DRIVE	46077	2025/07/15
U2025-283	Morrow Construction	Ford Road Property LLC	Comm Remodel		Suite 300 Edward Jones	262 S FORD ROAD	46077	2025/07/17
U2025-314	Artisan Outdoor Craftsman	Harold & Amanda Plance	Res Add	Cobblestone Lakes	173	4653 PEBBLEPOINTE PASS	46077	2025/07/16
U2025-336	CMH Builders	Gerald & Deborah Bissell	Res Remodel	Cobblestone Lakes	362	8715 HEATHERSTONE	46077	2025/07/18
19U2025-379	Chuck's Construction	Andrew & Lindsay Worswick	Res Add Deck	Fieldstone	50	2500 FAWN BLUFF COURT	46077	2025/07/02
U2025-386	Performance Construction	Joseph & Megan Keck	Res Reroof	Smith Meadow	53	4415 SUMMER DRIVE	46077	2025/07/15
U2025-403	Indy Decorative Concrete	Matthew & Colleen Deryckere	Res Other	Spring Knoll	21	4526 SUNFLOWER COURT	46077	2025/07/11
R2025-491	Alessi Miller	Alessi Miller	Res Other			6280 S 800 East	46077	2025/07/29
23U2025-494	Homes by Design	Frederick Kaplan	Res Finish Permit	THE CLUB AT HOLLIDAY	K18	4535 STRATHMORE LANE	46077	2025/07/16
U2025-506	Platinum Deck & Patio	Peter & Smanatha McClure	Res Add Deck	Raintree Place	44	795 FOREST BLVD	46077	2025/07/10
23U2025-521	Platinum Deck & Patio	Grant & Elyn Landry	Res Other	Chelsea Park	25	11521 LANGTON WALK	46077	2025/07/16
U2025-529	Indy Decorative Concrete	Michelle Singleton	Res Other	Hampshire	304	8170 SHALDON COURT	46077	2025/07/15
R2025-555	Shawn West	Mike Shoup	Res Electric			660 N 700 East	46052	2025/07/08



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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
19U2025-562	Cutting Edge Hardscapes	Brookhaven HOA	Comm Other	Brookhaven	Common Area C	2732 Still Creek Drive	46077	2025/07/23
U2025-615	Sanmles Construction	Anjanette Jones	Res Add	Cobblestone Lakes	281	8812 SPRING VIOLET PLACE	46077	2025/07/18
23U2025-618	Homes by Design	John & Alicia Weyreter	Res Finish Permit	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD RIDGE	46077	2025/07/15
U2025-619	Jorge & Associate Construction LLC	Kimie & Grace Casale	Res Finish Permit	Hampshire	313	8050 SHALDON COURT	46077	2025/07/15
R2025-623	Scott Campbell Custom Homes	Eli & Jillian Casalini	Res Finish Permit	Old Hunt Club	16	6707 OLD HUNT CLUB ROAD	46077	2025/07/11
U2025-633	Indy Decorative Concrete	Jesse & Noel Kurth	Res Other	Hampshire	174	4494 OAKLEY TERRACE	46077	2025/07/31



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	17	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	8	1	4	8	17	10	5	13	2	19	4	0	100	5	10	388	623	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	6	1	8	22	13	12	10	2	4	20	2	0	116	2	19	453	690	27	91
July	3	0	4	14	1	7	16	13	6	10	5	2	24	2	0	107	1	14	522	711	29	86
August																						
September																						
October																						
November																						
December																						
Totals	39	1	28	54	7	40	127	88	47	44	38	11	150	18	1	693	12	96	2892	4280	206	531



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Residential Fees	January	February	March	April	May	June	July											YTD
New Home Residential ILP Fees	\$21,671	\$20,126	\$18,690	\$13,407	\$25,684	\$27,331	\$21,920											\$148,829
All Other Residential ILP Fees	\$6,357	\$13,736	\$10,877	\$19,363	\$13,066	\$14,933	\$10,215											\$88,547
Residential Inspection Fees (Fees Due)	\$3,525	\$4,050	\$4,275	\$4,425	\$3,600	\$3,950	\$3,450											\$27,275
New Home Residential Road Impact Fees	\$40,369	\$55,104	\$57,729	\$18,368	\$59,728	\$55,104	\$39,360											\$325,762
New Home Residential Park Impact Fees	\$32,720	\$29,397	\$31,742	\$14,315	\$44,990	\$42,945	\$30,675											\$226,784
Sanitary Sewer Fees	\$64,400	\$28,175	\$36,325	\$40,250	\$80,500	\$76,475	\$56,350											\$382,475
Total Residential ILP, Inspection, Impact, Sewer	\$165,517	\$146,538	\$155,363	\$105,703	\$223,968	\$230,795	\$158,520											\$1,186,404
New Commercial Start ILP Fees	\$25,623	\$2,300	\$1,700	\$8,450	\$8,269	\$11,942	\$5,548											\$63,832
All Other Commercial ILPs	\$3,225	\$806	\$10,885	\$4,568	\$7,853	\$10,695	\$5,093											\$43,125
Commercial Inspection Fees(Fees due)	\$975	\$1,275	\$825	\$900	\$600	\$1,200	\$1,275											\$7,050
Commercial Road Impact Fees	\$38,969	\$0	\$0	\$0	\$11,411	\$0	\$64,577											\$114,957
Commercial Sanitary Sewer Fees	\$35,920	\$0	\$0	\$79,085	\$48,895	\$12,200	\$15,565											\$191,665
Total Commercial ILP, Inspection Impact Sewer	\$184,571	\$3,106	\$12,585	\$92,103	\$168,283	\$74,919	\$101,638											\$637,205
Combined Residential and Commercial Sewer	\$100,320	\$28,175	\$36,325	\$119,335	\$129,395	\$88,675	\$71,915											\$574,140
Combined Residential and Commercial Impact	\$192,892	\$84,501	\$89,471	\$32,683	\$207,984	\$152,138	\$145,467											\$905,136
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$350,088	\$149,644	\$167,948	\$197,806	\$392,251	\$305,714	\$260,158											\$1,823,609
Petition Filing Fees	January	February	March	April	May	June	July											YTD
Plan Commission																		
Primary Plat Approval	\$0	\$0	\$0	\$1,520	\$0	\$14,170	\$0											\$15,690
Secondary Plat Approval	\$14,560	\$6,510	\$3,300	\$570	\$0	\$1,222	\$0											\$26,162
Re-Plat Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0											\$0
Minor Plat Approval	\$1,730	\$0	\$0	\$590	\$0	\$0	\$0											\$2,320
Zone Map Amendment	\$0	\$0	\$0	\$10,206	\$0	\$16,710	\$0											\$26,916
Subdivision Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0											\$0
Development Plan	\$2,714	\$1,066	\$4,051	\$3,480	\$0	\$6,930	\$8,050											\$26,291
Development Plan Amendment	\$615	\$2,253	\$800	\$0	\$0	\$1,693	\$0											\$5,361
Ordinance Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0											\$0
Board of Zoning Appeals																		
Variance of Use	\$1,200	\$0	\$0	\$0	\$0	\$1,200	\$300											\$2,700
Variance of Dev Standards	\$2,300	\$475	\$760	\$2,140	\$0	\$0	\$2,855											\$8,530
Special Exception	\$1,400	\$700	\$700	\$0	\$0	\$0	\$700											\$3,500
TOTAL FILING FEES Plan Commission and	\$25,119	\$12,039	\$10,211	\$21,006	\$0	\$41,925	\$11,905											\$122,205
Permit Overview	January	February	March	April	May	June	July											YTD
New Home ILP	16	21	22	8	22	22	16											127
New Home Construction Cost	\$19,170,927	\$14,379,780	\$16,593,000	\$14,614,317	\$15,372,125	\$23,416,125	\$20,462,432											\$124,008,706
All Other Residential ILP	27	58	53	70	63	63	62											396
New Commercial Start ILP	10	3	5	7	4	7	3											39
All Other Commercial ILP	9	11	28	15	18	24	26											131
Total Permit Per Month	62	93	108	100	107	116	107											693
Petition Filing Quantities	January	February	March	April	May	June	July											YTD
Plan Commission																		
Primary Plat Approval				1 Kroger Primary Pla		2 Saddlecreek Farms Wild Air - Section												
Secondary Plat Approval	See Files	2 Hickory Farms seco Union Woodlands Se	See Files	2 Enclave at Hollis Dickinson Secondar	1 Holiday Farms Eas	2 Creekside Lots 7 a	2 Baker Minor Reside Kroger Commercial											
Re-Plat Approval																		
Minor Plat Approval	1 Aguirre Minor Plat			1 Baker Minor Reside														
Zone Map Amendment				2 The Courtyards at		2 Maple Lane Club of Zionsville Lion's												
Subdivision Waiver																		
Development Plan	2 Holiday Farms - B Holiday Farms Eas	See Files	See Files	See Files		2 Saddlecreek Farms Intelligent Living See Files	2 Crider & Crider - Wild Air - Section											
Development Plan Amendment	See Files	See Files	1 Dairy Queen - Ould		1 Fire Station #292		2 ZYSA Soccer Field Convivio Remodel											
Ordinance Amendment			2 Outdoor Seating Or Development Plan R		2 Solar, Wind, and B Accessory Dwelling	1 FEMA & NOAA Data f												
Comprehensive Plan Amendment																		
Board of Zoning Appeals																		
Variance of Use	1 Kroger Grocery Sto					1 Tim Wilson	1 Tim Wilson											
Variance of Dev Standards	See Files	1 Morgan Grahn	2 Regal Custom Homes	See Files		See Files	See Files											
Special Exception	2 Aguirre Minor Resi Brad Tettebaum	1 Donald Allen	1 Regal Custom Homes		1 Brett McKamey	1 Xanderbuilt Commer	1 Peters Property											
TOTAL FILINGS Plan Commission and BZA	17	13	15	14	5	17	12											93
Collected Fees Duplicate Permits, AmendmentsProceeding fees	\$1,475	\$2,025	\$3,400	\$1,073	\$1,739	\$2,345	\$1,954											\$14,011
TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees)	\$111,614	\$66,371	\$67,674	\$93,125	\$59,072	\$153,901	\$71,311											\$623,068
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$404,826	\$179,047	\$193,470	\$245,143	\$396,451	\$394,714	\$288,693											\$2,102,344



Town Of Zionsville

Advanced Structural Component Use

2025/07/01-2025/07/31

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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
U2025-691	July	30	\$750,000	\$0	\$0	\$0	\$0	Tim Schenk	PITTMAN INVESTORS	Comm Remodel	The Farm	602 Building 6	11826 Sylo Crossing	46077
U2025-690	July	30	\$220,000	\$688	\$0	\$0	\$10,856	Commercial Team	The Farm at Zionsville JV,	Comm Remodel	The Farm	803	11561 SYLO CROSSING	46077
U2025-689	July	30	\$300,000	\$577	\$0	\$0	\$0	Crossroads Custom	John & Bethany	Res Add	crosses 4th Addition	53	470 W WALNUT	46077
R2025-688	July	30	\$180,000	\$0	\$0	\$0	\$0	Worthington Design &	Eric & Christine Williams	Res Remodel	Blackstone	25	7455 INDEPENDENCE	46077
U2025-687	July	29	\$125,000	\$0	\$0	\$0	\$0	Brian Hill Contracting,	Julia Hill	Res Remodel	Spring Knoll	188	4270 GREENTHREAD	46077
R2025-686	July	29	\$71,000	\$0	\$0	\$0	\$0	CMH Builders	Darin & Angela Martin	Res Remodel	Blackstone	26	7453 INDEPENDENCE	46077
U2025-685	July	28	\$90,000	\$433	\$0	\$0	\$0	Edward Johnson	Mark & Angela VanSlyke	Res Add	HYPES ADD.	1	635 TERRACE	46077
U2025-684	July	28	\$153,000	\$410	\$0	\$0	\$0	Artisan Outdoor	Gary & Kathryn Steichele	Res Add Deck	Cobblestone Lakes	114	4664 PEBBLEPOINTE	46077
13U2025-683	July	28	\$240,000	\$1,582	\$0	\$0	\$0	Cambri Builders	EJC 6400, LLC	Comm Remodel	Northwest Technology	8	6400 TECHNOLOGY	46077
R2025-682	July	28	\$170,000	\$0	\$0	\$0	\$0	Indreno Development	Colin & Abigale Russi	Res Remodel	Old Hunt Club	10	6778 OLD HUNT CLUB	46077
U2025-681	July	28	\$32,716	\$0	\$0	\$0	\$0	Zionsville Parks and	Town of Zionsville	Comm Other			9575 WHITESTOWN	46077
23U2025-678	July	25	\$1,517,337	\$1,631	\$4,025	\$2,045	\$2,625	Williams Custom Homes	Brendon & Tara Peters	Res New	THE CLUB AT HOLLIDAY	T21	10439 DARTMOOR	46077
R2025-677	July	24	\$200,000	\$377	\$0	\$0	\$0	Indy Home Remodeling	Samuel & Anna Giesting	Res Add	Saddle Brook Farms	19	246 SADDLE	46077
R2025-676	July	24	\$105,000	\$402	\$0	\$0	\$0	Old World Development	Christopher & Michele Kirkup	Res Add			9984 E 300 South	46077
23U2025-675	July	24	\$29,500	\$225	\$0	\$0	\$0	The Smart Pergola	John & Angela Hicks	Res Other	THE CLUB AT HOLLIDAY	A4	10980 Holliday	46077
U2025-666	July	22	\$10,000	\$746	\$0	\$0	\$0	Snop Services LLC	OP Andrade Owner LLC	Comm Remodel	Andrade Industrial Park	6	10663 ANDRADE	46077
R2025-665	July	22	\$365,816	\$1,101	\$0	\$2,045	\$2,625	Hallmark Homes	Destiny & John Soto	Res New			1659 S 700 East	46075
R2025-664	July	21	\$1,800,000	\$1,457	\$4,025	\$0	\$0	Gradison Building	Matthew & Challis Imes	Res New	Wild Air	14	8229 KEENELAND	46077



Town Of Zionsville

Advanced Structural Component Use

2025/07/01-2025/07/31

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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
R2025-662	July	21	\$150,000	\$0	\$0	\$0	\$0	Precision Post Frame LLC	David & Anne-Marie	Res Add		BARN	1135 S 900 EAST	46077
U2025-660	July	21	\$2,000,000	\$1,108	\$0	\$0	\$64,577	Alderson Commercial	The Farm IIA, LLC	Comm New	The Farm	7	11521 SYLO CROSSING	46077
23U2025-659	July	21	\$649,000	\$1,307	\$4,025	\$2,045	\$2,625	Pulte Homes	Pulte Homes	Res New	Devonshire	38	8680 LEANDER	46077
R2025-654	July	18	\$550,000	\$982	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	118	7049 YOSEMITE	46077
19U2025-653	July	17	\$18,000	\$410	\$0	\$0	\$0	Tehniat Haider	Tehiat Haider	Res Remodel	Fieldstone	80	2971 ALAMOSA	46077
R2025-652	July	17	\$3,617,957	\$1,576	\$4,025	\$2,045	\$2,625	G & G Custom Homes Inc	Jace & Linnea Tennant	Res New	Wild Air	5	8230 BELMONT	46077
R2025-651	July	17	\$250,000	\$0	\$0	\$0	\$0	Dustin Stoll - Graber Post	C-W Exchange Company LLC	Comm New			4310 E 750 South	46052
R2025-645	July	17	\$50,000	\$307	\$0	\$0	\$0	Precision Post Frame	Kendal & Kevin Kajer	Res Add			1790 S 925 EAST	46077
R2025-641	July	16	\$0	\$125	\$0	\$0	\$0	B&H Professional	Tanya & Brian Schnelzar	Res Finish Permit			5655 S 875 EAST	46077
U2025-639	July	16	\$0	\$0	\$0	\$0	\$0	GJ Gardner Homes	GJ Gardner Homes	Res Finish Permit	Ansley Park	2	11640 ANSLEY	46077
R2025-638	July	16	\$765,000	\$1,787	\$0	\$2,045	\$2,625	Davis Building Group, LLC	Mike & Terra Aguirre	Res New	AGUIRRE MINOR PLAT	2	11192 E 100 NORTH	46077
23U2025-632	July	15	\$0	\$0	\$0	\$0	\$0	Modish Pools, LLC	Mark & Kimberly Hollis	Res Finish Permit	THE CLUB AT HOLLIDAY	F23	10550 PETE DYE RIDGE	46077
U2025-628	July	14	\$150,000	\$545	\$0	\$0	\$0	Ried Build	Bryan & Katherine	Res Remodel	Colony Woods	202	225 SHERWOOD	46077
U2025-625	July	11	\$3,231,038	\$1,818	\$4,025	\$2,045	\$2,625	Wedgewood Building	5 Woodard Pl LLC	Res New	Lost Run Farms	5	5 WOODARD	46077
R2025-624	July	10	\$550,000	\$1,084	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	47	9080 ACADIA	46077
R2025-623	July	10	\$0	\$125	\$0	\$0	\$0	Scott Campbell Custom Homes	Eli & Jillian Casalini	Res Finish Permit	Old Hunt Club	16	6707 OLD HUNT CLUB	46077
U2025-619	July	9	\$0	\$0	\$0	\$0	\$0	Jorge & Associate	Kimie & Grace Casale	Res Finish Permit	Hampshire	313	8050 SHALDON	46077
23U2025-618	July	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	John & Alicia Weyreter	Res Finish Permit	THE CLUB AT HOLLIDAY	R32	10460 SOMERFORD	46077



Town Of Zionsville

Advanced Structural Component Use

2025/07/01-2025/07/31

Total: 53

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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
23U2025-617	July	9	\$0	\$125	\$0	\$0	\$0	Homes by Design	Daniel & Julie Baumeister	Res Finish Permit	THE CLUB AT HOLLIDAY	R23 HOUSE	10388 HOLLIDAY	46077
U2025-615	July	9	\$20,000	\$231	\$0	\$0	\$0	Sanmles Construction	Anjanette Jones	Res Add	Cobblestone Lakes	281	8812 SPRING	46077
R2025-612	July	8	\$550,000	\$1,113	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	52	9050 ACADIA	46077
R2025-611	July	8	\$550,000	\$1,034	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	117	7055 YOSEMITE	46077
R2025-610	July	8	\$550,000	\$1,114	\$4,025	\$2,045	\$2,625	Epcon Communities	Epcon Communities	Res New	Courtyards of Russell Oaks	120	7037 YOSEMITE	46077
U2025-606	July	3	\$1,281,885	\$1,418	\$4,025	\$2,045	\$2,625	Executive Homes	Kourtney & Colgan	Res New	Pemberton	42	8063 EASTON	46077
U2025-605	July	3	\$1,254,000	\$1,412	\$4,025	\$2,045	\$2,625	Executive Homes	Kelly & Jeffrey Kish	Res New	Pemberton	48	8118 ABINGTON	46077
R2025-604	July	3	\$5,000	\$100	\$0	\$0	\$0	Raber Portable Storage Barns	Chelsea & Christopher	Res Other			5350 S 950 East	46077
23U2025-603	July	3	\$2,130,399	\$1,580	\$4,025	\$2,045	\$2,625	Scott Bates Builders, Inc	Sea Estero Blvd LLC	Res New	THE CLUB AT HOLLIDAY	E36	10853 BARRINGTON	46077
U2025-602	July	3	\$90,000	\$410	\$0	\$0	\$0	Moore Restoration	Rebecca Davis	Res Add	Hillcrest	4	670 W PINE STREET	46077
R2025-600	July	2	\$1,000	\$100	\$0	\$0	\$0	Debra Binder	Debra Binder	Res Other	Lake View	2	642 KAREN DRIVE	46077
U2025-599	July	2	\$1,100,000	\$1,519	\$4,025	\$2,045	\$2,625	Viewegh Crafted Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	43	8073 EASTON	46077
R2025-598	July	2	\$0	\$135	\$0	\$0	\$0	Old Town Companies,	Wild Air Master Association	Comm Other	Wild Air	7, Archer Park	Russell Drive and	46077
U2025-597	July	2	\$3,000,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Other		Baseball/Soccer Fields	2100 S 875 East	46077
R2025-596	July	2	\$250,000	\$432	\$0	\$0	\$0	Custom Home Medic	Marian & Matthew	Res Add	Stonegate	118	6720 W STONEGATE	46077
R2025-592	July	1	\$0	\$125	\$0	\$0	\$0	Hunter Smith	Hunter & Jennifer Smith	Res Finish Permit			2140 S US 421	46077
U2025-591	July	1	\$10,500,000	\$4,091	\$15,565	\$0	\$0	Cornerstone Medical	Frooz Vision	Comm New	Creekside Corporate Park	3, 4, 5	10859 CREEK	46077



ZIONSVILLE BOARD OF ZONING APPEALS

MEETING NOTICE AND AGENDA

Tuesday, July 8, 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

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

Present: Kathi Postlethwait, Josh Fedor, Jim Hurst, Josh Martin

Absent: Amanda Miller

III. Approval Of Minutes

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

Documents:

[MINUTES FROM JUNE 4, 2025.PDF](#)

IV. Continuance Or Withdrawal Requests

1. 2025-20-DSV: Request To Withdraw Approved (4 In Favor, 0 Opposed)

Anne-Marie Buibish	1135 S 900 E, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.097 (C) to exceed the maximum height for an accessory building in the Rural Single-Family Residential (R-1) zoning district.
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Jim Hurst made a motion to approve withdrawing the request.

Josh Martin seconded the motion.

The motion passed 4 in favor, 0 opposed.

Documents:

[2025-20-DSV ANNE MARIE BUIBISH - INITIAL FILING.PDF](#)
[REQUEST TO WITHDRAW.PDF](#)

2. 2025-18-DSV: Continued To August 6, 2025 (4 In Favor, 0 Opposed)

Clarence Dale Kennedy & Cheryl L. Kennedy / Mike Andreoli	210 W Hawthorne Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 (C) to exceed maximum lot coverage and reduce the south front yard setback requirement in the Urban Village Residential (R-V) zoning district.
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Jim Hurst made a motion to continue this request to the August 6, 2025 meeting.

Josh Martin seconded the motion

The motion passed 4 in favor, 0 opposed.

Documents:

[2025-18-DSV DALE KENNEDY - INITIAL FILING.PDF](#)
[2025-18-DSV DALE KENNEDY - CONTINUANCE REQUEST.PDF](#)

V. Continued Business

1. 2025-13-DSV: Approved (3 In Favor, 1 Opposed)

Jeff Zartman	980 W Pine Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 to exceed the maximum lot coverage in the Residential Village (R-V) zoning district.
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Jim Hurst made a motion to approve the request. based on:

- The findings in the staff report and staff recommendations
- The submitted Finding of Fact
- Substantial compliance with the submitted site plan
- Evidence presented during the public hearing

Josh Martin seconded the motion.

The motion passed 3 in favor, 0 opposed.

Documents:

[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](#)
[ZIONSVILLE REVIEW NOTES- 980 W PINE ST RES SHED.PDF](#)
[2025-13-DSV JEFF ZARTMAN - INITIAL FILING.PDF](#)
[2025-13-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2025-13-DSV - LETTER OF GRANT.PDF](#)

VI. New Business

1. 2025-16-SE: Approved (4 In Favor, 0 Opposed)

Brett McKamey / Dan Porzel

**11921 E. 100 N,
Sheridan, IN 46069**

Special Exception pursuant to Section 194.082, Table 2 to provide for single-family residential use in the Rural General Agriculture (AG) zoning district.

Josh Fedor made a motion to approved the request, based on:

- The findings in the staff report and staff recommendations
- Submitted Finding of Fact
- Evidence submitted during the public hearing

Josh Martin seconded the motion.

The motion passed 4 in favor, 0 opposed.

Documents:

[2025-16-SE BRETT MCKAMEY - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-16-SE BRETT MCKAMEY - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-16-SE BRETT MCKAMEY - EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-16-SE BRETT MCKAMEY - EXHIBIT 4 - UNION TOWNSHIP COMP PLAN MAP.PDF](#)
[2025-16-SE BRETT MCKAMEY - EXHIBIT 5 - PETITIONERS NARRATIVE.PDF](#)
[2025-16-SE BRETT MCKAMEY - EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF](#)

[2025-16-SE BRETT MCKAMEY - EXHIBIT 7 - CONCEPTUAL LAYOUT.PDF](#)
[2025-16-SE BRETT MCKAMEY - INITIAL FILING.PDF](#)
[2025-16-SE - EXECUTED FINDINGS OF FACT.PDF](#)
[2025-16-SE - LETTER OF GRANT.PDF](#)

2. 2025-17-DSV: Denied (4 In Favor, 0 Opposed)

Bryan Spencer	9957 Ford Valley Lane, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.082, Table 3 to reduce the side yard setback requirement in the Rural Single-Family and Two-Family Residential (R-2) zoning district.
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Jim Hurst made a motion to deny the request.

Josh Fedor seconded the motion.

The motion passed 4 in favor, 0 opposed.

Documents:

[2025-17-DSV BRYAN SPENCER - INITIAL FILING.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 4 - PETITIONERS
NARRATIVE.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 5 - SITE PLAN.PDF](#)
[2025-17-DSV BRYAN SPENCER - EXHIBIT 6 - PETITIONERS FINDINGS OF
FACT.PDF](#)
[2025-17-DSV - EXECUTED FINDINGS OF FACT.PDF](#)

3. 2025-19-DSV: Motion 1 (North Setback) Approved (4 In Favor, 0 Opposed), Motion 2 (West Setback) Approved (4 In Favor, 0 Opposed), Motion 3 (Aggregate Setback) Approved (4 In Favor, 0 Opposed), Motion 4 (38% Lot Coverage) Conditionally Approved (4 In Favor, 0 Opposed)

Danielle and Patrick Pezet / Todd Rottmann	110 N. Third Street, Zionsville, IN 46077	Development Standards Variance pursuant to Section 194.052 (C) to reduce the north side yard setback, reduce the west side yard setback, reduce the aggregate side yard setback, and exceed maximum lot coverage in the Urban Village Residential (R-V) zoning district.
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1. Jim Hurst made a motion to approve reducing the north side yard setback to 2 feet 4 inches, based on
 - The findings in the staff report and staff recommendations

- Submitted Finding of Fact
- Substantial compliance with the submitted site plan
- Evidence presented during the public hearing

Josh Fedor seconded the motion

The motion passed 4 in favor, 0 opposed.

2. Josh Fedor made a motion to approve reducing the west side yard setback to zero, based on

- The findings in the staff report and staff recommendations
- Submitted Finding of Fact
- Substantial compliance with the submitted site plan
- Evidence presented during the public hearing

Josh Marin seconded the motion

The motion passed 4 in favor, 0 opposed.

3. Josh Martin made a motion to approve reducing the aggregate side yard setback requirement to 2 feet 4 inches, based on

- The findings in the staff report and staff recommendations
- Submitted Finding of Fact
- Substantial compliance with the submitted site plan
- Evidence presented during the public hearing

Josh Fedor seconded the motion.

The motion passed 4 in favor, 0 opposed.

4. Josh Fedor made a motion to conditionally approve increase lot coverage to 38%, based on

- The findings in the staff report and staff recommendations
- The submitted Findings of Fact
- Substantial compliance with the submitted site plan
- The following conditions of approval:
 - Reduce the west deck square footage by an equal amount to the increase in the garage square footage.

Josh Martin seconded the motion.

The motion passed 4 in favor, 0 opposed.

Documents:

[2025-19-DSV EXHIBIT 1 - STAFF REPORT.PDF](#)
[2025-19-DSV EXHIBIT 2 - LOCATION MAP.PDF](#)
[2025-19-DSV EXHIBIT 3 - ZONING MAP.PDF](#)
[2025-19-DSV EXHIBIT 4 - PETITIONERS NARRATIVE.PDF](#)
[2025-19-DSV EXHIBIT 5 - SITE PLAN.PDF](#)
[2025-19-DSV EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF](#)
[2025-19-DSV - LETTERS OF INTEREST \(3\).PDF](#)
[2025-19-DSV LETTER OF INTEREST \(2\).PDF](#)
[2025-19-DSV LETTER OF INTEREST.PDF](#)
[2025-19-DSV DANIELLE AND PATRICK PEZET - INITIAL FILING.PDF](#)
[2025-19-DSV - EXECUTED FINDINGS OF FACT.PDF](#)
[2025-19-DSV - LETTER OF GRANT.PDF](#)

4. 2025-21 SE: Continued To August 6, 2025 Meeting (4 In Favor, 0 Opposed)

Xanderbuilt Commercial LLC / John Cross 526 N 1200 E, Sheridan, IN 46069

Special Exception pursuant to Section 194.082, Table 2 to provide for a landscape contractor business in the Rural General Agriculture (AG) zoning district.

Josh Fedor made a motion to continue this request to the August 6, 2025 meeting.

Josh Martin seconded the motion.

The motion passed 4 in favor, 0 opposed.

Documents:

2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 1 - STAFF REPORT.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 2 - LOCATION MAP.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 3 - ZONING MAP.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 4 - UNION TOWNSHIP COMP PLAN MAP.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 5 - PLAN OF OPERATION.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 6 - PETITIONERS FINDINGS OF FACT.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - EXHIBIT 7 - CONCEPTUAL LAYOUT.PDF
2025-21-SE XANDERBUILT COMMERCIAL LLC - INITIAL FILING.PDF
PETITIONER POWERPOINT - 2025-21-SE.PDF

VII. Other Matters To Be Considered

1. Findings Of Fact For 2025-15-DSV

Documents:

2025-15-DSV - FINDINGS OF FACT (NOT SIGNED).PDF
2025-15-DSV - EXECUTED FINDINGS OF FACT.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



ZIONSVILLE PLAN COMMISSION

MEETING RESULTS

Monday, July 21, 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, Jim Hurst, Brad Johnson, and Andrew Kossack attended in person. Nick Plopper was absent.
- III. Planning & Building Department [June 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
2025-45-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 19, 2025, meeting. Administration has requested this item be continued to the August 18, 2025, meeting. Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Accessory Dwelling Units (ADU); 2) Agritourism; and 3) Zoning Code Enforcement Penalties. The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items. This Item was Continued to the August 18, 2025 Plan Commission meeting. 6 in Favor/0 Opposed

2025-46-OA: Staff Memo with Materials	Zionsville Zoning Ordinance Amendments	Town of Zionsville	This item was continued from the May 20, 2025, special meeting. Administration has requested this item be continued to the August 18, 2025, meeting. Request for a recommendation to the Town Council to amend various Sections of the Zionsville Zoning Ordinance to establish regulations regarding: 1) Solar Energy; 2) Wind Energy Conversion Systems (WECS); and 3) Battery Energy Storage Systems (BESS). The amendment would provide new regulations for, and repeal and/or replace various sections relating to the aforementioned items. This Item was Continued to the August 18, 2025 Plan Commission meeting. 6 in Favor/0 Opposed
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VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
2025-40-Z: Staff Report with Exhibits Proposed PUD Ordinance (as of 2025-07-11) Letters of Interest	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Continued from the June 25, 2025, Plan Commission Meeting. 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. Members heard the petition and held a public hearing. After discussion, the Item was continued to the August 18, 2025 Plan Commission meeting. 6 in Favor/0 Opposed

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-47-DPA: Staff Report with Exhibits	Town of Zionsville / Fire Station #292 - Building Addition	998 S. U.S. 421 Zionsville, IN	Development Plan Amendment for a 640 sq. ft. building addition being in the Rural Single- and Two-family Residential District and the Rural Michigan Road Overlay. Development Plan Amendment 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
			Plan Commission: Training Session from Staff Rules and Procedures training and discussion

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

July 22, 2025