

2009 ANNUAL REPORT

The screenshot shows the homepage of the Whitley County Indiana website. At the top left is the Whitley County logo featuring a building. To its right is the text "WHITLEY COUNTY Indiana". Further right is a search bar with "Site Search" and "Submit" buttons. Below the header is a navigation menu with links: Home | Elected Offices | Departments | Courts | Boards & Commissions | Services Center | Community Links.

The main content area is divided into three sections:

- Whitley County Government Center:** A photograph of a large, multi-story brick building.
- Collamer Dam:** A photograph of a dam with water flowing over it, surrounded by trees.
- IN THE SPOTLIGHT:** A text box with a bar chart icon. The text reads: "This week's WhitleyGov survey asks - how do you like our new county website? Visit our online survey page to have your input heard." Below this, it says: "The Payment Center is under construction and will be coming soon."

Below the main content are three columns of services and news:

- KEY SERVICES:** Includes links for [Payment Center](#) (Skip the counter and save a stamp. Use the Payment Center to pay your bills online.), [Action Center](#) (Submit targeted service requests and problem reports online.), [GIS](#) (Access Whitley County map and geographic data.), and [Document Center](#) (View and download official documents such as agendas and minutes.).
- NEWS & NOTICES:** Features a news item titled "Bridges Out - Roads Closed" published January 06, 2010, about Fish Hatchery Road, at Tri-Lakes, and CR 500 E, between Lincolnway East and E Old T... There is an "RSS" icon.
- CONTACT US:** States "Various county offices are located in Columbia City. Please consult one of our county directories." and includes links for [Elected Offices](#), [Departments](#), and [Courts](#).

EVENTS CALENDAR: Lists several events with dates and times:

- LEPC Meeting: 2/10/2010 9:00 AM
- Whitley County Drainage Board: 2/16/2010 9:00 AM
- Board of Commissioners Meeting: 2/16/2010 1:00 PM
- Broadbanding Classes: 2/17/2010 5:00 PM
- Whitley County Plan Commission Meeting: 2/17/2010 7:00 PM
- Last day to file for Candidacy for the 2010 Primary Election: 2/19/2010 8:00 AM

At the bottom, there is a "Quick Links" section with icons and text for: In Case of Emergencies, Economic Development Corporation, School Systems, and Cities and Towns in Whitley County.

COLUMBIA CITY/WHITLEY COUNTY JOINT PLANNING & BUILDING DEPARTMENT

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 555	NEW HOMES CONSTRUCTED: 71
INSPECTIONS COMPLETED: 2,491	NEW COMMERCIAL BUILDINGS: 8
BUILDING DEPARTMENT MILEAGE: 30,612	DEMOLITION PERMITS ISSUED: 11
UNSAFE BUILDING INSPECTIONS: 19	UNSAFE BUILDING ORDERS ISSUED: 2

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 360	MOBILE HOME RENEWALS: 5
AGRICULTURAL PERMITS ISSUED: 46	CODE VIOLATION NOTICES: 1
POND PERMITS ISSUED: 6	PUBLIC HEARINGS HELD: 47
PLAN COMMISSION/BZA APPLICATIONS: 15/48	

TOTAL DEPARTMENT FEES COLLECTED: \$ 73,515.19

DEPARTMENT EMPLOYEES

Executive Director.....	David M. Sewell, AICP
Chief Building Inspector.....	Craig W. Wagner, CBI
Office Administrator.....	Deanna Pepler
Assistant Planner	Cathy Gardner
Secretary(part-time)	Jeannie Byers
Building Inspector(part-time).....	Daniel Bishop
Building Inspector(part-time).....	Allen McCoy

220 W. Van Buren Street
Suite 204
Columbia City, IN 46725
phone: (260) 248-3112
fax: (260) 248-3157
e-mail: wcplanning@whitleynet.org

What we do

In 1987, the Joint Planning and Building Department was created, combining the offices of the Columbia City and Whitley County Plan Commissions.

Current responsibilities of the office, which has planning/zoning/building jurisdiction over the City of Columbia City, unincorporated County, and the Towns of Churubusco, Larwill, and South Whitley are:

- * review all rezoning, special exception, variance, and subdivision applications that are filed - prepare staff reports, attend board and commission meetings to provide advice and recommendations
- * prepare amendments to codes and ordinances to maintain compliance with state law, to expedite review of development proposals, and to improve the quality of life in the county
- * review and issue building permits, schedule and complete inspections, prepare violation notices, complete reinspections
- * conduct unsafe building inspections and enforce through courts
- * review development plan applications for all new commercial and industrial projects
- * assist Whitley County Economic Development on economic development activities
- * administer flood plain program for County
- * assist citizens, developers, attorneys, realtors on planning/zoning/building/development questions

2009 COMMISSION/BOARD MEMBERS

Churubusco Plan Commission

Vince McEntee, President
Brenda Saggars, Vice-President
Ken Bultemeier
Neil Hanni (Resigned)
Jeremy Hart
Patricia Holler
Bob Martin
Vivian Sade
Donna Tom

Columbia City Plan Commission

Larry Weiss, President
Jeff Walker, Vice-President
Scott Allison
Walt Crowder
Doug Graft
Jon Kissinger
Don Langeloh
Dennis Warnick
Dan Weigold

South Whitley Plan Commission

Gary Hicks, President
James Yeager, Vice-President
Marcia Clupper
John Dunn
Joan Eberhart
Tonya Porter
Randy Simpson
Anna Simmons
John Whitt

Whitley County Plan Commission

David Schilling, President
Valynnda Slack, Vice-President (Retired 8/31/09)
Doug Wright, Secretary
Bill Auer, Vice-President (Appointed 11/18/09)
Brandon Forrester
John Johnson
Kenney Kerch
Mike Schrader
Kim Wheeler

Churubusco BZA

David Crabill, President
Vince McEntee, Vice-President
Roger Bayford
Ken Bultemeier
Deborah Rohrer

Columbia City BZA

Jerry Freewalt, President
Doug Graft, Vice-President
Marquis Jones
Dwayne Knott
Dennis Warnick

South Whitley BZA

James Yeager, President
Randy Cokl, Vice-President
Frank Baldrige
Judy Earnhart
Gary Hicks

Whitley County BZA

Michelle "Mike" Judd, President
Danny Wilkinson, Vice-President
David Schilling, Secretary
Bill Auer
Mark Roach

Joint Advisory Board

Don Langeloh, President
Kim Wheeler, Vice-President
Jim Bayman
Mayor Jim Fleck
Mike Schrader
Don Sexton
Val Slack

2009 ACCOMPLISHMENTS

- ◆ Reviewed Development Plan applications for approval by the Whitley County Plan Commission Development Plan Committee.
- ◆ Reviewed Development Plan applications for approval by the Columbia City Plan Commission Executive Committee, and the Churubusco Plan Commission Executive Committee.
- ◆ Assistance to the Town of Churubusco in administering Zoning and Subdivision Ordinance enforcement and staff assistance to Churubusco Plan Commission and Board of Zoning Appeals, and utility project reviews.
- ◆ Assistance to the Town of South Whitley in administering Zoning and Subdivision Ordinance enforcement and staff assistance to South Whitley Plan Commission and Board of Zoning Appeals, and utility project reviews.
- ◆ Assisted the Whitley County Plan Commission in the review and amendment of the Whitley County Subdivision Control Ordinance.
- ◆ Assisted the Columbia City Redevelopment Commission consultant on the Downtown Revitalization Study.
- ◆ Assisted the Whitley County Economic Development Corporation on industrial prospects analysis and community information updates.
- ◆ Hosted monthly District 4 Northeastern Indiana Association of Building Officials meetings, which included 22 departments, and Local and State Building and Fire Inspectors. The meetings feature code training sessions, open session code enforcement discussions and presentations by construction industry suppliers and manufacturers. Building and Fire Inspectors from Northern and Central Indiana attended 4 of the ICC Code Certification tests in 2009. The department was the only pencil and paper testing site in Indiana.
- ◆ Mr. Wagner served as Code Seminar Instructor and served on the ICC Board of Directors for Region 5. He served as the leader of the building inspectors on the 2010 Indiana Residential Code Review Committee.

◆ ONGOING PROJECTS

- ◆ Committee meetings for the Pictometry program
- ◆ Downtown Revitalization Project - Columbia City
- ◆ Web site Task Force – Whitley County
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Comprehensive Plan update for Whitley County

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Rezoning	2
Special Exception	1
Subdivision	0
Subdivision Replat	0
Variance	2 (1-Withdrawn)
Zoning Ordinance Amendment	0
Plan Development Review	1

TOTAL: 6

- Churubusco Plan Commission approved the development plan for Blue River Churubusco Senior Apartments.
- The Churubusco Plan Commission amended the zoning map by reclassifying two separate properties within their jurisdictional area. A 12.36 acre parcel was reclassified from R-1, Single-Family Residential to R-3, Multi-Family Residential, and a 2.393 acre parcel from R-1, Single-Family Residential to I-1, Light Industrial.
- The Churubusco Board of Zoning Appeals granted a Variance of the height for a communications tower and a Special Exception for an antique shop.

COLUMBIA CITY

Rezoning	2 (1 Denied)
Special Exception	5 (1 Withdrawn)
Subdivision	1
Subdivision Replat	1
Variance	2
Zoning Ordinance Amendment	1
Development Plan Review	1

TOTAL: 13

- Columbia City Plan Commission granted primary plat approval for a 2-lot subdivision known as Snipper's Subdivision, containing 1.829 acres, and a 4-lot replat of Lots 63-67 of Brennan's Addition.
- Columbia City Plan Commission recommended the rezoning of .42.43 acres for Parkview Health Systems, reclassifying from the R-1, Single-Family Residential District to the GB, General Business District. A rezoning request from Richard and Connie Feist was denied.

- The Columbia City Board of Zoning Appeals approved Special Exceptions which included; open vehicle storage, martial arts studio, continuation of a dog kennel and an off-road motorsport events facility. The Variances were of the yard setback requirements.
- Development Plan review of the new Parkview Whitley Hospital was approved by the Commission.

COUNTY

Rezoning	4
Special Exception	8
Subdivision	3
Subdivision Replat	2
Variance	25 (1 Withdrawn)
Zoning Ordinance Amendment	1
Zoning Map Amendment	0

TOTAL: 42

- Subdivisions for the County totaled 9 lots, which contained 46.78 acres. The largest subdivision request came from Jay & Robin Ropp who received the approval of Bridge-Ways Subdivision, a 4-lot subdivision on an 18.355 acre parcel.
- The Subdivision Replats were approved by the Commission which totaled 9 lots and contained 32.35 acres. The largest replat was for Customer Choice Services who resubdivided 2 lots in Section IV into 7 lots.
- The Commission amended Section 5.9 Floodplain Standards of the Whitley County Zoning Ordinance.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included a horse boarding/indoor/outdoor riding arena facility, antique repair/restoration business, expansion of wood products business, communication tower, and home occupation hair salon and gun/ammo sales businesses. Variances approved were of the yard setback requirements, with one petition of the minimum lot width requirements.

SOUTH WHITLEY

Rezoning	0
Special Exception	3
Subdivision	0
Variance	2
Zoning Ordinance Amendment	0

TOTAL: 5

- The South Whitley Board of Zoning Appeals approved Special Exceptions, which included a home occupation photography studio and apartments in the industrial district. Variances approved were of the yard setback requirements.
- The South Whitley Plan Commission continued their discussion of developing a vision statement and downtown revitalization for the Town of South Whitley.

CONSTRUCTION ACTIVITY – CHURUBUSCO

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	2	\$ 213,000
Multi-Family Dwellings	1	1,870,000
Manufactured/Mobile Homes	2	38,000
Residential Additions	5	92,500
Residential Accessory Buildings	3	41,000
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	1	2,109,000
Institutional Additions	0	0
Miscellaneous	23	529,000
TOTAL	37	\$ 4,892,500

- ◆ Blue River Churubusco constructed a 22-unit apartment building, and the Town of Churubusco began the construction of a new water treatment facility.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	24	\$ 3,445,000
Two Family/Multi Family	5	2,000,000
Manufactured/Mobile Homes	4	49,000
Residential Additions	17	256,000
Residential Accessory Buildings	7	123,500
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	4	592,000
Institutional	1	28,000,000
Institutional Additions	2	7,500
Miscellaneous	98	1,909,000
TOTAL	162	\$ 36,382,000

- ◆ Commercial construction projects and expansions for 2009 included: STAFCO, Breyden Products, TNT Floral Shop and Snaps Snack Shop. Parkview Whitley Hospital began construction of a new hospital and Overlook Villas began construction of a 5 building apartment complex which will contain a total of 35 units.

CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	43	\$ 8,429,000
Manufactured/Mobile Homes	11	389,500
Residential Additions	48	1,608,000
Residential Accessory Buildings	52	1,203,500
Agricultural Buildings	46	2,383,200
Commercial/Industrial	4	4,325,000
Commercial/Industrial Additions	2	365,000
Institutional	0	0
Institutional Additions	1	1,500,000
Ponds	6	61,000
Miscellaneous	119	1,884,150
TOTAL	332	\$22,148,350

- ◆ Major construction projects and expansions in 2009 for the County included: Steel Dynamics, Inc., Conley, Koontz & Fitch Equine Facility, AG Plus, Qualitex, 80/20, Thirty/Thirty Properties, 33 Marina, Frick Services, Portside Pizza and New Hope Wesleyan Church.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	2	\$ 175,000
Two Family/Multi Family Dwellings	1	30,000
Manufactured/Mobile Homes	3	7,000
Residential Additions	5	70,000
Residential Accessory Buildings	2	28,000
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	1	2,700,000
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	16	444,800
TOTAL	30	\$ 3,454,800

- ◆ Major construction, expansion and remodeling projects in South Whitley for 2009 included: Synergy Feeds, formerly Ag Plus, and Shindigz.

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2008</u>		<u>2009</u>	
	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	87	\$16,760,500	71	\$12,262,000
Two Family	0	0	0	0
Multi-Family	1 (12-Units)	360,000	7 (60-Units)	3,900,000
Manufactured Homes	14	1,174,500	4	357,500
Mobile Homes	18	196,500	16	126,000
Residential Additions	64	1,465,500	75	2,026,500
Residential Accessory Buildings	121	1,748,800	64	1,396,000
Agricultural Buildings	56	2,925,750	46	2,383,200
Commercial/Industrial	13	9,326,000	4	4,325,000
Commercial/Industrial Additions	4	202,000	7	3,657,000
Institutional	3	970,000	2	30,109,000
Institutional Additions	3	1,633,500	3	1,507,500
Miscellaneous	263	3,097,200	256	4,766,950
TOTAL	647	\$39,857,250	555	\$66,816,650

RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO	2 - \$213,000	-	1- \$1,870,000	-	2 - \$38,000
CLEVELAND	2 - \$220,000	-	-	2 - \$123,000	-
COLUMBIA	3 - \$455,000	-	-	1- \$121,500	-
COLUMBIA CITY	24 - \$3,445,000	-	5 - \$2,000,000	-	4 - \$49,000
ETNA-TROY	2 - \$375,000	-	-	-	1- \$12,000
JEFFERSON	11 - \$2,571,000	-	-	-	-
RICHLAND	4- \$575,000	-	-	-	-
SOUTH WHITLEY	2 - \$175,000	-	1- \$30,000	-	3 - \$7,000
SMITH	6 - \$1,186,000	-	-	-	4 - \$8,500
THORNCREEK	9 - \$2,051,000	-	-	1- \$113,000	-
UNION	5 - \$775,000	-	-	-	2 - \$11,500
WASHINGTON	1 - \$221,000	-	-	-	-
TOTAL	71 - \$12,262,000	-	7 - \$3,900,000	4 - \$357,500	16 - \$126,000

YEARLY COMPARISONS

	<u>2008</u>	<u>2009</u>
BUILDING PERMITS		
Churubusco	52	37
Columbia City	152	162
County	418	326
South Whitley	30	30
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TOTAL	652	555

	<u>2008</u>	<u>2009</u>
IMPROVEMENT LOCATION PERMITS		
Churubusco	32	19
Columbia City	95	107
County	254	211
South Whitley	13	23
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TOTAL	394	360

INSPECTIONS COMPLETED 3,130 2,491

NEW HOMES CONSTRUCTED

Churubusco	9	2
Columbia City	32	24
County	45	43
South Whitley	1	2

PLAN COMMISSION/BZA APPLICATIONS

Churubusco	7	5
Columbia City	8	11
County	52	42
South Whitley	0	5

FEES COLLECTED

CHURUBUSCO

Building Fees	\$ 1,843.00
Planning Fees	\$ 3,924.74

COLUMBIA CITY

Building Fees	\$ 18,573.15
Planning Fees	\$ 3,516.47

COUNTY

Building Fees	\$ 26,222.21
Planning Fees	\$ 11,704.32

SOUTH WHITLEY

Building Fees	\$ 2,085.00
Planning Fees	5,646.30

TOTAL	\$ 73,515.19
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Note: Total fees collected of \$ 73,515.19 accounted for 35% of the total Department budget expenditures. Fees for 2008 totaled \$68,899.37, which accounted for 31 %.