

2010 ANNUAL REPORT



**COLUMBIA CITY/WHITLEY COUNTY
JOINT PLANNING & BUILDING
DEPARTMENT**

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 617	NEW HOMES CONSTRUCTED: 59
INSPECTIONS COMPLETED: 2,582	NEW COMMERCIAL BUILDINGS: 8
BUILDING DEPARTMENT MILEAGE: 30,569	DEMOLITION PERMITS ISSUED: 8
UNSAFE BUILDING VIOLATIONS: 12	UNSAFE BUILDING ORDERS ISSUED: 1

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 384	MOBILE HOME RENEWALS: 11
AGRICULTURAL PERMITS ISSUED: 43	CODE VIOLATION NOTICES: 3
POND PERMITS ISSUED: 18	PUBLIC HEARINGS HELD: 48
PLAN COMMISSION/BZA APPLICATIONS: 16/ 52	

TOTAL DEPARTMENT FEES COLLECTED: \$ 66,810.97

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

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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

2010 COMMISSION/BOARD MEMBERS

Churubusco Plan Commission

Vince McEntee, President
Brenda Saggars, Vice-President
Ken Bultemeier
Jeremy Hart
Patricia Holler
Bob Martin
Vivian Sade
Pat Stanford
Donna Tom

Columbia City Plan Commission

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

South Whitley Plan Commission

James Yeager, President
Anna Simmons, Vice-President
Marcia Clupper
John Dunn
Joan Eberhart
Larry Tackitt
Randy Simpson
Tonya Warner
John Whitt

Whitley County Plan Commission

David Schilling, President
Bill Auer, Vice-President
Doug Wright, Secretary
Dave Addison
Brandon Forrester
John Johnson
Kenny Kerch
Mike Schrader
Kim Wheeler

Churubusco BZA

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

Columbia City BZA

Doug Graft, President
Dennis Warnick, Vice-President
Marquis Jones
Dwayne Knott
Anthony Romano

South Whitley BZA

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

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
Brandon Forrester
Mayor Jim Fleck
Mike Schrader
Don Sexton

2010 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 Comprehensive Plan.
- ◆ Assisted the Whitley County Plan Commission in the review and amendment of Chapter 5, Development Standards of the Whitley County Zoning Ordinance, regulating wind energy conversion systems.
- ◆ 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. The department hosted Building and Fire Inspectors from Northern and Central Indiana for ICC Code Certification tests in 2010. The department was the only pencil and paper testing site in Indiana.
- ◆ Mr. Wagner served as Code Seminar Instructor. He served as the leader of the building inspectors on the 2010 Indiana Residential Code Review Committee.

◆ **ONGOING PROJECTS**

- ◆ Downtown Revitalization Project - Columbia City
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Comprehensive Plan update – Whitley County
- ◆ Zoning Ordinance amendments – Whitley County

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Advisory	1
Plan Development Review	0
Rezoning	0
Special Exception	2
Subdivision	0
Subdivision Replat	0
Variance	2
Zoning Ordinance Amendment	0

TOTAL: 5

- Churubusco Plan Commission conducted an advisory with Zorhab Tazian for a possible senior citizens apartment complex.
- The Churubusco Board of Zoning Appeals granted two Variances of the setback requirements and two Special Exceptions, one for an antique shop and the other for the expansion of an existing antique shop.

COLUMBIA CITY

Development Plan Review	1
Rezoning	2
Special Exception	2
Subdivision	0
Subdivision Replat	0
Variance	3 (1 withdrawn)
Zoning Ordinance Amendment	0

TOTAL: 10

- Columbia City Plan Commission reviewed the development plan for Parkview Whitley Hospital's medical office building.
- Columbia City Plan Commission recommended the rezoning of .4.392 acres for DRATS, Inc., reclassifying from the I-1, Light Industrial District to the GB, General Business District. Whitley County EDC and Langeloh ETAL, requested a change of zoning from the GB, General Business District to the L-1, Light Industrial District for 32.61 acres.
- Columbia City Plan Commission amended the sidewalk curb ramp specifications of the Columbia City Subdivision Ordinance.

- The Columbia City Board of Zoning Appeals approved Special Exceptions which included an office for B.A.B.E. of Whitley County and 26 unit senior citizen apartment complex for Blue River Senior Housing. The Variances were of the yard setback requirements.
- Development Plan review of the new Parkview Whitley Hospital was approved by the Commission.

COUNTY

Rezoning	3
Special Exception	10
Subdivision	11
Subdivision Replat	0
Variance	31 (1 Withdrawn)
Zoning Ordinance Amendment	2

TOTAL: 57

- Subdivisions for the County totaled 15 lots, which contained 186.95 acres. The largest residential subdivision request came from Lonnie Norris who received the approval of Pine Ridge, a 3-lot subdivision on a 5.511 acre parcel. The Whitley County Redevelopment Commission requested a 3 lot commercial subdivision known as Rail Connect Business Park and consisting of 118.442 acres.
- A Subdivision Replat was approved by the Commission which totaled 1 lot and contained 6.241 acres.
- The Commission amended Chapter 3, AG, Agricultural District of the Whitley County Zoning Ordinance to include Plant Nursery, including office, retail and landscaping services.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included auto repair/service, a plant nursery, home occupation hair salon, emergency vehicle equipment sales/service and four meteorological testing towers. Variances approved were of the yard setback requirements.

SOUTH WHITLEY

Advisory	1
Rezoning	0
Special Exception	0
Subdivision	0
Variance	2
Zoning Ordinance Amendment	1

TOTAL: 4

- The South Whitley Board of Zoning Appeals approved Variances of the yard setback requirements.
- The South Whitley Plan Commission amended Chapter 2, Section 2.11 Non-Conforming Uses of the South Whitley Zoning Ordinance. An advisory request by Gary Bowers for a possible 5-lot subdivision was heard by the Commission.

CONSTRUCTION ACTIVITY – CHURUBUSCO

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	3	\$ 394,000
Multi-Family Dwellings	0	0
Manufactured/Mobile Homes	0	0
Residential Additions	4	53,500
Residential Accessory Buildings	7	91,900
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	17	419,500
TOTAL	31	\$ 958,900

- ◆ Churubusco Park Department constructed a recreational splash pad and Churubusco town employees relocated into the renovated Churubusco Government Center.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	20	\$ 3,088,100
Two Family/Multi Family	14	1,568,000
Manufactured/Mobile Homes	0	0
Residential Additions	14	320,500
Residential Accessory Buildings	22	264,000
Agricultural Buildings	0	0
Commercial/Industrial	3	454,000
Commercial/Industrial Additions	2	37,000
Institutional	5	13,297,500
Institutional Additions	0	0
Miscellaneous	94	1,680,800
TOTAL	174	\$ 20,709,900

- ◆ Commercial construction projects and expansions for 2010 included: Peak Performance, Alpine Storage, Universal Manufacturing, Warner Electric, Anytime Fitness, Aaron's and AT &T. Parkview Whitley Hospital began construction of a new medical building, Peabody Library conducted a major remodeling project and Trail Ridge Apartments II began construction of a 14 building apartment complex which will contain a total of 28 units.

CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	35	\$ 7,569,300
Manufactured/Mobile Homes	9	551,500
Residential Additions	26	1,610,500
Residential Accessory Buildings	97	1,660,975
Agricultural Buildings	43	1,968,000
Commercial/Industrial	5	9,200,000
Commercial/Industrial Additions	6	17,678,000
Institutional	0	0
Institutional Additions	0	0
Ponds	18	187,500
Miscellaneous	156	1,232,500
TOTAL	395	\$41,658,275

- ◆ Major construction projects and expansions in 2010 for the County included: SDI, Triad Metals International, Shively Warehousing, LB Foster, USSI, AG Plus, PDQ Workholding and Whitley Environmental.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	1	\$ 188,000
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	1	50,000
Residential Additions	4	87,000
Residential Accessory Buildings	6	35,100
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	23	517,450
TOTAL	35	\$ 877,550

- ◆ Shindigz conducted a renovation project at their Broad Street location in South Whitley.

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2009</u>		<u>2010</u>	
	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	71	\$12,262,000	59	\$11,239,400
Two Family	0	0	14	1,568,000
Multi-Family	7 (60-Units)	3,900,000	0	0
Manufactured Homes	4	357,500	6	589,000
Mobile Homes	16	126,000	4	12,500
Residential Additions	75	2,026,500	48	2,071,500
Residential Accessory Buildings	64	1,396,000	132	2,051,975
Agricultural Buildings	46	2,383,200	43	1,968,000
Commercial/Industrial	4	4,325,000	8	9,654,000
Commercial/Industrial Additions	7	3,657,000	8	17,715,000
Institutional	2	30,109,000	5	13,297,500
Institutional Additions	3	1,507,500	0	0
Miscellaneous	256	4,766,950	290	3,850,250
TOTAL	555	\$66,816,650	617	\$64,017,125

RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO	3 - \$394,000	-	-	-	-
CLEVELAND	1 - \$112,000	-	-	-	-
COLUMBIA	3 - \$625,000	-	-	1 - \$132,000	-
COLUMBIA CITY	20 - \$3,088,100	14 - \$1,568,000	-	-	-
ETNA-TROY	5 - \$824,000	-	-	1 - \$100,000	-
JEFFERSON	6 - \$1,113,500	-	-	-	-
RICHLAND	4 - \$1,390,000	-	-	2 - \$177,000	-
SOUTH WHITLEY	1 - \$188,000	-	-	1 - \$50,000	-
SMITH	4 - \$653,000	-	-	-	-
THORNCREEK	7 - \$1,499,000	-	-	1 - \$130,000	-
UNION	3 - \$649,000	-	-	-	4 - \$12,500
WASHINGTON	4 - \$703,800	-	-	-	-
TOTAL	59 \$11,239,400	14 - \$1,568,000	-	6 - \$589,000	4 - \$12,500

YEARLY COMPARISONS

	<u>2009</u>	<u>2010</u>
BUILDING PERMITS		
Churubusco	37	31
Columbia City	162	174
County	326	377
South Whitley	30	35
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TOTAL	555	617

	<u>2009</u>	<u>2010</u>
IMPROVEMENT LOCATION PERMITS		
Churubusco	19	22
Columbia City	107	108
County	211	231
South Whitley	23	23
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TOTAL	360	384

INSPECTIONS COMPLETED	2,491	2,582
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NEW HOMES CONSTRUCTED

Churubusco	2	3
Columbia City	24	20
County	43	35
South Whitley	2	1

PLAN COMMISSION/BZA APPLICATIONS

Churubusco	5	4
Columbia City	11	7
County	42	55
South Whitley	5	2

FEES COLLECTED

CHURUBUSCO

Building Fees	\$ 1,313.78
Planning Fees	\$ 3,307.66

COLUMBIA CITY

Building Fees	\$ 14,303.00
Planning Fees	\$ 3,345.19

COUNTY

Building Fees	\$ 28,099.86
Planning Fees	\$ 14,262.62

SOUTH WHITLEY

Building Fees	\$ 1,266.32
Planning Fees	\$ 912.54

TOTAL	\$ 66,810.97
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Note: Total fees collected of \$ 66,810.97 accounted for 34% of the total Department budget expenditures. Fees for 2009 totaled \$73,515.19, which accounted for 35%.