



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2018

Total permits issued for the month of November: 62

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Permit Activity Breakdown

Commercial Permits	November 2018	November 2017	YTD 2018	YTD 2017	YTD Diff
New	0	0	11	5	6
Interior Remodel	0	1	28	26	2
Addition	2	0	3	2	1
Sign	1	14	40	55	-15
Electric	0	0	20	20	0
Other	1	16	50	71	-21
Sewer	0	0	0	1	-1
Commercial Totals	4	31	153	180	-27
Residential Permits					
Single Family	15	21	193	177	16
Addition	10	6	122	105	17
Remodel	2	3	68	86	-18
Electric	2	7	40	49	-9
Pool/Spa	1	1	38	29	9
Demolition	1	2	13	18	-5
Other	27	77	403	1385	-982
Sewer/Repairs	0	2	17	11	6
Residential Totals	58	119	894	1860	-966
Combined Totals	62	150	1047	2040	-993

Building/Site Inspections: 368 Number Of Inspections: 525

Certificates Of Occupancy Issued: 36

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 3

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 5

Total number of zoning code violations to date: 81



Town Of Zionsville

Planning and Economic Development Permit Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2018-987	November	1	\$25,960	\$470	\$0	\$0	\$0	Preferred Custom	Paul & Megan Magoni	Res Remodel	Rock Bridge	134	3781 HEARTHSTONE	46077
U2018-988	November	1	\$15,000	\$410	\$0	\$0	\$0	Hoosier Remodeling	Curtis & Gina Middaugh	Res Other	Village Walk	32	1530 VILLAGE	46077
U2018-989	November	1	\$15,000	\$125	\$0	\$0	\$0	Hoosier Remodeling	Curtis & Gina Middaugh	Res Add	Village Walk	32	1530 VILLAGE	46077
U2018-990	November	2	\$975,000	\$904	\$8,025	\$1,954	\$732	Bedrock	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	60, 61	10150 and 10152	46077
U2018-991	November	2	\$260,000	\$1,068	\$1,951	\$1,221	\$1,009	Land Development &	Henry & Mary Frommeyer	Res New	Inglenook of Zionsville	23	5703 LOWER GARDEN	46077
U2018-992	November	2	\$0	\$75	\$0	\$0	\$0	Bruce Stewart	Gene & Karen Cottingham	Res Electric		137, 138	300 W OAK STREET	46077
U2018-993	November	2	\$278,000	\$1,146	\$4,025	\$1,221	\$0	Beazer Homes	Beazer Homes	Res New	Hampshire	245	8165 PEGGY COURT	46077
U2018-994	November	2	\$278,000	\$1,107	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	239	4125 KEIGHLEY	46077
U2018-995	November	5	\$31,000	\$100	\$0	\$0	\$0	Primeline Outdoor Living	Chad & Teena McBride	Res Other	Austin Oaks	106	4645 RIDGEWOOD	46077
U2018-996	November	7	\$28,598	\$263	\$0	\$0	\$0	All Star Renovation LLC	Donald & Melanie Renner	Res Add	Coventry Ridge	35	11550 CLARKSTON	46077
U2018-997	November	7	\$11,800	\$75	\$0	\$0	\$0	Eads Roofing, LLC	Jeffrey & Sarah Revocab	Res Reroof	Cobblestone Lakes	59	4864 S COBBLESTONE	46077
U2018-998	November	7	\$5,189	\$75	\$0	\$0	\$0	Bone Dry	Edward Mitro	Res Reroof		76	490 W POPLAR ST	46077
13U2018-999	November	7	\$15,291	\$75	\$0	\$0	\$0	Bone Dry	Christopher Jensen	Res Reroof	Fox Hollow	67	7333 FOX HOLLOW	46077
R2018-1000	November	7	\$11,486	\$75	\$0	\$0	\$0	Bone Dry	Curtis & Julia Condict	Res Reroof	THE ENCLAVE	88	6548 BRIARWOOD	46077
R2018-1001	November	7	\$13,654	\$75	\$0	\$0	\$0	Bone Dry	Theodore & Cheryl Kussow	Res Reroof	Countrywood	33	1113 INDIAN PIPE LANE	46077
R2018-1002	November	7	\$13,632	\$75	\$0	\$0	\$0	Bone Dry	Jeffrey & Elizabeth	Res Reroof	Fieldstone	36	2974 STONE CREEK	46077
R2018-1003	November	7	\$3,566	\$75	\$0	\$0	\$0	Bone Dry	Jon & Angela Valentine	Res Reroof			813 EAGLEWOOD	46077
R2018-1004	November	7	\$20,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Michael & Elizabeth Pitts	Res Reroof	Mallard Pond	10	9145 MALLARD	46077



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U2018-1005	November	8	\$65,000	\$463	\$0	\$0	\$0	Houz-Worx	Christa Moncrief	Res Add		46	325 S 8TH STREET	46077
R2018-1006	November	8	\$200,000	\$1,124	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	50	10314 PIGATO	46077
R2018-1007	November	8	\$40,000	\$100	\$0	\$0	\$0	Country Garden Landscaping	Valerie & Timothy Jansen	Res Other	Brookhaven	203	11142 GLEN AVON WAY	46077
R2018-1008	November	8	\$98,500	\$626	\$0	\$0	\$0	Mike Mcghee	Matthew Callen	Res Add Pool	Harbridge Woods	4	9780 SOARING	46077
R2018-1009	November	8	\$30,000	\$75	\$0	\$0	\$0	Home Value Renovation	BRYAN & DONNA HOYT	Res Reroof			155 S 1100 East	46077
U2018-1010	November	9	\$975,000	\$872	\$8,025	\$1,954	\$732	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	34, 35	10193 & 10191 Eagle	46077
U2018-1011	November	9	\$975,000	\$872	\$8,025	\$1,954	\$732	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	32, 33	10205 & 10203 Eagle	46077
U2018-1012	November	13	\$50,000	\$410	\$0	\$0	\$0	R&G Home Improvements	Scott & Tonya Clark	Res Add	The Preserve at Spri	140	9113 IRIS LANE	46077
U2018-1013	November	13	\$5,045	\$410	\$0	\$0	\$0	Innovative Environments	Cary & Jill Schein	Res Remodel	Oak Ridge	15	9952 OAK RIDGE	46077
U2018-1014	November	13	\$260,000	\$1,068	\$4,025	\$1,221	\$1,009	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	24	5705 LOWER GARDEN	46077
U2018-1015	November	13	\$12,284	\$75	\$0	\$0	\$0	Bone Dry	Gregory and Shannon Hall	Res Reroof	The Preserve at Spri	338	4291 REDWOOD	46077
13U2018-1016	November	13	\$24,900	\$231	\$0	\$0	\$0	The Smart Pergola	Jonathan & Kelly Kramer	Res Other	The Willows	140	11556 WILLOW	46077
R2018-1017	November	14	\$6,970	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Bear Rental Four LLC	Res Reroof	Royal Run	1	6691 WIMBLEDON	46077
R2018-1018	November	14	\$32,000	\$75	\$0	\$0	\$0	Cochran Exteriors	DANIEL & CAROLYN	Res Reroof			6029 S 800 East	46077
R2018-1019	November	14	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Anthony & Linda Coles	Res Reroof			8220 E 550 SOUTH	46077
R2018-1020	November	15	\$8,169	\$75	\$0	\$0	\$0	Universal Roofing	George Milberger	Res Reroof	Royal Run	259	6751 LEXINGTON	46077
U2018-1021	November	16	\$10,728	\$75	\$0	\$0	\$0	Bone Dry	Surose LLC	Res Reroof	Cedar Bend	9	9904 BARTH DRIVE	46077
U2018-1022	November	16	\$11,617	\$75	\$0	\$0	\$0	Bone Dry	Edward & Sandra Endejan	Res Reroof	Cobblestone Lakes	138	9326 WINDRIFT	46077



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U2018-1023	November	16	\$3,200	\$75	\$0	\$0	\$0	Mike Green	Dale & Sharron Bennett	Res Reroof			4902 WILLOW	46077
R2018-1024	November	16	\$90,000	\$434	\$0	\$0	\$0	Premier Building Services Scott	Derek & Rachael	Res Add			7371 E 100 NORTH	46075
U2018-1025	November	19	\$25,000	\$410	\$0	\$0	\$0	Chuck's Construction	David & Stephanie Jack	Res Add	Cobblestone Lakes	276	8922 SPRING	46077
R2018-1026	November	19	\$450,000	\$3,748	\$0	\$0	\$0	Drees Homes	Drees Homes	Res New	Stonegate	338	7696 DEERFIELD	46077
R2018-1027	November	19	\$0	\$100	\$0	\$0	\$0	Wildwoor Designs, Inc	Jimmy & Jill King	Res Demo			850 SOUTH 800 EAST	46077
U2018-1028	November	20	\$0	\$75	\$0	\$0	\$0	Godby Construction	Steve Poehlein	Res Electric	OLIVERS	81	265 NORTH MAPLE	46077
R2018-1029	November	20	\$200,000	\$1,167	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	44	10338 ARILLA	46077
R2018-1030	November	20	\$10,000	\$75	\$0	\$0	\$0	American Dream Home	Elizabeth Mawi	Res Reroof	Royal Run	100	6524 AMHERST	46077
R2018-1031	November	21	\$0	\$115	\$0	\$0	\$0	Integrity Property	Jaquie Bols	Comm Finish Permit		Finley Creek	795 S US 421	46077
13U2018-1032	November	21	\$489,000	\$1,306	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	110	3901 Evergreen	46077
U2018-1033	November	21	\$975,000	\$869	\$8,025	\$1,954	\$732	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	42, 43	10143 & 10141	46077
U2018-1034	November	21	\$975,000	\$869	\$8,025	\$1,954	\$732	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	40, 41	10127 & 10125 Eagle	46077
U2018-1035	November	21	\$15,000	\$410	\$0	\$0	\$0	Jim Rochford Custom	David Graefnitz	Res Add	Smith Meadow	07	4444 SPRING	46077
U2018-1036	November	26	\$14,675	\$75	\$0	\$0	\$0	Elbert Construction	Richard & Marcia Meury	Res Reroof	Village Walk	1	1485 VILLAGE	46077
R2018-1037	November	27	\$27,738	\$200	\$0	\$0	\$0	The Deck Store	DONALD & JODI AN	Res Add Deck	Brookhaven	25	2813 BROOKLINE	46077
R2018-1038	November	27	\$8,326	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	BEAR RENTAL ONE LLC	Res Reroof	Royal Run	165	6712 WIMBLEDON	46077
R2018-1039	November	27	\$8,552	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	BEAR RENTAL THREE LLC	Res Reroof	Royal Run	223	6711 WIMBLEDON	46077
R2018-1040	November	27	\$400,000	\$1,488	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	204	11146 GLEN AVON WAY	46077



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R2018-1041	November	28	\$20,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Tyler & Tiffany Reed	Res Reroof	Raintree	76	760 ROUND COURT	46077
U2018-1042	November	28	\$950,000	\$1,502	\$0	\$0	\$0	Gilliatte General Contractors	INTERACTIVE ACADEMY INC	Comm Add		Cheer Gym - INT.	3795 S US 421	46077
U2018-1043	November	29	\$3,500	\$105	\$0	\$0	\$0	A Sign By Design	FAE HOLDINGS 471004R LLC	Comm Sign	Ripberger Business Park	4 - Marteck	10505 BENNETT	46077
R2018-1044	November	29	\$20,000	\$301	\$0	\$0	\$0	Grabber Post	Marc Applegate	Res Add			2705 S 975 East	46077
R2018-1045	November	29	\$300,000	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Add		Fire Station 92	998 S US 421	46077
U2018-1046	November	29	\$416,600	\$1,121	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	218	4288 KETTERING	46077
R2018-1047	November	29	\$27,328	\$410	\$0	\$0	\$0	Champion	DELBERT & SHERRI	Res Add	Brookhaven	208	11162 GLEN AVON WAY	46077
R2018-1048	November	30	\$12,000	\$75	\$0	\$0	\$0	Gemini General	Michael & Briana Beckner	Res Reroof	Stonegate	5	6120 STONEGATE	46077



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Planning and Economic Development C of O Detail

November 2018

Total: C of O issued for the month of November: 36

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-274	Robert Cari	Jim Concorn	Res Add			7749 E 300 SOUTH	46077	2018/11/01
U2017-653	Old World Development	Paul & Mary Lee Anthony	Res New	OLDFIELD	3	6848 OLDFIELDS LANE	46077	2018/11/19
U2017-1840	HARRIS FLP	HARRIS FLP	Comm Other		Body Outfitters	575 S MAIN STREET	46077	2018/11/01
U2017-1907	TK Constructors	Greg & Jennifer Johnson	Res New	SUGARBUSH SEC 1	16	750 SUGARBUSH DRIVE	46077	2018/11/09
R2017-1962	Drees Homes	Drees Homes	Res New	STONEGATE	336	7684 DEERFIELD WAY	46077	2018/11/19
U2018-48	Executive Homes	Executive Homes	Res New	PEMBERTON	6	8105 HANLEY LANE	46077	2018/11/16
R2018-72	John Sands	John Sands	Res Add			7949 E 200 N	46077	2018/11/05
U2018-112	Land Development & Building LLC	Land Development and Building LLC	Res New	Inglenook of Zionsville	13	10481 DUSTY ROSE DRIVE	46077	2018/11/08
U2018-190	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	53 and 54	10030 & 10032 Whisper Trace Lane	46077	2018/11/07
U2018-219	Perma Pools	Drew Jacobson	Res Add Pool	Colony Woods	81	55 BLACKSTONE PLACE	46077	2018/11/15
U2018-241	Hendrich Pool	Randolph Matthews	Res Add Pool	Thornhill	74	2060 MULSANNE DRIVE	46077	2018/11/27
R2018-270	Richard Carriger	Steven Keith Humke Trust	Res Add	Old Hunt Club	14	6710 OLD HUNT CLUB RD	46077	2018/11/09
R2018-398	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	29	279 ASPEN DRIVE	46077	2018/11/13
R2018-417	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	46	1668 CYPRESS DRIVE	46077	2018/11/13
R2018-443	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	28	271 Aspen Drive	46077	2018/11/13
R2018-474	Drees Homes	Drees Homes	Res New	Stonegate	343	7671 DEERFIELD WAY	46077	2018/11/08



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-504	DJ Crews Group	Jon & Linda Silverburg	Res Remodel			10207 EAST 200 NORTH	46069	2018/11/09
13U2018-520	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	109	3921 EVERGREEN WAY	46077	2018/11/26
U2018-535	Fischer Homes	Fischer Homes	Res New	Hampshire	89	4813 ABERDEEN DRIVE	46077	2018/11/08
13U2018-540	William Urling	William & Maigen Urling	Res Add Deck	HIDDEN PINES	121	3611 EVERGREEN WAY	46077	2018/11/14
R2018-551	Drees Homes	Drees Homes	Res New			1355 S 1100 E	46077	2018/11/15
13U2018-554	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	53	3615 SUGAR PINE LANE	46077	2018/11/26
R2018-636	Alderson Commercial Group	Trinity Realty Company LLC	Comm Remodel	Stonegate	101 - Zionsville Orthodontics	6857 W STONEGATE DRIVE	46077	2018/11/29
U2018-668	G & J Remodeling	OHI Asset	Comm Remodel		Zionsville Meadows	675 SOUTH FORD ROAD	46077	2018/11/30
U2018-696	Whiting-Turner Contracting	MDC Coastal 6 LLC	Comm Remodel	Ripberger Business Park	1 FedExParking	10301 BENNETT PKWY EXTENSION	46077	2018/11/09
R2018-736	Bradley & Leighann Kogan	Bradley & Leighann Kogan	Res Add	HIDDEN HOLLOW	2	5767 S 900 E	46077	2018/11/07
R2018-744	Bill Duncan	Windy Hills Farms LLC	Res Add Deck			9825 WINDY HILLS DRIVE	46077	2018/11/01
U2018-755	ELC Home Repair Service	Myrene Brown	Res Remodel	L F & H	37	620 WEST SYCAMORE STREET	46077	2018/11/13
13U2018-799	All Phase	Ryan & Julie Diem	Res Remodel	Willow Ridge	27	11522 WILLOW RIDGE DRIVE	46077	2018/11/13
R2018-851	William Denning	William & Karen Denning	Res Add Deck			7035 E 100 SOUTH	46075	2018/11/26
U2018-860	Tracey Henderson	Tracey & Marie Henderson	Res Add			4855 S 875 E	46077	2018/11/16
U2018-930	CBS Properties	CBS Properties	Comm Remodel		Ford Center Suite 100	262 SOUTH FORD ROAD	46077	2018/11/29



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U2018-956	Chuck's Construction	Steven & Candice Fritts	Res Add	Cobblestone Lakes	254	8983 WINDPOINTE PASS	46077	2018/11/07
U2018-957	Chuck's Construction	Timothy & Corinne Howlett	Res Add Deck	Cobblestone Lakes	76	4881 SOUTH COBBLESTONE DR	46077	2018/11/07
U2018-963	The Deck Store	Kurt & Julianna Deranick	Res Add Deck	PRESERVE AT SPRING KNOLL	25	8982 SHELBURNE WAY	46077	2018/11/05
U2018-966	Decks by Design	Robert & Kelly Gonderman	Res Add Deck	Cobblestone Lakes	354	8965 HEATHERSTONE	46077	2018/11/15



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2018

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Activity Report

	Commercial/Industrial						Residential								Sewer Reporting		Summary Of Field Activity					
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	20	20
February	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	362	431	16	20
March	2	0	1	6	0	7	31	16	3	4	5	3	46	1	0	125	1	22	335	448	9	19
April	1	0	1	8	3	6	21	11	5	9	7	1	52	2	0	127	1	17	406	564	17	33
May	4	0	2	0	2	8	19	7	6	4	4	0	79	3	0	138	0	13	479	666	77	80
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	435	651	24	60
July	0	0	7	3	1	8	17	13	12	2	4	2	48	1	0	118	0	9	388	556	8	44
August	2	0	2	5	5	1	18	14	6	7	5	2	31	1	0	99	1	11	510	730	9	58
September	0	0	7	4	1	5	9	10	6	2	4	0	30	1	0	79	2	3	356	521	19	56
October	1	0	3	5	1	4	12	20	5	3	4	0	26	1	0	85	1	6	452	620	23	64
November	0	2	0	1	0	1	15	10	2	2	1	1	27	0	0	62	0	12	368	525	11	36
December																						
Totals	11	3	28	40	20	50	193	122	68	40	38	13	403	17	0	1046	7	119	4441	6153	233	490



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2018

Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013	\$22,545	\$23,907	\$12,365	\$15,282	\$18,729		\$258,972
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214	\$16,362	\$13,490	\$10,001	\$10,607	\$7,748		\$127,322
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025	\$4,575	\$5,925	\$5,400	\$4,800	\$6,750		\$58,175
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401	\$16,568	\$17,879	\$9,081	\$11,264	\$11,727		\$186,768
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766	\$14,228	\$22,711	\$10,989	\$15,630	\$18,317		\$211,857
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225	\$46,201	\$12,075	\$36,150	\$66,226		\$536,753
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619	\$105,928	\$124,188	\$54,511	\$88,933	\$122,747		\$1,321,672
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0	\$2,165	\$0	\$26,562	\$0		\$47,893
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$3,077	\$5,601	\$1,957	\$8,449	\$3,704	\$1,722		\$38,335
Commercial Inspection Fees(Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$450	\$300	\$750	\$750	\$1,150		\$5,500
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0	\$0	\$0	\$0	\$0		\$160,484
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0	\$0	\$10,985	\$4,756	\$4,025	\$0		\$32,591
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$3,077	\$19,911	\$15,107	\$22,633	\$41,393	\$1,722		\$317,457
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225	\$36,225	\$57,186	\$16,831	\$40,175	\$66,226		\$569,344
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106	\$40,590	\$29,498	\$33,996	\$30,044		\$597,263
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,696	\$125,839	\$139,295	\$77,144	\$130,326	\$124,469		\$1,639,129
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval				\$3,195	\$1,385	\$1,200			\$3,165				\$8,945
Secondary Plat Approval		\$830	\$1,100	\$2,130	\$400			\$800		\$400	\$1,070		\$6,730
Minor Plat Approval	\$400		\$330				\$345			\$400	\$1,000		\$2,475
Zone Map Amendment			\$20,900	\$2,537		\$5,700	\$3,200		\$3,220				\$35,557
Subdivision Waiver													
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980			\$6,057				\$22,765
Development Plan Amendment	\$575						\$623						\$1,198
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use	\$1,200			\$400		\$1,200				\$1,200			\$4,000
Variance of Dev Standards	\$325	\$800	\$1,462	\$1,650	\$1,950	\$400	\$1,325	\$1,900	\$363	\$725	\$1,800		\$12,700
Special Exception			\$1,050	\$700			\$700	\$2,100			\$700		\$5,250
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,631	\$10,480	\$7,903	\$4,800	\$12,805	\$3,655	\$4,570		\$103,950
Permit Overview	January	February	March	April	May	June	July	August	September	October	November		YTD
New Home ILP	12	17	31	21	19	22	17	18	9	12	15		193
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,556,063	\$11,782,300	\$6,660,525	\$7,338,721	\$5,019,180	\$7,052,000	\$8,106,600		\$90,257,954
All Other Residential ILP	20	39	78	87	103	71	82	66	53	59	43		701
New Commercial Start ILP	1		2	1	4			2		1			11
All Other Commercial ILP	9	10	14	18	12	12	19	13	17	13	4		141
Total Permit Per Month	42	66	125	127	138	105	118	99	79	85	62		1046
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November		YTD
Plan Commission													
Primary Plat Approval				¹ Putle Homes of Ind	¹ Manchester Square	¹ MAP 1861 Developme			¹ State Bank Of Lizi				
Secondary Plat Approval		¹ Inglenook Phase 2	¹ Hampshire Section	¹ Putle Homes of Ind	¹ K. Shaffer (Hale M		¹ Town of Zionsville	² Manchester Square The Parke (Renamed		¹ J. Ma	¹ Hampshire Section		
Minor Plat Approval	¹ Lenox Minor Plat -		¹ B&D Homes, LLC				¹ J. Ma	¹ Puetz Minor Plat		¹ J. Marshall	¹ Mullin Minor Plat		
Zone Map Amendment			² Henke Development Little League Inte	See Files		² State Bank of Lizi Becknell Services,	¹ Hoosier Village		¹ JIG Farms LLC				
Subdivision Waiver													
Development Plan	¹ J. Viewegh	¹ LDR Rentals LLC	² S. Scheidler Zionsville Communi	See Files	¹ Manchester Square	¹ MAP 1861 Developme			¹ State Bank of Lizi				
Development Plan Amendment	¹ TPI Utility Constr						¹ Interactive Academ	¹ 700 Mulberry (ZCS	¹ Town of Zionsville				
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	¹ D. Swiney			¹ J. Williams		¹ M. Villanueva				¹ Wheat Holdings LLC			
Variance of Dev Standards	¹ T. Lewis	² J. Scott J. Stehr	See Files	See Files	See Files	¹ C. Gregory	See Files	See Files	¹ Habitat For Human	¹ Wheat Holdings LLC	See Files		
Special Exception			² Oak Center Food Te Zionsville Communi	¹ J. Williams			¹ J. Ma	See Files			¹ J. Marshall		
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11	13	5	6	7		96
Collected Fees: Duplicate Permits, Amendments, Proceeding Fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350	\$1,025	\$1,050	\$2,231	\$725		\$9,081
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$72,328	\$72,589	\$65,339	\$57,344	\$62,575	\$69,015	\$45,239		\$744,097
TOTAL REVENUE (ILPs, Inspections, PIF, Rif, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,979	\$151,981	\$146,670	\$155,120	\$108,904	\$143,186	\$141,509		\$1,910,704

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - NOVEMBER 2018

Planning

Intake

- The Department reviewed / issued 61 building permits, accepted one (1) sign permit, and conducted 628 inspections (as detailed in the attached pages)
- The Department accepted one (1) petition for review by the Board of Zoning Appeals at future meetings
- The Department accepted three (3) petitions for review by the Plan Commission (either at future meetings or by Staff)
- The Department released the following secondary Plats for recordation: J. Ma Subdivision, Courtyards of Zionsville, Section 4 Block A, Courtyards of Zionsville Section 4 Block B, Courtyards of Zionsville, Section 5, Hampshire Subdivision Section 2.

Meetings

- Attended the November 5, 2018 Town Council meeting
- Attended the November 13, 2018 Board of Zoning Appeals meeting
- Attended the November 19, 2018 Town Council meeting
- Attended the November 28, 2018 Mayor's Night In
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

Reporting / Documentation

- Prepared (2) staff reports/project memorandums for the Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_11132018-902
- Prepared the Department's November month-end report
- Prepared the Department's monthly report on usage of Advanced Structural Components to the local 911 call center and local fire department

Communications

- Conducted various communications with applicants for the December Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the December Plan Commission meeting (agenda attached)
- Conducted communications regarding findings of fact associated with the October meeting of the Impact Fee Review Board
- Conducted intake, processing, and disposition of Developers/ Contractors/ Residents' concerns in a timely manner
- Conducted communications with town staff members regarding fence encroachments within platted easements
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with legal counsel for Plan Commission and Board of Zoning Appeals regarding matters
- Conducted communications regarding various Public Records Requests with Town Staff

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- Finalized department wide rating recommendations for Mayor Haak and Deputy Mayor Mitro
- Finalized furniture specifications for submittal to OfficeWorks
- Review of Golf Cart Ordinances adopted by central Indiana communities
- Attended the Indiana Planning Associated Confined Feeding Operation educational event on November 5, 2018
- Attended the Indiana Association of Building Officials building code training event on November 15, 2018
- Attended the Indiana Residential Code Development Committee meeting on November 20, 2018

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - NOVEMBER 2018

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with Boone EDC representatives regarding current efforts
- Attended a November 27, 2018 meeting with Lions Club Membership regarding participation in the Zionsville Architectural Review Committee façade grant program
- Attended the November 28, 2018 meeting of the Airport Strategic Plan Steering Committee
- Attended the November 29, 2019 Creekside Corporate Park Open House facilitated by Colliers International

Reporting / Documentation

- Zionsville Community Development Corporation – Lease document preparation in favor of Town and Parks Board
- Zionsville Community Development Corporation – Insurance Policy
- Zionsville Architectural Review Committee – Financial Report

Communications

- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications regarding Creekside Corporate Park marketing materials
- Conducted communications regarding future meetings of the Community Development Corporation
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 1
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 3
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding CCRs for Creekside Corporate Park
- Conducted communications regarding Duke Energy's Site Selection Program (Creekside's participation)
- Conducted communications regarding integrated center signage for Zionsville Government Center
- Communications regarding programming associated with the Zionsville Architectural Review Committee
- Conducted communications with TriCo regarding additional outfall pipe to Cemetery Creek
- Conducted communications regarding a future Creekside Corporate Park Broker Open House

Projects / Training

- The Department provided staff support to the Redevelopment Authority, Redevelopment Commission, Community Development Corporation, and the Zionsville Architectural Review Committee
- Contract Management: Creekside Common Area / ROW Turf Stabilization Effort
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Airport Strategic Land Use Plan
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Assignment Agreement compliance: Creekside Corporate Park
- 2019 Rural to Urban Service Area transition preparation
- Insurance policy – Community Development Corporation

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - NOVEMBER 2018

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Downtown Marketing Study & Parking Analysis implementation (internal)
Economic Development Strategic Plan implementation (internal)
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)
Creekside Corporate Park construction (Earth & Turf)
Creekside Corporate Park platting (HWC / Internal)
Creekside Corporate Park CCR's (Internal)
Creekside Corporate Park tenancy (Kite/Harris / internal)
Zoning Ordinance maintenance (American Legal Publication / Internal)
Airport Strategic Land Use Plan (HWC / Internal)
Zionsville Government Center integrated center sign (Internal)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
Subdivision Bonding (BLN, Internal)
Oak Street TIF (Internal)
700E TIF (Internal)
300S / US 421 TIF (Internal)
Town Hall / Government Center – site development / internal space configuration (Internal)
Town Hall / Government Center – replatting (Schneider Engineering / Internal)
WTH-Upgrades / FOG



MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS NOVEMBER 13, 2018

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, November 13, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Continued from November 13 to December 11, 2018 Meeting due to Request by Petitioner Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Continued from November 13 to December 11, 2018 Meeting due to Request by Petitioner Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Agricultural Zoning District (AG).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Approved with Commitments, as presented and w/exhibits as filed – 5 in Favor, 0 Opposed Petition for a Use Variance in order to provide for the construction of a new commercial business to: 1) deviate from the allowed intended uses in the Office, Research & Technology Zoning District (I-ORT).

2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Approved with Commitments, as presented and w/exhibits as filed – 5 in Favor, 0 Opposed Petition for Development Standards Variance in order to provide for the construction of a new commercial business to: 1) Install foundation plantings along the east, south and west sides of building only 2) Deviate from the required side yard setback to accommodate parking in the Office, Research & Technology Zoning District (I-ORT).
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Respectfully Submitted:
Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**PUBLIC NOTICE
OF THE CANCELLATION OF A MEETING OF THE
ZIONSVILLE PLAN COMMISSION**

Public notice is hereby given that the meeting of the Zionsville Plan Commission scheduled for Tuesday, November 19, 2018 at 7:00 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana, has been cancelled. The next regularly scheduled meeting of the Zionsville Plan Commission is December 17, 2018 at 7:00 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS DECEMBER 11, 2018

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, December 11, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the November 13, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-31-SE	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Continued from November 13 to December 11, 2018 Meeting due to Request by Petitioner Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).
2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Continued from September 11 to October 9, 2018 Meeting Continued from October 9 to November 13, 2018 Meeting due to Remonstrator Request, Continued from November 13 to December 11, 2018 Meeting due to Request by Petitioner Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Agricultural Zoning District (AG).

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-41-DSV	D. Miller	8370 E 300 South	Petition for Development Standards Variance in order to provide for the construction of an accessory structure which: 1) Exceeds the height of the primary structure in the Low-Density Single-Family Residential Zoning District (R1).

2018-42-SE	J. Marshall	6475 S 275 East	Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).
2018-43-DSV	J. Marshall	6475 S 275 East	Petition for Development Standards Variance in order to allow existing accessory structures to remain without the benefit of a primary which: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).
2018-44-DSV	Z' Storage (S. Scheidler)	1230 Parkway Drive	Petition for Development Standards Variance in order to allow a landscape bed to exceed the required ten foot maximum distance from the foundation of a self-storage facility in Urban General Business Zoning District (B2).
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Petition for Development Standards variance in order to provide for the construction of a patio & garage addition which: 1) Exceeds the required lot coverage of 35%, to 42.7% in the Urban Residential Village Zoning District (R-V).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2018-24-UV	M. Villanueva	7300 Hunt Club Road	Status of Commitments
2018-29-SE	A. Davis	775 E & SR 32	Status of Right to Farm
2018-37-DSV	N. Laviolette	9886 E 100 South	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
			2019 BZA Meeting Dates

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust, Technology Director 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

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

Respectfully Submitted:

Wayne DeLong AICP
Town of Zionsville
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday December 17, 2018**

The meeting of the Zionsville Plan Commission is scheduled for Monday December 17, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 22, 2018, and November 19, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-40-MP	Puetz Minor Plat	2720 S. 875 East	Continued from the November 19, 2018 Plan Commission Meeting Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the Rural (R1) Residential Zoning District
2018-48-MP	J. Marshall	6475 S. 275 East Lebanon, IN 46052	Continued from the November 19, 2018 Plan Commission Meeting Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the Rural (AG) Agricultural Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-50-MP	Mullen Minor Plat	599 S. 900 East	Petition for Minor Plat approval for the establishment of 2 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the (R1) Rural Residential Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			Review/Approval of the 2019 Plan Commission Meeting Dates/Deadline Dates
2018-11-DP	S. Scheidler	1230 Parkway Drive	Discussion and clarification of a minor amendment of the Development Plan regarding the location of Landscaping associated with Petition #2018-DSV-44
2018-16-DP	Seake, LLC	1120 W. Oak Street	Discussion and clarification of administrative approval of a minor amendment of the Development Plan regarding the site plan and elevations

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust (317-873-1577) to ensure the proper accommodations are made prior to the meeting.

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

Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Town of Zionsville

December 3, 2018