

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 770	NEW HOMES CONSTRUCTED: 131
INSPECTIONS COMPLETED: 3,526	NEW COMMERCIAL BUILDINGS: 12
BUILDING DEPARTMENT MILEAGE: 41,394	DEMOLITION PERMITS ISSUED: 13
UNSAFE BUILDING INSPECTIONS: 14	UNSAFE BUILDING ORDERS ISSUED: 2

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 541	MOBILE HOME RENEWALS: 14
AGRICULTURAL PERMITS ISSUED: 43	CODE VIOLATION NOTICES: 0
POND PERMITS ISSUED: 12	PUBLIC HEARINGS HELD: 50
PLAN COMMISSION/BZA APPLICATIONS: 88	

TOTAL DEPARTMENT FEES COLLECTED: \$ 88,219.14

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
Building Inspector(part-time).....	Nathan Wright

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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

2007 ADVISORY BOARD MEMBERS

Churubusco Plan Commission

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

Columbia City Plan Commission

Larry Weiss, President
Jeff Walker, Vice-President
Doug Fahl
John Fulk
Doug Graft
Don Langeloh
Deb Roy
Dennis Warnick
Dan Weigold

South Whitley Plan Commission

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

Whitley County Plan Commission

David Schilling, President
Valynnda Slack, Vice-President
Brandon Forrester, Secretary (Resigned 7/1/07)
Bill Auer (Replaced Tim Hearld 10/15/07)
Keith HOOD (Replaced Brandon Forrester 7/17/07)
Kenneth Kerch
Tim Hearld (Resigned 9/16/07)
Mike Schrader
Joel Vance
Kim Wheeler
Doug Wright

Churubusco BZA

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

Columbia City BZA

Jerry Freewalt, President
Doug Graft, Vice-President
Marquis Jones
Patricia Smith
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
Mike Myers, Vice-President
Danny Wilkinson, Secretary
David Schilling
Joel Vance

Joint Advisory Board

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

2007 ACCOMPLISHMENTS

- ◆ Assisted the Chamber of Commerce on commercial and residential development inquiries.
- ◆ Reviewed 2 Development Plan applications for approval by the Columbia City Plan Commission Executive Committee.
- ◆ Assistance to the South Whitley Plan Commission to propose an expansion of their 2-mile jurisdictional area.
- ◆ 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 amendment of the Whitley County Zoning Ordinance by establishing Lake Access Development Standards and Manufactured Home Standards pertaining to the use of recreational vehicles.
- ◆ Assisted the County Commissioners and the County Council in special projects and information research.
- ◆ 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 2007. The department was the only pencil and paper testing site in Indiana.
- ◆ Mr. Wagner served as Co-Chairman of the State Residential Code Review Committee, Chairman of the IABO Code and Nominating Committee, Code Seminar Instructor, and served on the ICC Board of Directors for Region 5. He was elected 1st Vice-President of the Indiana Association of Building Officials (IABO) and also taught several building code training seminars for the Whitley County Builders Association.

◆ ONGOING PROJECTS

- ◆ Committee meetings for the Geographical Information System (GIS)
- ◆ Downtown Action Agenda – Columbia City
- ◆ Jurisdictional area expansion – South Whitley
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Comprehensive Plan update for Churubusco
- ◆ Convert office to computer applications and database creation

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Rezoning	1
Special Exception	0
Subdivision	1
Subdivision Replat	0
Variance	5
Zoning Ordinance Amendment	0

TOTAL: 7

- Churubusco Plan Commission recommended the rezoning of Bill Barnhart's property from the R-2, Two-Family Residential District to the GB, General Business District.
- A 4-lot subdivision known as Braunwald contained 60.865 acres and was granted to Ross Sneary.
- The Churubusco Board of Zoning Appeals granted Variances of the setback requirements.

COLUMBIA CITY

Rezoning	1
Special Exception	1 Withdrawn
Subdivision	3
Subdivision Replat	1
Variance	7
Zoning Ordinance Amendment	0
Development Plan Review	2

TOTAL: 15

- Subdivisions contained a total of 19 lots, consisting of 15.587 acres. The largest commercial subdivision request came from Drats, Inc. who received secondary plat approval of Armstrong Corporate Park, Section 12, 7 lots on 8.547 acres. Sunshine Development, LLC received the Commission's approval of a 10-lot replat of Heritage Place, Section 3, which encompassed 2.06 acres and was the largest residential subdivision request.
- Columbia City Plan Commission recommended the rezoning of 144.10 acres for Park Group, reclassifying from the A-1, Agricultural District to the GB, General Business District.
- The Columbia City Board of Zoning Appeals approved Variances of the setback requirements.

COUNTY

Rezoning	4 (1 Withdrawn)
Special Exception	17
Subdivision	10
Variance	18
Zoning Ordinance Amendment	2
Zoning Map Amendment	1

TOTAL: 52

- Subdivisions for the County totaled 33 lots, which contained 184.62 acres. The largest subdivision request came from Red Oak Development Company, Inc. who received the approval of Big Indian Creek, a 15-lot subdivision on a 103.536 acre parcel and located on the East side of C.R. 700 East, ½ mile South of C.R. 900 South.
- There were four rezoning requests for the County, which included: Craig Sterler reclassifying a portion of Gaff's Addition from the RR, Rural Residential District to the VC, Village Commercial District; James and Susan Zimmerman reclassifying 1.3 acres from the AG, Agricultural District to the LR, Lake Residential District; Joseph and Teresa Schomburg reclassifying from the AG, Agricultural District to the GC, General Commercial District, and the largest request came from Dominion Ventures, LLC, who petitioned for a reclassification of 37.29 acres from the AG, Agricultural District to the MP, Manufactured Home Park but ultimately withdrew their petition.
- Zoning Map Amendment expanding the South Whitley 2-mile jurisdictional area received a favorable recommendation from the Whitley County Plan Commission and was ultimately approved by the Board of County Commissioners.
- Zoning Ordinance Amendments for Lake Access Development Standards and Manufactured Home Standards received a favorable recommendation from the Whitley County Plan Commission and were approved by the Board of County Commissioners.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included paint ball facility, confined feeding operation, wireless communication tower, refuse transfer facility and several home occupation requests. The majority of the Variances approved were of the yard setback requirements.

SOUTH WHITLEY

Rezoning	1
Special Exception	3(1Denied 1Withdrawn)
Subdivision	1
Variance	2
Zoning Ordinance Amendment	0

TOTAL: 7

- One rezoning request for South Whitley came from Whitley Memorial Hospital, Inc., reclassifying 1.2 acres from the A-1, Agricultural District and the I-1, Industrial District to the GB, General Business District.

- The only subdivision request came from Philip J. Spear, who received primary plat approval for Sugar Creek Estates, Phase III, a 221-lot subdivision located on the West side of C.R. 600 West , North of State Road 14 and consisting of 172.20 acres.

- The South Whitley Plan Commission continued their discussion of a Comprehensive Plan for the Town of South Whitley.

- The South Whitley Board of Zoning Appeals granted a Special Exception for a photography studio and denied a request for a home based sporting goods business, while the third request was withdrawn by the applicant. Both Variance requests were of the yard setback requirements.

CONSTRUCTION ACTIVITY - CHURUBUSCO

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	6	\$ 893,000
Manufactured/Mobile Homes	1	1,500
Residential Additions	7	324,000
Residential Accessory Buildings	10	192,500
Agricultural Buildings	1	30,000
Commercial/Industrial	2	800,000
Commercial/Industrial Additions	3	42,000
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	21	78,950
TOTAL	51	\$ 2,361,950

- ◆ Dollar General and Family Dollar constructed retail facilities in 2007, and Turtle Town Plaza expanded by adding 2 retail additions. Smith Green Community Schools constructed a restroom building at their outdoor athletic facility.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	65	\$ 9,735,500
Two Family/Multi Family	1	200,000
Manufactured/Mobile Homes	7	222,000
Residential Additions	25	561,500
Residential Accessory Buildings	40	328,850
Agricultural Buildings	1	24,000
Commercial/Industrial	4	1,128,000
Commercial/Industrial Additions	0	0
Institutional	2	829,000
Institutional Additions	0	0
Miscellaneous	90	713,650
TOTAL	235	\$13,742,500

- ◆ Major commercial construction projects and expansions for 2007 included: Reiff Construction/Farm Bureau Insurance, Three Rivers Credit Union, Alarie Chiropractic, and Three Rivers Compressed Air and Shrine Horse Pavillion.

CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	57	\$14,430,500
Manufactured/Mobile Homes	22	921,500
Residential Additions	71	2,648,000
Residential Accessory Buildings	116	1,729,600
Agricultural Buildings	34	1,228,500
Commercial/Industrial	5	5,278,000
Commercial/Industrial Additions	3	1,389,000
Institutional	1	5,000
Institutional Additions	0	0
Ponds	12	193,000
Miscellaneous	144	1,443,950
TOTAL	465	\$29,267,050

- ◆ Major construction projects and expansions in 2007 for the County included: Micropulse, Five Star Distribution, Paiges Crossing, AgPlus, Jaxon Industries, Double Diamond Holding, LLC and T-Mobile.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	3	\$ 561,000
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	1	32,000
Residential Additions	2	23,500
Residential Accessory Buildings	8	87,000
Agricultural Buildings	0	0
Commercial/Industrial	1	1,200,000
Commercial/Industrial Additions	1	700,000
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	15	112,050
TOTAL	31	\$ 2,715,550

- ◆ Major construction and expansion projects in South Whitley for 2007 included: Whitley Memorial Hospital, Inc. (South Whitley Clinic) and AgPlus. Subway completed a renovation project.

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2006</u>	<u>2007</u>		
	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	146	\$25,941,000	131	\$25,620,000
Two Family	1	155,000	1	200,000
Multi-Family	0	0	0	0
Manufactured Homes	18	1,333,000	13	954,000
Mobile Homes	14	236,500	18	223,000
Residential Additions	70	2,825,500	105	3,557,000
Residential Accessory Buildings	126	2,013,200	174	2,331,950
Agricultural Buildings	50	2,477,000	36	1,282,500
Commercial/Industrial	16	12,659,000	12	8,406,000
Commercial/Industrial Additions	11	2,905,500	7	2,131,000
Institutional	4	2,707,000	3	834,000
Institutional Additions	3	2,215,000	0	0
Miscellaneous	280	4,982,100	270	2,390,100
TOTAL	739	\$61,449,300	770	\$47,929,550

RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE -FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO	6 - \$893,000	-	-	-	1 - \$1,500
CLEVELAND	3 - \$410,500	-	-	2 - \$242,000	1 - \$3,000
COLUMBIA	5 - \$993,000	-	-	-	-
COLUMBIA CITY	65 - \$9,735,500	1 - \$200,000	-	2 - \$130,000	5 - \$92,000
ETNA-TROY	8 - \$1,464,000	-	-	1 - \$169,000	1 - \$2,500
JEFFERSON	9 - \$5,606,000	-	-	1 - \$75,000	-
RICHLAND	0 - -	-	-	1 - \$80,000	1 - \$4,000
SOUTH WHITLEY	3 - \$561,000	-	-	-	1 - \$32,000
SMITH	3 - \$368,000	-	-	2 - \$177,000	5 - \$42,500
THORNCREEK	10 - \$2,045,000	-	-	-	-
UNION	12 - \$2,104,000	-	-	4 - \$81,000	3 - \$45,500
WASHINGTON	7 - \$1,440,000	-	-	-	-
TOTAL	131 - \$25,620,000	1 - \$200,000	-	13 - \$954,000	18 - \$223,000

YEARLY COMPARISONS

	<u>2006</u>	<u>2007</u>
BUILDING PERMITS		
Churubusco	39	51
Columbia City	213	235
County	454	453
South Whitley	33	31
TOTAL	739	770

	<u>2006</u>	<u>2007</u>
IMPROVEMENT LOCATION PERMITS		
Churubusco	28	39
Columbia City	157	161
County	357	322
South Whitley	26	20
TOTAL	568	542

INSPECTIONS COMPLETED 3,526

NEW HOMES CONSTRUCTED

Churubusco	6
Columbia City	65
County	57
South Whitley	3

PLAN COMMISSION/BZA APPLICATIONS

Churubusco	7
Columbia City	12
County	52
South Whitley	6

FEES COLLECTED

CHURUBUSCO

Building Fees	\$ 3,891.09
Planning Fees	\$ 4,075.65

COLUMBIA CITY

Building Fees	\$ 16,136.12
Planning Fees	\$ 5,608.10

COUNTY

Building Fees	\$ 37,621.61
Planning Fees	\$ 13,419.46

SOUTH WHITLEY

Building Fees	\$ 1,531.00
Planning Fees	5,936.11

TOTAL	\$ 88,219.14
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Note: Total fees collected of \$ 88,219.14 accounted for 41% of the total Department budget expenditures. Fees for 2006 totaled \$97,167.84, which accounted for 46%.

2006

ANNUAL REPORT

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