



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

November 2015

Total permits issued for the month of November: 64

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Permit Activity Breakdown

Commercial Permits	November 2015	November 2014	YTD 2015	YTD 2014	YTD Diff
New	0	1	5	15	-10
Interior Remodel	0	0	25	31	-6
Addition	0	1	4	11	-7
Sign	10	4	36	38	-2
Electric	1	1	8	9	-1
Other	0	2	51	81	-30
Sewer	0	0	0	1	-1
Commercial Totals	11	9	129	186	-57
Residential Permits					
Single Family	10	15	131	181	-50
Addition	12	6	131	108	23
Remodel	4	5	74	84	-10
Electric	0	0	31	41	-10
Pool/Spa	5	0	31	32	-1
Demolition	3	1	23	23	0
Other	17	10	211	152	59
Sewer/Repairs	2	1	12	16	-4
Residential Totals	53	38	644	637	7
Combined Totals	64	47	773	823	-50

Building/Site Inspections: 253 Number Of Inspections: 422

Certificates Of Occupancy Issued: 35

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

Number of violations that resulted in a violation and/or stop work order: 6

Number of Investigations closed this month: 1

Total number of zoning code violations to date: 188



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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
R2015-710	November	2	\$342,000	\$1,408	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	172	2784 W High Grove Circle	46077
U2015-711	November	2	\$8,000	\$410	\$0	\$0	\$0	Home Experts	Nicholas Terry	Res Add	Sugarbush Hill	22	785 Sugarbush	46077
R2015-712	November	4	\$516,000	\$1,363	\$0	\$0	\$0	Pulte Homes	Pulte Homes	Res New	Hidden Pines	66 - MODEL	3927 Sugar Pine Lane	46077
R2015-713	November	4	\$495,000	\$1,396	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	Hidden Pines	67 - MODEL	3947 Sugar Pine Lane	46077
R2015-714	November	4	\$4,000	\$100	\$0	\$0	\$0	Justin & Karen Hendricks	Justin & Karen Hendricks	Res Demo		Shed	6302 S 800 East	46077
R2015-715	November	4	\$18,027	\$75	\$0	\$0	\$0	Indiana Restoration &	Chris & Adrienne	Res Reroof	Spring Hills		656 Spring Hills Drive	46077
U2015-716	November	4	\$83,000	\$472	\$0	\$0	\$0	Mike McGhee & Assoc	Monty Korte	Res Add Pool			4522 S 975 East	46077
U2015-717	November	4	\$83,000	\$449	\$0	\$0	\$0	Mike McGhee & Assoc	Scott Bruns	Res Add Pool	Lost Run Farms	13	13 Lost Run Lane	46077
R2015-718	November	5	\$150,000	\$557	\$0	\$0	\$0	Keesling Custom Pools &	Brad & Kim Leonard	Res Add Pool	Ru De Chateaux	3 & 4	10164 E 300 South	46077
U2015-719	November	5	\$0	\$75	\$0	\$0	\$0	Joe Martin	STEVEN LUBETKIN	Res Reroof	Colony Woods		1135 Park Place	46077
U2015-720	November	6	\$65,000	\$525	\$0	\$0	\$0	Burke Pool	Shawn Inman	Res Add Pool	Oldfields	16	6628 Belfair Court	46077
U2015-721	November	6	\$0	\$75	\$0	\$0	\$0	Indy Restoration Services	Ted Soliday	Res Reroof	Village Walk	85	105 Village Place	46077
U2015-722	November	9	\$0	\$0	\$4,025	\$0	\$0	Beddell Plumbing	Gerard & Suzanne	Res Sewer	Century Oaks	5	582 Century Oak Court	46077
R2015-723	November	9	\$30,000	\$410	\$0	\$0	\$0	Congping Xie	Congping Xie	Res Remodel	The Willows	175	3238 Sunris Court	46077
R2015-724	November	10	\$655,200	\$1,502	\$0	\$1,221	\$1,009	Kai Yu Homes	Katherine Hutz	Res New	Melton Estates	2	3117 S 875 East	46077
U2015-725	November	12	\$0	\$25	\$0	\$0	\$0	Williams Comfort Air	Casey & Maggie Moore	Res Sewer	Colony Square	53	36 Cedar Crest	46077
U2015-726	November	12	\$30,000	\$410	\$0	\$0	\$0	Tom Simmons	Peter & Chris Anzeveno	Res Add	Colony Woods	200	1240 Governors	46077
R2015-727	November	12	\$18,073	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Jeff & Sally Lohss	Res Reroof	Mallard Pond	15	9021 Mallard Point	46077



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U2015-728	November	12	\$11,055	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bradley & Eva Dietz	Res Reroof	Brittany Chase	1	4440 Brittany Chase	46077
U2015-729	November	12	\$66,700	\$432	\$0	\$0	\$0	Case Design and Remodeling	Bryan & Michelle Wade	Res Add	Cobblestone Lakes	308	8913 Spring Violet Place	46077
R2015-730	November	12	\$28,470	\$410	\$0	\$0	\$0	Patio Enclosures	Peggy Whitney	Res Add	Blackstone	33	6406 Concord	46077
U2015-731	November	12	\$60,000	\$332	\$0	\$0	\$0	Christopher Scott Homes	Mark & Hadley Ritter	Res Add			14292 Little Eagle Creek	46077
R2015-732	November	12	\$9,900	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Robert & Geraldine	Res Reroof	Sycamore Bend	8	913 Cardinal Drive	46077
R2015-733	November	13	\$3,600	\$100	\$0	\$0	\$0	Blue Ribbon Mini Barns	Scott Woodall	Res Add	Sycamore Bend	36	503 Pheasant Run	46077
U2015-734	November	13	\$14,726	\$410	\$0	\$0	\$0	Toll Construction	Tom & Angela Rumohr	Res Remodel	Rockbridge	200	3537 Old Quarry Drive	46077
R2015-735	November	13	\$7,000	\$75	\$0	\$0	\$0	Elbert Construction	David Rush	Res Reroof	Russell Lake	10	669 W Russell Lake	46077
R2015-736	November	13	\$7,600	\$75	\$0	\$0	\$0	Elbert Construction	Patrick & Sandra Callahan	Res Reroof	Russell Lake	1	670 Russell Lake W Drive	46077
U2015-737	November	13	\$0	\$75	\$0	\$0	\$0	Knox Services	Justin Scheitland	Res Reroof			470 W Walnut Street	46077
U2015-738	November	13	\$23,640	\$75	\$0	\$0	\$0	Universal Roofing	Kevin McMahon	Res Reroof	Oak Ridge	37	4727 Ashwood	46077
13U2015-739	November	16	\$510,000	\$1,345	\$0	\$1,221	\$1,009	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	95	11580 Weeping	46077
R2015-740	November	16	\$0	\$100	\$0	\$0	\$0	HW Gunn	Todd & Jodi McClure	Res Demo			5538 S 700 East	46077
R2015-741	November	16	\$800,000	\$1,598	\$0	\$0	\$0	HW Gunn	Todd & Jodi McClure	Res New			5538 S 700 East	46077
U2015-742	November	17	\$60,000	\$410	\$0	\$0	\$0	Miller Company	Brian Pyne	Res Remodel	Spring Knoll	158	8911 Winterberry	46007
R2015-743	November	17	\$4,000	\$100	\$0	\$0	\$0	Justin & Karen Hendricks	Justin & Karen Hendricks	Res Add			6302 S 800 East	46077
U2015-744	November	17	\$4,000	\$100	\$0	\$0	\$0	Christopher & Kari Serak	Christopher & Kari Serak	Res Other			410 N Maple Street	46077
U2015-745	November	17	\$5,000	\$410	\$0	\$0	\$0	Ulises & Noemy Vargas	Ulises & Noemy Vargas	Res Remodel	Irongate	48	120 Lexington	46077



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U2015-746	November	18	\$0	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Floyd Schultz	Res Reroof			320 Fitch Place	46077
U2015-747	November	19	\$8,500	\$75	\$0	\$0	\$0	Aaron Mueller	Michael Binder	Res Reroof			853 w Oak	46077
13U2015-748	November	19	\$28,000	\$125	\$0	\$0	\$0	George A Herzot	Greg & Alice Morical	Res Other	Fox Hollow	10	7278 Fox Hollow Ridge	46077
13U2015-749	November	19	\$392,150	\$1,464	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	The Willows	30	3268 Wildlife Trail	46077
U2015-750	November	20	\$63,000	\$625	\$0	\$0	\$0	Daves Pools Inc.	Steve Kern	Res Add Pool	Colony Woods	118	105 S Maxwell	46077
R2015-751	November	20	\$9,567	\$75	\$0	\$0	\$0	Universal Roofing	David & Alesa Ellis	Res Reroof			6255 S 950 East	46077
U2015-752	November	20	\$12,667	\$75	\$0	\$0	\$0	Universal Roofing	Martin & Kathryn Lee	Res Reroof	Spring Knoll	66	9474 Greenthread	46077
R2015-753	November	20	\$40,000	\$265	\$0	\$0	\$0	Frazee Building Company	Raymond & Katherine Giehl	Res Add	Old Hunt Club	23	6833 Old Hunt Club	46077
R2015-754	November	23	\$0	\$100	\$0	\$0	\$0	Bruce & Katherine	Bruce & Katherine	Res Demo			7201 E 100 South	46075
R2015-755	November	23	\$75,000	\$381	\$0	\$0	\$0	FBI Buildings Inc	Bruce & Katherine	Res Add			7201 E 100 South	46075
U2015-756	November	23	\$50,000	\$734	\$0	\$0	\$0	Jim Barber	Jim Barber	Res Add	Northern Meadows	33	5015 Willow Road	46077
R2015-757	November	23	\$800,000	\$1,763	\$4,025	\$1,221	\$1,009	Robin Campbell Builders	Edwin & Evona Watson	Res New	Shannon Springs	17	6250 Boulder Springs Court	46077
U2015-758	November	23	\$12,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Jeff Balogh & Nancy Green	Res Reroof	Huntington Woods	2	1338 SULLIVANS	46077
U2015-759	November	23	\$0	\$100	\$0	\$0	\$0	Barbara Hegeman	Kim Yum LLC	Comm Sign	OLIVERS	My Art	40 E POPLAR	46077
13U2015-760	November	24	\$3,500	\$86	\$0	\$0	\$0	A Sign By Design	Browning Investments	Comm Sign	Northwest Technology	Browning Office -	6100 W 96th Street	46077
U2015-761	November	24	\$493,802	\$1,263	\$4,025	\$1,221	\$1,009	Old Town Design Group	Clinton & Lynda Reck	Res New			429 W Pine Street	46077
13U2015-762	November	24	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Bighthouse Networks	Comm Electric	Hidden Pines		3803 Sugar Pine Lane	46077
U2015-763	November	24	\$30,000	\$258	\$0	\$0	\$0	Schafer Custom Homes, LLC	Mike & Robyn Nelson	Res Add			250 N Main Street	46077



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R2015-764	November	24	\$300,000	\$750	\$0	\$0	\$0	Artisan Homes	Cheryl Baber	Res Add			8182 Hunt Club Road	46077
13U2015-765	November	25	\$1,100,000	\$1,632	\$0	\$1,221	\$1,009	G & G Custom Homes Inc	Chris & Courtney Doran	Res New	The Willows	220	11627 Willow Springs Drive	46077
R2015-766	November	30	\$10,000	\$240	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - Freestanding	6866 Stonegate	46077
R2015-767	November	30	\$2,000	\$69	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - East Elev	6866 Stonegate	46077
R2015-768	November	30	\$3,000	\$58	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - East Elev.	6866 Stonegate	46077
R2015-769	November	30	\$2,000	\$59	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - East Elev.	6866 Stonegate	46077
R2015-770	November	30	\$2,000	\$71	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - South	6866 Stonegate	46077
R2015-771	November	30	\$3,000	\$58	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - South	6866 Stonegate	46077
R2015-772	November	30	\$2,000	\$69	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - South	6866 Stonegate	46077
R2015-773	November	30	\$2,000	\$56	\$0	\$0	\$0	Sign Craft Industries	Cornerstone Zionsville MOB	Comm Sign	Stonegate	IU Health - South	6866 Stonegate	46077



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Planning and Economic Development C of O Detail

November 2015

Total: C of O issued for the month of November: 35

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2014-521	Christopher Scott Homes	Robert & Mary Sylvia Coma	Res New	Lost Run Farms	21	21 Lost Run Trail	46077	2015/11/25
U2014-521	Christopher Scott Homes	Robert & Mary Sylvia Coma	Res New	Lost Run Farms	21	21 Lost Run Trail	46077	2015/11/25
U2014-741	Bedrock Builders	BHI Senior Living	Comm Add	Hoosier Village	Connector & Dwelling	9999 Hoosier Village Drive	46268	2015/11/10
R2015-43	Dan Porzel	Kevin Channell	Res New			6895 S 775 East	46077	2015/11/06
13U2015-64	Hoss Building Group	Ted & Sara Brauer	Res New	Willow Ridge	49	4073 Wild Wood Court	46077	2015/11/25
R2015-79	Drees Homes	Drees Homes	Res New	Brookhaven	251	11320 Still Creek Drive	46077	2015/11/09
13U2015-139	Keystone Construction	Indiana Assoc. of Homes & Services	Comm New	Northwest Technology	Leading Age	6280 W 96th Street	46282	2015/11/25
R2015-206	Drees Homes	Drees Homes	Res New	Brookhaven	257	2480 Still Creek Drive	46077	2015/11/02
R2015-234	Gradison Building Corp.	WF Properties	Res New 2 Family	Stonegate	251 C & 251 D	6694/6692 Beekman Place	46077	2015/11/19
R2015-245	Scott Condes	Scott Condes	Res Add Deck	Royal Run	625	6561 Yorkshire Circle	46077	2015/11/05
13U2015-304	Homes by McKenzie	Homes by McKenzie	Res New	The Willows	96	11582 Weeping Willow Drive	46077	2015/11/17
13U2015-340	Fischer Homes	Fischer Homes	Res New	The Willows	148	11551 Willow Bend Drive	46077	2015/11/06
R2015-348	Drees Homes	Drees Homes	Res New	Brookhaven	258	2486 Still Creek Drive	46077	2015/11/09
R2015-376	Resolute LLC	Craig & Kathy Michael	Res Add			7226 E 550 South	46075	2015/11/13
R2015-381	Woodstock Custom Homes	John & Cheryl Komenda	Res New	Stonegate	61	7643 E Stonegate Drive	46077	2015/11/12
13U2015-393	Perma Pools Corporation	Alex & Jennifer Choi	Res Add Pool	The Willows	2	3203 Wildlife Trail	46077	2015/11/23



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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2015-509	Coachhouse Garages	Pat Foley	Res Add	RV		555 W Cedar Street	46077	2015/11/25
R2015-512	KD Landscaping	Jake & Stephanie Lewis	Res Other	Enclave		6568 Bainbridge Circle	46077	2015/11/20
U2015-527	Mitch Young/Young's	Shane & Kim Daugherty	Res Add	RV		290 N Fourth Street	46077	2015/11/25
U2015-527	Mitch Young/Young's	Shane & Kim Daugherty	Res Add	RV		290 N Fourth Street	46077	2015/11/25
U2015-529	The Homewright	Steve Dobias	Res Remodel	Butttdown Farms	39	4668 St John Circle	46077	2015/11/06
U2015-546	GuyCo Remodeling	Jason & Linh Preston	Res Remodel	Colony Woods	235	260 Governors Lane	46077	2015/11/05
U2015-572	Case Design	Josh & Jenny Garrett	Res Remodel	Raintree	94	760 Wood Court	46077	2015/11/04
R2015-608	Arcadia Midwest	Kevin & Ashley Gilles	Res Other	Brookhaven	163	2798 W High Grove Circle	46077	2015/11/10
U2015-638	The Deck Store	Garrick & Angie Hubbard	Res Add Deck	Rockbridge	106	8842 Amber Stone Court	46077	2015/11/18
13U2015-648	Grande & Grande Inc	Eric Steiner	Res Remodel	The Willows	14	11515 Wildlife Court	46077	2015/11/25
R2015-655	Troy Built Decks	Jacob & Stephanie Lewis	Res Remodel	Enclave	1	6568 Bainbridge Circle	46077	2015/11/24
U2015-662	Deckmasters	Jeff & Kristen Blakley	Res Add Deck	Colony Woods	158	1165 Maxwell Lane	46077	2015/11/04
R2015-687	Nick & Kara Barker	Nick & Kara Barker	Res Add			333 N 1100 East	46077	2015/11/09
U2015-708	Rachel Gallienne	First & Elm Inc.	Comm Remodel	Village Business Dis	A Taste of Amish	62 N First Street	46077	2015/11/25
U2015-722	Beddell Plumbing	Gerard & Suzanne Schmitt	Res Sewer	Century Oaks	5	582 Century Oak Court	46077	2015/11/30
R2015-733	Blue Ribbon Mini Barns	Scott Woodall	Res Add	Sycamore Bend	36	503 Pheasant Run	46077	2015/11/19



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R2015-751	Universal Roofing	David & Alesa Ellis	Res Reroof			6255 S 950 East	46077	2015/11/23
U2015-752	Universal Roofing	Martin & Kathryn Lee	Res Reroof	Spring Knoll	66	9474 Greenthread Drive	46077	2015/11/23
13U2015-762	Telecom Placement	Brighthouse Networks	Comm Electric	Hidden Pines		3803 Sugar Pine Lane	46077	2015/11/30



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Planning and Economic Development Permit Activity

Year: 2015

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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	0	0	1	3	1	5	13	6	8	3	0	0	3	2	0	45	0	2	199	336	2	21
February	0	0	3	0	0	2	13	5	6	3	0	4	4	2	0	42	0	2	176	318	1	12
March	2	0	3	1	0	6	15	3	9	4	7	2	16	1	0	69	1	1	262	399	2	21
April	0	0	4	5	1	6	13	11	6	1	2	3	21	1	0	74	0	4	334	517	6	43
May	0	0	3	2	1	2	11	17	8	3	3	1	27	0	0	78	0	1	322	495	75	63
June	1	1	2	2	0	7	13	19	4	3	4	4	21	1	0	82	0	3	267	439	7	49
July	2	1	2	5	0	9	9	14	7	3	2	1	20	0	0	75	0	3	267	399	5	38
August	0	2	2	2	0	5	6	17	6	2	3	1	31	0	0	77	0	0	306	466	14	44
September	0	0	1	1	2	5	9	10	11	5	2	4	16	1	0	67	0	3	234	409	5	37
October	0	0	4	5	2	4	19	17	5	4	3	0	35	2	0	100	0	6	300	463	8	46
November	0	0	0	10	1	0	10	12	4	0	5	3	17	2	0	64	0	3	253	422	6	35
December																						
Totals	5	4	26	36	8	51	132	132	75	31	31	24	214	12	0	781	1	28	2931	4686	135	413

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-NOVEMBER 2015

Planning

Intake

- The Department reviewed 54 issued building permits, 10 sign permits, and conducted 422 inspections (as detailed in the attached pages)
- The Department conducted new zoning / compliance investigations (in addition to follow-up on prior matters)

Meetings

- Attended the Town Council's monthly regular meeting
- Attended both the BZA and Plan Commission monthly meetings
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the November 30, 2015 meeting of TAC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with interested parties regarding residential development in the north west quadrant (Urban) of the Town

Reporting

- Prepared five (5) staff reports for the November Board of Zoning Appeals meeting as available at the following link (and attached to this report for reference): <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-27-DSV-L.-Miller-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-30-DSV-M.-Mouser-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-33-DSV-S.-Gilbert-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-34-DSV-Hunters-Point-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-36-DSV-D.-McClain-Staff-Report.pdf>; with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/November-10-2015-Board-of-Zoning-Appeals-Results.pdf>
- Prepared five (5) staff reports for the November Plan Commission meeting as available at the following links (and attached to this report for reference): <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-10-Z-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-31-PP-The-Villas-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-33-PP-Ansley-Park-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-34-DP-Ansley-Park-Staff-Report.pdf>; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/2015-35-Z-Staff-Report3.pdf> with results available at the following link; <http://www.zionsville-in.gov/wp-content/uploads/2015/06/November-16-2015-Plan-Commission-Meeting-Results.pdf>
- Prepared the Department's November 2015 month-end report

Communications

- Conducted various communications with applicants for the December Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the December Plan Commission meeting (agenda attached)
- 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 BZA findings as well as draft commitments associated with approved matters
- Conducted communications with PC / BZA Attorney regarding potential litigation matters
- Conducted communications with WTH regarding second phase of update program (permit tracking software)

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Conducted various sign removal efforts (signs located in the right-of-way)
- Began conducting an employment search regarding the currently vacant Compliance Inspector position (vacant as of December 4, 2015)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-NOVEMBER 2015

- Staff attended a class regarding federally funded programs and related to environmental review requirements
- Staff continued with various activities associated with the implementation of 2014 Reorganization
- Staff attended web based training opportunities regarding best practices related to land use and regulatory processes
- Staff began year end preparations specific to re-appropriations

Economic Development

Meetings

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96th Street TIF district
- Met with individuals regarding development opportunities in Creekside
- Met with interested parties regarding the extension of Bennett Parkway
- Met with interested parties regarding the installation of infrastructure associated with developments proposed to be located on Zionsville Road (as currently approved by the Plan Commission)
- Attended meetings regarding professional design services associated with Creekside Corporate Park
- Attended the November 2, 2015 RDA meeting
- Attended the November 16, 2015 RDC meeting
- Attended the November 20, 2015 Creekside Committee meeting
- Attended the November 24, 2015 ZARC meeting

Reporting

- Prepared the November 2015 TIF activity report
- Finalized documentation related to October and November activities of the RDA and RDC specific to Lease Amendments (106th St) and Declaratory Resolutions (700/334 and Creekside)

Communications

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meetings, special meetings, and committee meetings associated with the RDC
- 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 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
- Met with Chamber of Commerce representatives regarding business retention and recruiting efforts
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Scannell's Offer to Purchase the RDC's 1.4 acre remnant parcel
- Conducted communications with Title Company related to November 24, 2015 real estate closing associated with 1.4 acre parcel (sale to Scannell)
- Conducted communications with representatives of adjoining land owners of Creekside Corporate Park
- Conducted communications regarding current Town Hall site (both marketing and disposal)
- Conducted communications regarding TIF allocations and restructuring the TIF within Creekside Corporate Park

Projects / Training

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Land Disposal: Prepared RDC closing documents associated with sale of 1.4 acres to Scannell
- Contract Management: Creekside Schematic Design
- Contract Management: August Mack / CEG installation methods at Creekside Corporate Park
- RFP Preparation: PNC Site
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-NOVEMBER 2015

- TIF District establishment/ reestablishment (334/700 TIF, Creekside TIF)
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the November meeting of the 2014-2015 Indiana Certified Public Manager's (CPM) program
- CPM material review (associated with the November meeting)

Current Project Specific Ongoing Matters - Department Wide (Consultant)

Software upgrade for permit tracking (WTH, in final stages of project-Acceptance in November 2015)

Hardware installation - field data entry (internal)

HEA 1301 implementation (internal)

2014 Reorganization (internal)

ADA Transition Plan (VS Engineering/internal) – Adopted by Resolution October 5, 2015 (Town Council)

Downtown Marketing Study & Parking Analysis implementation (internal)

Economic Development Strategic Plan implementation (internal)

PNC RFP (HWC)

106th Street Right of Way Improvements (BLN)

Creekside Corporate Park @ Zionsville development (HWC/CBBEL/REA/internal)

Creekside Corporate Park @ Zionsville tenancy (Rockland/internal)

Creekside Corporate Park @ Zionsville marketing (Rockland/internal)

Scannell Offer to Purchase (SEC of Bennett Parkway and 106th Street)

Economic Development Rezoning (NWC Bennett Parkway and 106th Street)

Zoning Ordinance maintenance (internal)

Walmart litigation (Beckman Lawson / Drake Law)

Incentive impact tracking (internal)

Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)

Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)

Tall Grass / Weed abatement

Lien posting / recording (Code Enforcement actions – capture recoverable expenses)

Road Impact Fee calculations (A&F)

Subdivision Bonding (BLN, Internal)

Creekside EDA (BT, Crowe, Internal)

Oak Street TIF / redevelopment (internal)

334/700E TIF (BT, Crowe, Internal)

Website transition (internal)



MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS December 8, 2015

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled December 8, 2015 at 6:30 p.m. in the Bev Harves 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 November 10, 2015 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-20-DSV	K. Channell	6895 S 775 East	<p>Continued from the September 8, 2015, August 11, 2015, and July 14, 2015 Board of Zoning Appeals meeting</p> <p>BZA affirmed at its meeting on August 11, 2015 that Applicant is required to re-notice (publication and certified mail) to be heard at a future Board of Zoning Appeals meeting upon the accessory structures and signage matters not yet acted upon. These portions of the pending petition will be dismissed and/or denied if not properly noticed and heard on or before the December 8, 2015, Board of Zoning Appeals meeting</p> <p>Denied at the August 11, 2015 meeting: Petition for Development Standards Variance seeking approval for an 18 acre farm (Town Zoning Ordinance defines a Farm as an operation occupying at least 20 acres) by right,</p> <p>Continued to a meeting date no later than December 8, 2015, at the September 8, 2015 meeting: To allow Accessory Structures which exceed the square footage of any Primary Structures,</p> <p>Approved with conditions at the August 11, 2015, meeting: To allow the 18 acre parcel to be improved with occupied Accessory Structures prior to completion of construction of the Primary Structure (thereby modifying conditions of approval associated with Petition 2013-03-UV)</p> <p>Continued to a meeting date no later than December 8, 2015, at the September 8, 2015 meeting: To provide for signage associated with the farm stand (signage not supported by right)</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2015-37-DSV	D. Wilhite	10785 E. State Road 32	Petition for Development Standards variance to provide for two (2), Single Family Dwelling structures to exist on the same parcel in the (R-1) Rural Residential Zoning District
2015-38-DSV	T. Rottmann	320 W. Hawthorne Street	Petition for Development Standards Variance to deviate from the required 15ft aggregate side yard setback, to a 9'6" ft. aggregate side yard setback in the (RV) Village Residential Zoning District
2015-39-SE	C. Olney	457 S. 650 East	Petition to allow a Special Exception to permit a new single family dwelling in an (AG) Agricultural Zoning District
2015-40-DSV	T. Rottmann	140 N. Main Street	Petition for Development Standards variance to deviate from: 1) the required 35% lot coverage, to 45% lot coverage 2) the required 20' rear setback for a Primary Structure, to a 9'5" rear yard setback, in the (RV) Village Residential Zoning District
2015-41-DSV	Universal Transparent Bag Co.	10505 Bennett Parkway	Petition for Development Standards Variance to deviate from the required landscaping as stated in Article 3 of the Zoning Ordinance, for an Industrial building in the (I-2) Urban General Industrial District

Other Matters to be considered:

Review/Approval of the 2016 meeting dates

Letter of Engagement for Legal Services

Returning Findings of Fact for Execution

Docket # 2015-28-DSV-Yates- Scheduled to return to the December 8, 2015 meeting

Docket # 2015-31-UV-Humphrey-Scheduled to return to the December 8, 2015 meeting

Updates:

Docket # 2015-31-UV-Humphrey-Commitments

Docket # 2015-23-SE-Gradison Right to Farm

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville

Director of Planning and Economic Development

December 1, 2015



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING
December 21, 2015**

A meeting of the Zionsville Plan Commission is scheduled for Monday December 21, 2015 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 November 16, 2015 Meeting Minutes
- IV. Continuance Requests
None at this time
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2015-39-DP	Universal Transparent Bag Co., Inc.	10505 Bennett Parkway	Petition for Development Plan approval, requesting Architectural and Building materials waivers , for an approximately 67, 500 sf office/warehouse building, in the (I-2) Urban General Industrial Zoning District
2015-41-SP	Scannell Properties #152, LLC	10505 Bennett Parkway	Petition for Secondary Plat approval in order to allow for a replat of Lot 4 of Ripberger Business Park, to provide for incorporation of 1.52 acres (being adjacent to lot 4's current boundaries) into lot 4

VII: Other matters to be considered:
Status of Commitments-Docket # 2015-33-PP and 2015-34-DP Ansley Park

Letter of Engagement for Legal Services

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

December 2, 2015