

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 647	NEW HOMES CONSTRUCTED: 87
INSPECTIONS COMPLETED: 3,130	NEW COMMERCIAL BUILDINGS: 13
BUILDING DEPARTMENT MILEAGE: 38,552	DEMOLITION PERMITS ISSUED: 13
UNSAFE BUILDING INSPECTIONS: 9	UNSAFE BUILDING ORDERS ISSUED: 0

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 394	MOBILE HOME RENEWALS: 13
AGRICULTURAL PERMITS ISSUED: 56	CODE VIOLATION NOTICES: 1
POND PERMITS ISSUED: 8	PUBLIC HEARINGS HELD: 42
PLAN COMMISSION/BZA APPLICATIONS: 67	

TOTAL DEPARTMENT FEES COLLECTED: \$ 68,899.37

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

2008 COMMISSION/BOARD MEMBERS

Churubusco Plan Commission

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

Columbia City Plan Commission

Larry Weiss, President
Jeff Walker, Vice-President
Walt Crowder
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
Joan Eberhart
Tonya Porter
Randy Simpson
Anna Simmons
John Whitt

Whitley County Plan Commission

David Schilling, President
Valynnda Slack, Vice-President
Doug Wright, Secretary
Bill Auer
Keith Hood (Resigned 12/17/08)
Kenneth Kerch
Mike Schrader
Joel Vance (Resigned 8/4/08)
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
Patricia Smith (Resigned 9/10/08)
Dennis Warnick

South Whitley BZA

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

Whitley County BZA

Michelle "Mike" Judd, President
Danny Wilkinson, Vice-President
David Schilling, Secretary
Mark Roach
Joel Vance (Resigned 8/4/08)

Joint Advisory Board

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

2008 ACCOMPLISHMENTS

- ◆ Assisted the Chamber of Commerce on commercial and residential development inquiries.
- ◆ 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 consult 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 2008. 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 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 Pictometry program
- ◆ Downtown Revitalization Project - Columbia City
- ◆ Comprehensive Plan and Subdivision Ordinance updates for Churubusco
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Comprehensive Plan update for Whitley County
- ◆ Finalized conversion of office to computer applications

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Rezoning	1 (Withdrawn)
Special Exception	2
Subdivision	1
Subdivision Replat	0
Variance	4
Zoning Ordinance Amendment	0
Plan Development Review	1

TOTAL: 9

- Churubusco Plan Commission approved the development plan for Eagle Do-It Best Hardware and Lumber.
- A 1-lot subdivision known as Lee Jacob Addition contained 10 acres and was granted to Lee Burdett Shively, and the only rezoning application was withdrawn by its applicant, Jeffrey Schenher.
- The Churubusco Board of Zoning Appeals granted Variances of the setback requirements and Special Exceptions for two upper apartments and a communications tower.

COLUMBIA CITY

Rezoning	3
Special Exception	4 (1 Withdrawn)
Subdivision	2
Subdivision Replat	0
Variance	0
Zoning Ordinance Amendment	0
Development Plan Review	1

TOTAL: 10

- Columbia City Plan Commission granted primary plat approval for a 25-lot subdivision known as Valley River Estates, Section II, containing 7.91 acres.
- Columbia City Plan Commission recommended the rezoning of .817 acres for STAFCO, reclassifying from the R-3, Multi-Family Residential District to the I-1, Light Industrial District. A rezoning request from Robert and Terrie Bishir was denied.

- The Columbia City Board of Zoning Appeals approved Special Exception which included; ERS Telecom Properties for a telecommunication tower and JR Parent Corporation of Columbia City Retirement, LLC a 12-unit senior apartment building.
- Development Plan review of O'Reilly Auto Parts was approved by the Commission.

COUNTY

Rezoning	0
Special Exception	14
Subdivision	12
Subdivision Replat	3
Variance	23
Zoning Ordinance Amendment	0
Zoning Map Amendment	0

TOTAL: 52

- Subdivisions for the County totaled 25 lots, which contained 104.24 acres. The largest subdivision request came from Marcia Holloway who received the approval of The Hollows, a 6-lot subdivision on a 31.171 acre parcel and located on the south side of Cider Mill Road and north of State Road 205.
- The Subdivision Replats were approved by the Commission which totaled 5 lots and contained 5.874 acres.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included an equine medical facility, bed and breakfast, contractor's office/business, dog breeding, and a home occupation recording studio. A telecommunication tower was withdrawn. Variances approved were of the yard setback requirements, with one petition of the minimum lot width requirements.

SOUTH WHITLEY

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

TOTAL: 0

- The South Whitley Plan Commission continued their discussion of developing a vision statement, downtown revitalization and a Comprehensive Plan for the Town of South Whitley.

CONSTRUCTION ACTIVITY – CHURUBUSCO

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	9	\$ 1,713,500
Manufactured/Mobile Homes	1	8,000
Residential Additions	4	145,000
Residential Accessory Buildings	9	153,500
Agricultural Buildings	1	4,000
Commercial/Industrial	3	503,000
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	25	325,800
TOTAL	52	\$ 2,768,600

- ◆ Eagle Do-It Best constructed a retail facility and Horne Rentals, LLP constructed a dance studio in 2008, and Turtle Town Plaza added a lean-to addition onto Precision Sharpening.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	32	\$ 3,857,000
Two Family/Multi Family	1	360,000
Manufactured/Mobile Homes	3	27,500
Residential Additions	14	259,500
Residential Accessory Buildings	18	120,000
Agricultural Buildings	0	0
Commercial/Industrial	1	367,000
Commercial/Industrial Additions	0	0
Institutional	3	970,000
Institutional Additions	1	25,000
Miscellaneous	79	722,300
TOTAL	152	\$ 6,708,300

- ◆ Major commercial construction projects and expansions for 2008 included: O'Reilly Auto Parts, Sears, and Mancino's Restaurant. Columbia City Parks Department constructed a splash pad facility at Morsches Park and Columbia City Retirement, LLC completed a 12-unit apartment building.

CONSTRUCTION ACTIVITY - COUNTY

<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF</u>	<u>CONSTRUCTION</u>
Single Family Dwellings	45	\$11,061,000
Manufactured/Mobile Homes	25	1,310,000
Residential Additions	45	1,039,500
Residential Accessory Buildings	88	1,450,000
Agricultural Buildings	55	2,921,750
Commercial/Industrial	7	7,966,000
Commercial/Industrial Additions	3	125,000
Institutional	0	0
Institutional Additions	1	1,600,000
Ponds	8	52,000
Miscellaneous	144	1,627,950
TOTAL	421	\$29,154,200

- ◆ Major construction projects and expansions in 2008 for the County included: Steel Dynamics, Inc., Jesus Christ of Latter Day Saints Church, Micropulse, Steel Plus Distribution, All American Homes, Lathe Specialty, and CRI Construction.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF</u>	<u>CONSTRUCTION</u>
Single Family Dwellings	1	\$ 129,000
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	3	22,500
Residential Additions	1	21,500
Residential Accessory Buildings	6	109,000
Agricultural Buildings	0	0
Commercial/Industrial	2	490,000
Commercial/Industrial Additions	1	77,000
Institutional	0	0
Institutional Additions	1	8,500
Miscellaneous	15	421,150
TOTAL	30	\$ 1,278,650

- ◆ Major construction, expansion and remodeling projects in South Whitley for 2008 included: South Whitley Car Wash, Whitley Manufacturing, and Whitko Community School bus barn. Star Financial Bank and Shindigz completed renovation projects.

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2007</u>		<u>2008</u>	
	PERMITS	EST. VALUE OF CONSTRUCTION	PERMITS	EST. VALUE OF CONSTRUCTION
Single Family Dwellings	131	\$25,620,000	87	\$16,760,500
Two Family	1	200,000	0	0
Multi-Family	0	0	1 (12-Units)	360,000
Manufactured Homes	13	954,000	14	1,174,500
Mobile Homes	18	223,000	18	193,500
Residential Additions	105	3,557,000	64	1,465,500
Residential Accessory Buildings	174	2,331,950	121	1,748,800
Agricultural Buildings	36	1,282,500	56	2,925,750
Commercial/Industrial	12	8,406,000	13	9,326,000
Commercial/Industrial Additions	7	2,131,000	4	202,000
Institutional	3	834,000	3	970,000
Institutional Additions	0	0	3	1,633,500
Miscellaneous	270	2,390,100	263	3,097,200
TOTAL	770	\$47,929,550	647	\$39,857,250

RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO	9 - \$1,713,000	-	-	-	1 - \$8,000
CLEVELAND	1 - \$165,000	-	-	-	-
COLUMBIA	5 - \$968,000	-	-	-	-
COLUMBIA CITY	32 - \$3,857,000	-	1 - \$360,000	-	3 - \$27,500
ETNA-TROY	4 - \$521,000	-	-	1 - \$136,000	-
JEFFERSON	3 - \$3,129,000	-	-	1 - \$140,000	-
RICHLAND	7 - \$1,243,000	-	-	5 - \$494,500	1 - \$24,000
SOUTH WHITLEY	1 - \$129,000	-	-	-	3 - \$22,500
SMITH	6 - \$1,259,000	-	-	2 - \$9,000	7 - \$93,500
THORNCREEK	6 - \$1,352,000	-	-	2 - \$130,000	-
UNION	10 - \$1,569,000	-	-	2 - \$155,000	3 - \$18,000
WASHINGTON	3 - \$855,000	-	-	1 - \$110,000	-
TOTAL	87 - \$16,760,000	-	1 - \$360,000	14 - \$1,174,500	18 - \$193,500

YEARLY COMPARISONS

	<u>2007</u>	<u>2008</u>
BUILDING PERMITS		
Churubusco	51	52
Columbia City	235	152
County	453	418
South Whitley	31	30
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TOTAL	770	652

	<u>2007</u>	<u>2008</u>
IMPROVEMENT LOCATION PERMITS		
Churubusco	39	32
Columbia City	161	95
County	322	254
South Whitley	20	13
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TOTAL	542	394

INSPECTIONS COMPLETED 3,130

NEW HOMES CONSTRUCTED

Churubusco	9
Columbia City	32
County	45
South Whitley	1

PLAN COMMISSION/BZA APPLICATIONS

Churubusco	7
Columbia City	8
County	52
South Whitley	0

FEES COLLECTED

CHURUBUSCO

Building Fees	\$ 3,643.00
Planning Fees	\$ 3,933.72

COLUMBIA CITY

Building Fees	\$ 8,198.00
Planning Fees	\$ 4,160.68

COUNTY

Building Fees	\$ 32,260.00
Planning Fees	\$ 12,215.97

SOUTH WHITLEY

Building Fees	\$ 1,863.00
Planning Fees	2,625.00

TOTAL	\$ 68,899.37
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Note: Total fees collected of \$ 68,899.37 accounted for 31% of the total Department budget expenditures. Fees for 2007 totaled \$88,219.14, which accounted for 41%.

2008

ANNUAL REPORT

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