



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

October 2014

Total permits issued for the month of October: 79

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Permit Activity Breakdown

Commercial Permits	October 2014	October 2013	YTD 2014	YTD 2013	YTD Diff
New	2	1	14	10	4
Interior Remodel	6	0	34	22	12
Addition	2	0	10	12	-2
Sign	4	2	34	24	10
Electric	2	0	8	16	-8
Other	5	17	76	148	-72
Sewer	0	0	1	0	1
Commercial Totals	21	20	177	232	-55
Residential Permits					
Single Family	10	8	166	211	-45
Addition	9	14	102	79	23
Remodel	6	5	79	82	-3
Electric	7	2	41	24	17
Pool/Spa	6	1	32	20	12
Demolition	5	2	22	9	13
Other	12	3	142	37	105
Sewer/Repairs	3	2	15	19	-4
Residential Totals	58	37	599	481	118
Combined Totals	79	57	776	713	63

Building/Site Inspections: 345 Number Of Inspections: 572

Certificates Of Occupancy Issued: 50

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: 17

Number of Investigations closed this month: 17

Total number of zoning code violations to date: 174



Town Of Zionsville

Planning and Economic Development Permit Detail

October 2014

Total Combined permits issued for the month of October: 79

Combined Permit Activity Detail

Page: 1

Printed 2014/11/03 07:21 AM

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
R2014-698	October	1	\$8,000	\$75	\$0	\$0	\$0	Brandon Toney	Ralph Atzhorn	Res Reroof			5555 S 950 East	46077
R2014-699	October	1	\$0	\$100	\$0	\$0	\$0	Larry Fedor	Larry Fedor	Res Demo		Fedor Feed &	1863 S 650 East	46077
U2014-700	October	1	\$0	\$75	\$0	\$0	\$0	Huston Electric	James Hurst	Res Electric	Zion Hills		12224 Daugherty	46077
U2014-701	October	2	\$0	\$25	\$0	\$0	\$0	Lew's Plumbing	Lance Beehler	Res Sewer	Village		745 W Hawthorne	46077
U2014-702	October	2	\$300,000	\$1,148	\$4,025	\$0	\$4,410	IND Contractors	Harris FLP	Comm Tenant Finish	South Village of Zionsville East	ReMax	625 S Main Street	46077
R2014-703	October	2	\$1,000	\$100	\$0	\$0	\$0	Mark Somers	Mark Somers	Res Other		Batting Cage	6502 S 850 East	46077
U2014-704	October	2	\$0	\$140	\$0	\$0	\$0	Adam Moody	Adam Moody	Comm Other	Village Business Dis	Moody Meats	20 East Cedar Street	46077
U2014-705	October	3	\$0	\$75	\$0	\$0	\$0	Haywood Electric	Jennifer Blandford	Res Electric			380 W Walnut Street	46077
U2014-706	October	3	\$11,600	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Tim Koger	Res Reroof			415 W Pine Street	46077
U2014-707	October	3	\$7,237	\$100	\$0	\$0	\$0	The Deck Store	Damon Davis	Res Add Deck	The Sanctuary	51	11971 Avedon Way	46077
R2014-708	October	3	\$40,600	\$439	\$0	\$0	\$0	The Pool Shop	John & Chris Gruenig	Res Add Pool	Enclave	260	6812 Windmere	46077
13U2014-709	October	3	\$43,981	\$435	\$0	\$0	\$0	The Pool Shop	Christopher Caniff	Res Add Pool	The Woodlands at Irishman's	47	9302 Irishmans	46077
U2014-710	October	3	\$0	\$100	\$0	\$0	\$0	Midwest Affordable	Linda Rust	Res Demo	Northern Meadows		5225 Willow Road	46077
R2014-711	October	6	\$4,000	\$140	\$0	\$0	\$0	Capitol Construction	Roger Distler	Comm Other		Starbucks (interstate)	6378 Crane Drive	46077
U2014-712	October	6	\$0	\$0	\$0	\$0	\$0	KDC Construction	Marten Transport	Comm New	Bennett Techology Park	Marten Transport	10364 Bennett	46077
U2014-713	October	6	\$10,000	\$410	\$0	\$0	\$0	Tom Simmons	Virren & Shea Malhotra	Res Remodel	Raintree		205 Spring Drive	46077
U2014-714	October	6	\$30,000	\$410	\$0	\$0	\$0	Tom Simmons	James Hurst	Res Add	Zion Hills		12224 Daugherty	46077
U2014-715	October	6	\$2,103	\$140	\$0	\$0	\$0	Ann King	Cedar Street Square LLC	Comm Other	Village Business Dis		60 E Cedar Street	46077



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Page: 2

Printed 2014/11/03 07:21 AM

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R2014-716	October	6	\$525,000	\$1,293	\$0	\$1,221	\$0	Sullivan Williams Homes	Sullivan Williams Homes	Res New	Stonegate	366	6583 W Deerfield	46077
R2014-717	October	7	\$365,000	\$1,509	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	252	11316 Still Creek Drive	46077
U2014-718	October	7	\$16,806	\$410	\$0	\$0	\$0	ATR Building Services		Res Remodel	Rock Bridge	180	8888 Mossy Rock Drive	46077
U2014-719	October	7	\$5,000	\$100	\$0	\$0	\$0	Greg Mayo	Stephanie Knowles	Res Add Deck	Cobblestone Lakes	214	8782 Windpointe	46077
U2014-720	October	7	\$18,000	\$277	\$0	\$0	\$0	Joe Hoover	Roy Trowbridge	Res Add			11998 Greenfield	46077
U2014-721	October	8	\$0	\$25	\$0	\$0	\$0	Rishel Excavating	Christopher Carnell	Res Sewer	Isenhour Hills		540 Isenhour Hills Drive	46077
U2014-722	October	8	\$5,500	\$0	\$0	\$0	\$0	Zionsville Alumni	Zionsville Community	Comm Sign		High School	1000 Mulberry	46077
U2014-723	October	8	\$2,700	\$112	\$0	\$0	\$0	A Sign By Design	Patrica Collier	Comm Sign	Village Business Dis	Rug Gallery	130 S Main Street	46077
U2014-724	October	8	\$308,185	\$1,449	\$8,100	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	81	3935 Rock Bridge Drive	46077
R2014-725	October	9	\$0	\$75	\$0	\$0	\$0	Adams Electric	David Agarwal	Res Electric			9906 E 200 South	46077
U2014-726	October	8	\$70,000	\$490	\$0	\$0	\$0	Terry Pool Company	Cynthia Whitaker	Res Add Pool			11425 E 550 South	46077
U2014-727	October	9	\$0	\$400	\$0	\$0	\$0	KDC Construction	Marten Transport	Comm Trailer	Ripberger Business Park	Marten Transport	10364 Bennett	46077
R2014-728	October	9	\$2,200	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Newell Ritchie	Res Reroof			95 N Elm Street	46077
U2014-729	October	9	\$300,000	\$970	\$4,025	\$0	\$0	William Gordon Companies	Harris FLP	Comm Tenant Finish	South Village of Zio	Endurance House	640 S Main Street	46077
13U2014-730	October	9	\$490,000	\$1,399	\$0	\$1,221	\$0	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	108	11642 Weeping	46077
R2014-731	October	9	\$345,000	\$1,451	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	219	2511 Wood Hollow Trail	46077
R2014-732	October	9	\$15,692	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Marc Applegate	Res Reroof		House	2705 S 975 East	46077
R2014-733	October	9	\$10,373	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Marc Applegate	Res Reroof		Garage	2705 S 975 East	46077



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October 2014

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Combined Permit Activity Detail

Page: 3

Printed 2014/11/03 07:21 AM

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U2014-734	October	9	\$6,000	\$90	\$0	\$0	\$0	Mike Woodrum	Steve Imel	Comm Electric		Zionsville Towing	4903 W 106th Street	46077
U2014-735	October	10	\$20,000	\$410	\$0	\$0	\$0	GuyCo Remodeling	Matt Dollins	Res Remodel	Raintree Place	35	735 Eagle Creek Court	46077
U2014-736	October	10	\$5,000	\$75	\$0	\$0	\$0	Hans Schmitter	Hans Schmitter	Res Reroof			4225 S 875 East	46077
U2014-737	October	13	\$0	\$200	\$0	\$0	\$0	Dorsey Paving	BHI Senior Living	Comm Demo	Hoosier Village		9895 Hoosier Village Drive	46077
R2014-738	October	14	\$0	\$100	\$0	\$0	\$0	Ross Clayton	Ross Clayton	Res Demo			9406 E 400 South	46077
R2014-739	October	14	\$85,000	\$535	\$0	\$0	\$0	Burke Pool Company	Kelli Halderman	Res Add Pool			8667 Hunt Club Road	46077
U2014-740	October	14	\$226,937	\$1,019	\$0	\$1,221	\$1,009	M/I Homes	M/I Homes	Res New	The Sanctuary	32	11803 Avedon Drive	46077
U2014-741	October	14	\$1,950,000	\$1,250	\$0	\$0	\$1,530	Bedrock Builders	BHI Retirement	Comm Add	Hoosier Village	Connector & Dwelling	9999 Hoosier Village Drive	46268
U2014-742	October	15	\$78,365	\$1,301	\$0	\$0	\$0	Waire Group	Susan Henthorne	Comm Remodel	Bennett Technology Park	Correct 2 Compete	10730 Bennett	46077
R2014-743	October	15	\$167,000	\$1,300	\$0	\$1,221	\$1,009	Ryland Homes	Ryland Homes	Res New	Blackstone	15	7516 Patriot Court	46077
U2014-744	October	16	\$0	\$100	\$0	\$0	\$0	Dan Porzel	Dan Porzel	Res Demo			580 W Cedar Street	46077
U2014-745	October	16	\$182,000	\$473	\$0	\$0	\$0	Case Design and Remodeling	Tyson Neumann	Res Add	Raintree	40	40 Spring Drive	46077
U2014-746	October	16	\$350,000	\$0	\$0	\$0	\$0	The Skillman Corporation	Zionsville Community	Comm Add		High School	1000 Mulberry	46077
U2014-747	October	16	\$0	\$75	\$0	\$0	\$0	Mushalla Electric	Jon & Judith Novotny	Res Electric			255 W Oak Street	46077
R2014-748	October	17	\$0	\$100	\$0	\$0	\$0	Robert Gilmore	Robert Gilmore	Res Demo	Allens Acres	1E	8850 Horseshoe	46077
R2014-749	October	20	\$113,000	\$894	\$0	\$0	\$0	Robert Gilmore	Robert Gilmore	Res New	Allens Acres	12	8850 Horseshoe	46077
R2014-750	October	20	\$34,750	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Charles & Jacqueline Carr	Res Reroof			9524 E 100 North	46077
U2014-751	October	20	\$19,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Andrew Gutwein	Res Reroof	Thornhill	140	1647 Corniche	46077



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Combined Permit Activity Detail

Page: 4

Printed 2014/11/03 07:21 AM

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U2014-752	October	20	\$5,000	\$0	\$0	\$0	\$0	Keith Suttle	Susan Henthorne	Comm Sign	Bennett Techology Park	Correct 2 Compete	10730 Bennett	46077
R2014-753	October	20	\$334,200	\$1,490	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	245	11403 Copley Court	46077
R2014-754	October	21	\$0	\$75	\$0	\$0	\$0	Power Environmental	Farley Schalk	Res Electric			10755 E 100 North	46069
U2014-755	October	21	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1357 James Court	46077
U2014-756	October	21	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1363 Saylor Court	46077
U2014-757	October	21	\$6,000	\$140	\$0	\$0	\$0	Buckingham Construction	Buckingham Companies	Comm Remodel	Quail Run		1347 Robert Court	46077
R2014-758	October	21	\$20,000	\$410	\$0	\$0	\$0	DCS, Inc.	Doug & Amanda Witter	Res Add	Stonegate	14	7666 Carriage	46077
13U2014-759	October	22	\$85,000	\$463	\$0	\$0	\$0	Keesling Custom Pools &	John McLimore	Res Add Pool	Willow Ridge	61	11549 Willow Springs Drive	46077
R2014-760	October	22	\$25,000	\$410	\$0	\$0	\$0	Greg Smith	Randy Stokely	Res Add			9275 Hunt Club Road	46077
R2014-761	October	23	\$260,000	\$688	\$0	\$0	\$0	Shane Wagner	Shane Wagner	Res Remodel			7880 Circle Drive	46077
R2014-762	October	23	\$35,000	\$410	\$0	\$0	\$0	Todd Ellwanger	Mark Wohlford	Res Remodel	Royal Run	631	6552 Yorkshire	46077
R2014-763	October	23	\$0	\$75	\$0	\$0	\$0	Hometown Handyman	Dallas Paris	Res Electric			6310 W 96th Street	46077
U2014-764	October	24	\$300,000	\$941	\$0	\$0	\$0	Buckingham Builders	Erik & Kelly Duffield	Res Add			5302 Turkeyfoot	46077
U2014-765	October	24	\$100,000	\$499	\$0	\$0	\$0	Tom Simmons	David Schoenbaum	Res Add	Cedar Bend	123	10595 Wildwood	46077
U2014-766	October	27	\$6,000,000	\$6,576	\$0	\$0	\$17,100	KDC Construction	Marten Transport	Comm New	Ripberger Business Park	Marten Transport	10364 Bennett	46077
R2014-767	October	27	\$80,000	\$514	\$0	\$0	\$0	Final Grade Excavating	Bryan Schneider	Res Add Pool	The Willows	223	11621 Willow Springs Drive	46077
U2014-768	October	29	\$0	\$0	\$0	\$0	\$0	Zionsville Chamber of	Tom Harris	Comm Sign	Village Business Dis	Chamber of	95 S Elm Street	46077
R2014-769	October	29	\$8,309	\$75	\$0	\$0	\$0	Bone-Dry Roofing	John Pride	Res Reroof	Oakwood		4560 Oakwood	46077



Town Of Zionsville

Planning and Economic Development Permit Detail

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Total Combined permits issued for the month of October: 79

Combined Permit Activity Detail

Page: 5

Printed 2014/11/03 07:21 AM

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U2014-770	October	29	\$20,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	James & Jody Miller	Res Reroof			4635 S 975 East	46077
R2014-771	October	29	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Bright House Networks	Comm Electric			11275 E 300 South	46077
13U2014-772	October	30	\$0	\$75	\$0	\$0	\$0	Jay Barr	Karen Roos & Robert Pascuzzi	Res Electric	Willow Ridge	346	4080 Black Willow Court	46077
U2014-773	October	30	\$15,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Peter & Lydia Lander	Res Reroof	Smith Meadow	11	4418 Summer	46077
U2014-774	October	31	\$400,000	\$1,212	\$0	\$0	\$0	Dan Porzel	Dan Porzel	Res New	Village		580 W Cedar Street	46077
U2014-775	October	31	\$0	\$25	\$0	\$0	\$0	Andrew & Judith Williams	Andrew & Judith Williams	Res Sewer	Coventry Ridge		11317 Brentwood	46077
U2014-776	October	31	\$8,000	\$410	\$0	\$0	\$0		Scott Daugherty	Res Remodel	Sugarbush Hill	72	647 Morningside	46077



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2014

Total: C of O issued for the month of October: 50

C of O Detail

Page: 1

Printed 2014/11/03 07:21 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2012-548	Eldon Myhart	Eldon Myhart	Res Add	Cedar Bend		10322 Wildwood Drive	46077	2014/10/31
R2012-656	RJ Klein & Associates	Bernie Boldt	Res Add	Willow Ridge	58	11555 Willow Springs Drive	46077	2014/10/22
R2013-466	RBK General Contrators	Kambiz Karimi	New Res			830 S US 421	46077	2014/10/14
R2013-530	Kent Shaffer Builders	Kent Shaffer Builders	New Res	Stonegate	200	6601 Regents Park Drive	46077	2014/10/10
13U2013-655	Michael Longmire	Michael Longmire	Res Remodel	The Willows	160	11517 Willow Bend Drive	46077	2014/10/10
U2014-85	MacDougal Pierce		Comm Remodel	Boone Village	Marsh Supermarket	5 Boone Village	46077	2014/10/22
U2014-145	Chris Burkhard	Chris Burkhard	Res New	RV	14	665 W Academy Street	46077	2014/10/28
U2014-155	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	191	3650 Old Quarry Drive	46077	2014/10/07
R2014-218	Drees Homes	Drees Homes	Res New	Brookhaven	149	2807 W High Grove Circle	46077	2014/10/03
R2014-224	Drees Homes	Drees Homes	Res New	Brookhaven	167	2790 W High Grove Circle	46077	2014/10/03
R2014-225	Woodstock Custom Homes	Ely Garcia	Res New	Stonegate	245	6688 Chapel Crossing	46077	2014/10/28
13U2014-238	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	80	11575 Weeping Willow Drive	46077	2014/10/21
13U2014-268	Fischer Homes	Fischer Homes	Res New	The Willows	37	3234 Wildlife Trail	46077	2014/10/09
R2014-283	Hamilton Homes	David Concannon	Res Add			8895 E 200 South	46077	2014/10/31
13U2014-299	Homes by McKenzie	Homes by McKensie	Res New	The Willows	118	11615 Weeping Willow Court	46077	2014/10/07
U2014-309	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	234	8805 Windpointe Pass	46077	2014/10/03



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2014

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C of O Detail

Page: 2

Printed 2014/11/03 07:21 AM

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R2014-311	Ryland Homes	Ryland Homes	Res New	Blackstone	54	6489 Concord Drive	46077	2014/10/01
13U2014-315	Fischer Homes	Fischer Homes	Res New	The Willows	147	11553 Willow Bend Drive	46077	2014/10/09
U2014-321	MI Homes	MI Homes	Res New	The Sanctuary	47	11948 Avedon Way	46077	2014/10/01
13U2014-336	Metro Renovation	Andrew & Brenda Soshnick	Res Remodel	The Woodlands at Irishman's Run	48	9316 Irishman Run Lane	46077	2014/10/10
R2014-339	Drees Homes	Drees Homes	Res New	Brookhaven	152	2834 E High Grove Circle	46077	2014/10/13
R2014-351	Ryland Homes	Ryland Homes	Res New	Blackstone	58	7427 English Court	46077	2014/10/24
R2014-385	Drees Homes	Drees Homes	Res New	Brookhaven	224	2506 Brookhaven Court	46077	2014/10/24
U2014-390	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	198	8942 Windpointe Pass	46077	2014/10/29
U2014-400	Burton Pools	Johnny & Sunny Lane	Res Add Pool	Cedar Bend	17	10144 Wildwood Drive	46077	2014/10/03
R2014-405	Hughes Drywall	Sherry Bennett	Res Remodel			7998 S 775 East	46077	2014/10/06
13U2014-444	Browning Construction	TCD Associates	Comm Add	Northwest Technology	North Park Credit Union	5965 W Technology Drive	46278	2014/10/13
R2014-457	Ernie Perkins	Ernie Perkins	Res Remodel	Blackstone	60	7410 English Court	46077	2014/10/10
R2014-464	Angie's Pool & Spa Inc	Matthew & Roxanne	Res Add Pool	Brookhaven	217	2517 Wood Hollow Trail	46077	2014/10/08
U2014-477	Pulte Homes		Res New	Cobblestone	231	8855 Sugar Cay Court	46077	2014/10/29
U2014-501	Derrick Decker	Charles Elliott	Comm Other	Village Business Dis	Rosie's Restaurant	10 S Main Street	46077	2014/10/17
U2014-510	M/I Homes	M/I Homes	Res New	Sanctuary	4	11864 Avendon Drive	46077	2014/10/10



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2014

Total: C of O issued for the month of October: 50

C of O Detail

Page: 3

Printed 2014/11/03 07:22 AM

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U2014-513	Fox Pools of Indianapolis	Andy Belser	Res Add Pool	Clifden Pond	21	35 Monahan Road	46077	2014/10/02
U2014-524	Patrick Dickman	Janet Blank	Res Remodel	Cobblestone Lakes	383	8883 W Cobblestone Drive	46077	2014/10/06
U2014-549	Mr. Rooter Plumbing	Mike & Missy Pawlowski	Res Remodel	Cobblestone Lakes	122	9473 Shadow Rock Circle	46077	2014/10/23
U2014-573	William Cooper	William Cooper	Res Add			555 Eagleview Court	46077	2014/10/29
U2014-574	Bontrager Homes	William Goldsmith	Res Remodel			324 S 9th Street	46077	2014/10/07
U2014-580	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		110 Keith Drive	46077	2014/10/09
U2014-581	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1363 Robert Court	46077	2014/10/03
U2014-582	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		110 Kevin Drive	46077	2014/10/03
U2014-584	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1371 Saylor Court	46077	2014/10/09
U2014-586	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1373 Robert Court	46077	2014/10/03
U2014-600	Vickrey Remodeling	John Stehr	Res Other	Oak Ridge	141	10261 Hickory Ridge	46077	2014/10/31
U2014-613	CMH Builders	Luke Smith	Res Remodel	Rock Bridge		3613 Flagstone Drive	46077	2014/10/31
13U2014-642	Perma Pools Corporation	Randy Klezmer	Res Add Pool	Willow Ridge	47	4077 Wildwood Court	46077	2014/10/27
U2014-675	Len Birnbaum	Len Birnbaum	Res Remodel			440 Mulberry Street	46077	2014/10/01
R2014-680	Preferred Custom Remodeling	Bingbing Lin	Res Remodel	The Enclave	171	6838 Woodhaven Place	46077	2014/10/14
R2014-703	Mark Somers	Mark Somers	Res Other		Batting Cage	6502 S 850 East	46077	2014/10/03



Town Of Zionsville

Planning and Economic Development C of O Detail

October 2014

Total: C of O issued for the month of October: 50

C of O Detail

Page: 4

Printed 2014/11/03 07:22 AM

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U2014-704	Adam Moody	Adam Moody	Comm Other	Village Business Dis	Moody Meats Temporary	20 East Cedar Street	46077	2014/10/30
R2014-711	Capitol Construction	Roger Distler	Comm Other		Starbucks (interstate)	6378 Crane Drive	46077	2014/10/08



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2014

Printed 2014/11/03 07:22 AM

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	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	1	4	5	0	3	9	2	5	0	0	2	2	1	0	34	0	2	215	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	1	8	389	619	43
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	426	635	73
June	7	2	4	4	0	11	18	10	13	5	7	4	23	0	0	108	1	5	380	631	57
July	0	1	1	3	0	7	21	12	7	6	4	1	16	2	0	81	0	5	429	695	52
August	1	1	1	4	0	11	15	20	6	2	3	2	16	0	0	82	0	2	397	580	59
September	1	0	3	1	0	13	20	5	10	8	2	3	14	0	0	80	2	3	353	541	60
October	2	2	6	4	2	5	10	9	6	7	6	5	12	3	0	79	2	1	345	572	50
November																					
December																					
Totals	14	10	34	34	8	76	166	102	79	41	32	22	142	15	1	776	9	36	3517	5625	467



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2014

Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$13,246	\$12,386	\$21,417	\$34,605	\$28,880	\$25,310	\$28,535	\$20,229	\$27,521	\$13,016			\$225,145
All Other Residential ILP Fees	\$3,618	\$2,640	\$9,625	\$10,451	\$13,002	\$15,563	\$10,121	\$12,630	\$8,594	\$11,259			\$97,503
Residential Inspection Fees (Fees Due)	\$3,000	\$2,575	\$3,975	\$3,900	\$4,700	\$3,200	\$5,200	\$3,550	\$3,375	\$4,325			\$37,800
New Home Residential Road Impact Fees	\$4,305	\$1,722	\$6,888	\$10,332	\$8,610	\$3,444	\$8,610	\$4,305	\$3,444	\$3,888			\$55,548
New Home Residential Park Impact Fees	\$12,210	\$9,768	\$19,536	\$29,304	\$26,862	\$21,978	\$25,641	\$18,315	\$23,199	\$9,768			\$196,581
Sanitary Sewer Fees	\$20,160	\$12,090	\$8,050	\$44,345	\$16,100	\$24,185	\$24,190	\$16,185	\$20,225	\$8,100			\$193,630
Total Residential ILP, Inspection, Impact, Sewer	\$45,479	\$34,566	\$65,516	\$116,892	\$93,454	\$86,420	\$93,032	\$63,529	\$74,833	\$41,956			\$715,677
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0	\$1,000	\$2,636	\$6,576			\$35,836
All Other Commercial ILPs	\$851	\$3,984	\$7,342	\$4,099	\$10,028	\$10,117	\$1,621	\$2,762	\$4,876	\$6,401			\$52,081
Commercial Inspection Fees(Fees due)	\$900	\$225	\$825	\$675	\$600	\$1,500	\$225	\$225	\$450	\$450			\$6,075
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0	\$0	\$5,166	\$17,100			\$105,336
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0	\$0	\$22,000	\$8,050			\$122,150
Total Commercial ILP, Inspection Impact Sewer	\$1,134	\$3,984	\$15,882	\$14,099	\$18,078	\$303,994	\$1,621	\$3,762	\$40,618	\$44,067			\$447,239
Combined Residential and Commercial Sewer	\$20,160	\$12,090	\$16,075	\$54,345	\$24,150	\$90,210	\$24,190	\$16,185	\$42,225	\$16,150			\$315,780
Combined Residential and Commercial Impact	\$16,515	\$11,490	\$26,424	\$39,636	\$35,472	\$228,448	\$34,251	\$22,620	\$37,749	\$36,696			\$489,301
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$54,673	\$42,590	\$81,398	\$143,136	\$111,532	\$394,474	\$98,718	\$75,426	\$123,601	\$90,098			\$1,215,646
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						\$1,730							\$1,730
Secondary Plat Approval							\$800			\$400			\$1,200
Minor Plat Approval									\$195				\$195
Zone Map Amendment													
Subdivision Waiver													
Development Plan	\$2,760		\$600			\$11,672		\$672					\$15,704
Development Plan Amendment				\$1,100		\$610		\$4,704	\$1,600	\$175			\$8,189
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$2,000											\$2,000
Variance of Dev Standards	\$900	\$300			\$300	\$350	\$900	\$1,275	\$1,770	\$650			\$6,445
Special Exception													
TOTAL FILING FEES Plan Commission and	\$3,660	\$2,300	\$600	\$1,100	\$300	\$14,362	\$1,700	\$6,651	\$3,565	\$1,225			\$35,463
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	9	16	25	22	18	21	15	20	10			166
All Other Residential ILP	17	12	41	55	59	62	48	49	42	48			433
New Commercial Start ILP	1		1		1	7		1	1	2			14
All Other Commercial ILP	4	13	13	15	32	21	12	17	17	19			163
Total Permit Per Month	32	34	71	95	114	108	81	82	80	79			776
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						¹ Hidden Pines							
Secondary Plat Approval							² Stonegate Section Stonegate Section			¹ Rue De Chateaux			
Minor Plat Approval									¹ M. Koger				
Zone Map Amendment										¹ Zone Map Change			
Subdivision Waiver													
Development Plan	² Hat World - Lids S. Jenkins-Salty C		¹ Leading Age			¹ Hidden Pines		¹ C. Patel (Former K					
Development Plan Amendment			¹ Top Properties, LL	² Northpark Communit Hoosier Village		¹ Manchester Square		See Files	See Files	¹ M/I Homes			
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		² R. Keeker Kevin and Laura C											
Variance of Dev Standards	² S. Jenkins-Salty C Watts WNA LLC	¹ R. Gummere			¹ J. Smith	¹ Pulte Homes	See Files	See Files	See Files	¹ Sims Lohman			
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5	7	10	4			43
Collected Violation Fees: Duplicate Permits, Amendments/Proceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180	\$3,118	\$686	\$500			\$19,783
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$29,218	\$26,410	\$44,899	\$55,930	\$57,810	\$109,240	\$49,102	\$53,698	\$54,582	\$44,477			\$525,366
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$65,893	\$49,990	\$87,398	\$149,911	\$117,432	\$427,898	\$107,543	\$92,503	\$134,556	\$97,323			\$1,330,447



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS November 11, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for November 11, 2014 at 6:30 p.m.

In the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of October 14, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-18-DSV	T. Pierson	1209 Winter Wood Court	Petition for Development Standards Variance in order to increase the 20% Lot Coverage, maximum in the (R-SF-2) Urban Single Family Zoning District, by 1.1%, in order to accommodate existing Accessory Structures Continued from the October 14, 2014 Board of Zoning Appeals Meeting

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-20-DSV	Sims Lohman	7113 S. Mayflower Park Drive	Petition for Development Standards Variance to reduce the front yard setback requirement of twenty (20) feet, to four (4) feet, and the side yard setback requirement from twenty (20) feet to five (5) feet in the (I2) General Industrial District, (all associated with the contemplated expansion of a parking lot)

Other Matters to be considered

None at this time

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

October 15, 2014



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
November 17, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Monday November 17, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of October 20, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2014-17-MP	M. Koger	415 W. Pine Street	Petition for approval of a Minor Plat in order to subdivide one parcel into three (3) parcels in the (R-V) Residential Village Zoning District Continued from the October 20, 2014 Plan Commission Meeting
2014-18-DPA	My Sugar Pie	40 E. Pine Street	Petition for Development Plan Approval in order to permit installation of a Six (6) foot x Eight (8) foot refrigeration unit to the northwest side of the building located at 40 E. Pine Street, which is within the (VBD) Village Business Zoning District Continued from the October 20, 2014 Plan Commission Meeting

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-22-Z	Zone Map Change	780 Lennox Court	Petition for Zone Map Change to rezone 2.60 acres from the I-3 Urban Heavy Industrial District to the I-2 Urban General Industrial District

VII. Other matters to be considered: None at this time

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

October 22, 2014

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2014

Planning

Intake

- The Department reviewed / issued 79 building permits and conducted 572 inspections (as detailed in the attached pages)
- The Department issued 4 sign permit (as detailed in the attached pages)

Meetings

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended both the Board of Zoning Appeals monthly meeting and Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with interested parties regarding existing mobile home park located in RV district
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with WTH regarding second phase of update program (permit tracking software)
- Met with interested parties regarding the former Crossings development
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties regarding the development of Hampshire Subdivision
- Met with interested parties regarding Academy Drive
- Met with future applicants regarding potential BZA filings
- Met with My Sugar Pie regarding current Plan Commission filing
- Met with various interested parties regarding easement management in various places within the Town
- Met with interested parties regarding Hunt Club Road / Kissel Road farm stand
- Attended various building inspection appointments
- Attended various working group meetings related to town resources / infrastructure

Reporting

- Prepared seven staff reports for the October Board of Zoning Appeals meeting
- Prepared six staff reports for the October Plan Commission meeting
- Prepared one Article 4 memorandum for the October Plan Commission meeting (Quail Run II, Hampshire)

Communications

- Conducted various communications with applicants for the November Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the November Plan Commission meeting (agenda attached)
- Conducted communications regarding the occupancy of the remaining space at the South Village (West)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications regarding Hunt Club Road / Kissel Road farm stand
- Conducted communications regarding Hampshire Subdivision
- Conducted communications regarding undeveloped lots / sections in Stonegate Subdivision
- Conducted communications regarding bonding for improvements within Quail Run II
- Conducted communications regarding expansion plans for tenant at 55 East Oak Street
- Conducted communications with interested parties regarding an assisted living facility
- Conducted communications with peer communities related to best practices / shared experiences
- Conducted communications regarding lot coverage requirements
- Conducted communications with PC / BZA Attorney to develop 2015 professional services agreement

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Reviewed FEMA Community Acknowledgement requests / IDNR permit request responses
- Reviewed information pertaining to bonding capacity
- Assigned addresses to new properties
- Reviewed draft commitments related to both Hidden Pines and Pleasant View Storage Building
- Reviewed / Approved various plats seeking secondary approvals / amended approvals

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2014

- Prepared zoning certification letters as requested by interested parties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Prepared Freedom of Information Act responses related to various inquiries
- 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

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with Boone EDC representatives / Zionsville Chamber representatives regarding current efforts
- Attended the October 27, 2014 regular meeting of Redevelopment Commission
- Attended a October 30, 2014 meeting with representatives of Dillon Construction & Lids (beam setting event)
- Attended the October 30, 2014 meeting of the Creekside Committee
- Attended the October 31, 2014 the Creekside Marketing/Business Committee event at Patrick's
- Attended a business recruitment meeting

Reporting

- Prepared the monthly TIF project update report
- Prepared the September 22, 2014 RDC regular meeting memorandum

Communications

- Conducted communications regarding development of Creekside
- Conducted communications regarding both the regular meeting and committee meetings associated with the RDC
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times, Indianapolis Business Journal
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF district
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with representatives of Rosie's regarding the Town incentives process
- Conducted communications regarding the signalization of Zionsville Road and 106th Street
- Conducted communications regarding BLN Supplemental Number 1 (related to Creekside)
- Conducted communications regarding tenancy of 20-40 East Cedar Street / parking lot improvements
- Conducted communications regarding the October 30, 2014 Creekside Committee meeting
- Conducted communications regarding the October 31, 2014 Creekside event
- Conducted communications regarding budgeting for Creekside (road construction)
- Conducted communications regarding Creekside wetland study (Army Corps, IDEM, SHPO)
- Conducted communications in preparation for disposal of RDC owned property (not Creekside)
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications with Steve Russo regarding RDC/ EDC web presence

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Reviewed ZARC applications in preparation for future meetings
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside
- Rezone of 870 Lennox Court (Town sponsored rezoning)
- Update / review of focusonzionsville.com website
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the October meeting of the 2014-2015 Indiana Certified Public Manager's program

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-OCTOBER 2014

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH)
Hardware considerations related to field data entry (internal)
HEA 1301 implementation (internal)
2015 Town budget preparation (internal)
Perry Township Consolidation (internal)
ADA Transition Plan (VS Engineering/internal)
Downtown Marketing Study & Parking Analysis implementation (internal)
106th Street Water/ Sewer Extension (BLN) (closeout)
106th Street Right of Way Improvements (BLN)
Creeside Corporate Park @ Zionsville development (HWC/internal)
Creeside Corporate Park @ Zionsville tenancy (Rockland/internal)
Creeside Corporate Park @ Zionsville marketing (Rockland/internal)
Zoning Ordinance maintenance (internal)
Walmart litigation (Beckman Lawson / Drake Law)
Flood plain project review (internal)
Incentive impact tracking (internal)
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)
Road Impact Fee calculations (A&F)
June Launch - Stormwater Department review process
October Launch - 2014 Road Impact Fee