

**2011**  
**ANNUAL REPORT**

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

# COUNTY-WIDE VITAL STATISTICS

## BUILDING

BUILDING PERMITS ISSUED: 549	NEW HOMES CONSTRUCTED: 54
INSPECTIONS COMPLETED: 2,369	NEW COMMERCIAL BUILDINGS: 5
BUILDING DEPARTMENT MILEAGE: 48,008	DEMOLITION PERMITS ISSUED: 5
UNSAFE BUILDING VIOLATIONS: 7	UNSAFE BUILDING ORDERS ISSUED: 0

## PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 357	MOBILE HOME RENEWALS: 16
POND PERMITS ISSUES: 5	CODE VIOLATION NOTICES: 3
PLAN COMMISSION/BZA APPLICATIONS: 15/55	PUBLIC HEARINGS HELD: 30

TOTAL DEPARTMENT FEES COLLECTED: \$ 67,609.43

## 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) .....Tammy Rumsyre  
 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

## **2011 COMMISSION/BOARD MEMBERS**

**Churubusco Plan Commission**

**Churubusco BZA**

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

**Columbia City Plan Commission**

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

**South Whitley Plan Commission**

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

**Whitley County Plan Commission**

Brandon Forrester, Chairman  
Dave Addison, Vice-Chairman  
Doug Wright, Secretary  
Bill Auer  
John Johnson  
Kenny Kerch  
Paula Reimers  
Dave Schilling  
George Schrupf

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

**Columbia City BZA**

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

**South Whitley BZA**

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

**Whitley County BZA**

Danny Wilkinson, Chairman  
Dave Schilling, Vice-Chairman  
Bill Auer, Secretary  
Tim Denihan  
Will Klein

**Joint Advisory Board**

Don Langeloh, Chairman  
Kim Wheeler, Vice-Chairman  
Jim Bayman  
Brandon Forrester  
Mayor Jim Fleck  
George Schrupf  
Don Sexton

**2011 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. The Plan was officially adopted by the Board of County Commissioners March 21, 2011.
- ◆ Assisted the Wind Energy Steering Committee and Ground Rules Consulting on issues relating to 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 is 1 of 2 pencil and paper testing sites in Indiana.
- ◆ Mr. Wagner served as Code Seminar Instructor. He served as the leader of the building inspectors on the Indiana Residential Code Review Committee.

## ◆ ONGOING PROJECTS

- ◆ Economic Development projects – all jurisdictions
- ◆ Downtown improvement and revitalization – South Whitley

- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Zoning Ordinance amendments – Whitley County
- ◆ Utility Improvement projects – all jurisdictions

## **PLAN COMMISSION / BZA APPLICATIONS**

### **CHURUBUSCO**

Rezoning	0
Special Exception	1
Subdivision	0

Subdivision Replat	0
Variance	2
Zoning Ordinance Amendment	0
TOTAL:	3

- The Churubusco Board of Zoning Appeals granted two Variances of the setback requirements and a Special Exception for a communications tower.

### **COLUMBIA CITY**

Development Plan Review	3
Rezoning	0
Special Exception	0
Subdivision	2
Subdivision Replat	0
Variance	4
Zoning Ordinance Amendment	0
TOTAL:	9

- The Columbia City Plan Commission reviewed the development plan for Parkview Whitley EMS, Kroger Fuel Center and J & K Communications.
- Subdivisions for the City totaled 3 lots, which contained a total of 13.43 acres.
- The Columbia City Board of Zoning Appeals approved Variances of the yard setback, the minimum lot size and ground floor area requirements of the zoning ordinance.

### **COUNTY**

Rezoning	4 (1 Denied)
Special Exception	16 (1 Denied)
Subdivision	6 (1 Withdrawn)
Subdivision Replat	1
Variance	32
Zoning Ordinance Amendment	0
TOTAL:	59

- Subdivisions for the County totaled 18 lots, which contained 112.34 acres. The largest residential subdivision request came from Keith Robinson who received the approval of Legacy Preserve, an 11-lot subdivision on an 88.88 acre parcel. The Commission approved a 3-lot commercial subdivision for J & G Holding Company, LLC which consisted of 3.57 acres.
- A Subdivision Replat was approved by the Commission which totaled 1 lot and contained 4 acres.

- The Whitley County Plan Commission recommended the rezoning of 10.253 acres for Keith Robinson reclassifying from the VC, Village Commercial to the RR, Rural Residential District; recommended the rezoning of 10 acres for Joseph & Lori Coffelt reclassifying from the AG, Agricultural to the IPM, Industrial Park Manufacturing District; and recommended the rezoning of 1.5 acres for Michael Stanford reclassifying from the VC, Village Commercial to the RR, Rural Residential District.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included auto & farm equipment repair/service, bottled gas distribution facility, home occupation gunsmithing sales/service, temporary second dwelling units, recreational salvage facility and a home occupation bakery/candy shop. Variances approved were of the yard setback, allowable square footage and acreage for farm animal regulations.

### **SOUTH WHITLEY**

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

- The South Whitley Plan Commission granted primary plat approval to Gary Bowers for Foster Heights a 5-lot subdivision on a total of .889 acre. The Whitley County Economic Development Corporation and Dragon Real Estate Co, LLC received an amendment of the South Whitley Zoning Map by reclassifying 85.93 acres to the I-1 Industrial District.

### **CONSTRUCTION ACTIVITY – CHURUBUSCO**

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	4	\$ 760,000
Multi-Family Dwellings	0	0
Manufactured/Mobile Homes	0	0
Residential Additions	5	453,000



Residential Accessory Buildings	10	81,500
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	18	58,850
TOTAL	37	\$ 1,353,350

- ◆ The Scoop Shoppe opened for business in 2011 and Performance PC erected a communications tower.

## CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	19	\$ 3,223,000
Two Family/Multi Family	0	0
Manufactured/Mobile Homes	2	20,000
Residential Additions	11	244,100
Residential Accessory Buildings	21	461,000
Agricultural Buildings	0	0
Commercial/Industrial	1	750,000
Commercial/Industrial Additions	3	975,000
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	87	2,346,025
TOTAL	144	\$ 8,019,125

- ◆ Commercial construction projects and expansions for 2011 included: Parkview Whitley EMS, Kroger Fuel Center and expansion of Kilgore Manufacturing and J & K Communications, Eagle Tech Academy, Myers, Tison Hockemeyer & McNagny Law Firm and Del Fuego conducted major remodeling projects.

## CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	31	\$ 6,633,500
Manufactured/Mobile Homes	6	419,000
Residential Additions	31	1,853,200
Residential Accessory Buildings	97	1,950,850
Agricultural Buildings	11	1,266,500

Commercial/Industrial	3	4,870,000
Commercial/Industrial Additions	4	3,045,000
Institutional	0	0
Institutional Additions	0	0
Ponds	5	97,000
Miscellaneous	146	2,785,125
TOTAL	334	\$22,920,175

- ◆ Construction projects and expansions in 2011 for the County included: IOTRON Industries, USSI, 80/20, Buchanan Automotive, Micropulse, AG Plus, Klingaman Repair, Blue Lake Campground and Fort Wayne Metals.

## CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	0	\$ 0
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	1	95,000
Residential Additions	2	70,000
Residential Accessory Buildings	6	170,500
Agricultural Buildings	0	0
Commercial/Industrial	1	225,000
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	29	81,485
TOTAL	39	\$ 641,985

- ◆ Commercial building projects for 2011 included Synergy Feeds, LLC and Green Parrott Bar & Grill.

## CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2010</u>		<u>2011</u>	
	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	59	\$11,239,400	54	\$10,616,500
Two Family	14	1,568,000	0	0
Multi-Family	0	0	0	0
Manufactured Homes	6	589,000	4	229,000
Mobile Homes	4	12,500	5	305,000
Residential Additions	48	2,071,500	49	2,620,300
Residential Accessory Buildings	132	2,051,975	134	2,663,850
Agricultural Buildings	43	1,968,000	11	1,266,500

Commercial/Industrial	8	9,654,000	5	5,845,000
Commercial/Industrial Additions	8	17,715,000	7	4,020,000
Institutional	5	13,297,500	0	0
Institutional Additions	0	0	0	0
Miscellaneous	290	3,850,250	280	5,271,485
<b>TOTAL</b>	<b>617</b>	<b>\$64,017,125</b>	<b>549</b>	<b>\$32,837,635</b>

## **RESIDENTIAL DWELLINGS - TOWNSHIP**

	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
<b>CHURUBUSCO</b>	4 - \$760,000				
<b>CLEVELAND</b>	2 - \$298,000				
<b>COLUMBIA</b>	1 - \$326,000				
<b>COLUMBIA CITY</b>	19 - \$3,223,000				2 - \$20,000
<b>ETNA-TROY</b>	2 - \$434,000				3 - \$285,000
<b>JEFFERSON</b>	7 - \$2,330,000				
<b>RICHLAND</b>	1 - \$143,000			2 - \$114,000	
<b>SOUTH WHITLEY</b>				1 - \$95,000	
<b>SMITH</b>	2 - \$304,000			1 - \$20,000	
<b>THORNCREEK</b>	6 - \$889,000				
<b>UNION</b>	6 - \$1,081,500				
<b>WASHINGTON</b>	4 - \$828,000				
<b>TOTAL</b>	54 \$11,239,400			4 - \$229,000	5 - \$305,000

## **YEARLY COMPARISONS**

<b>BUILDING PERMITS</b>	<u>2010</u>	<u>2011</u>
Churubusco	31	37
Columbia City	174	144
County	377	329
South Whitley	35	39
<b>TOTAL</b>	<b>617</b>	<b>549</b>

	<u>2010</u>	<u>2011</u>
<b>IMPROVEMENT LOCATION PERMITS</b>		
Churubusco	22	25
Columbia City	108	79
County	231	228
South Whitley	23	25
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TOTAL	384	357
 <b>INSPECTIONS COMPLETED</b>		
	2,582	2,369
 <b>NEW HOMES CONSTRUCTED</b>		
Churubusco	3	4
Columbia City	20	19
County	35	31
South Whitley	1	0
 <b>PLAN COMMISSION/BZA APPLICATIONS</b>		
Churubusco	4	3
Columbia City	7	6
County	55	48
South Whitley	2	2

## **FEES COLLECTED**

### **CHURUBUSCO**

Building Fees	\$ 2,742.95
Planning Fees	\$ 3,175.90

### **COLUMBIA CITY**

Building Fees	\$ 8,242.08
Planning Fees	\$ 4,428.12

**COUNTY**

Building Fees	\$ 30,306.90
Planning Fees	\$ 14,099.04

**SOUTH WHITLEY**

Building Fees	\$ 3,825.44
Planning Fees	\$ 789.00
TOTAL	\$ 67,609.43

Note: Total fees collected of \$ 67,609.43 accounted for 37% of the total Department budget expenditures. Fees for 2010 totaled \$66,810.97, which accounted for 34%.