

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 739	NEW HOMES CONSTRUCTED: 146
INSPECTIONS COMPLETED: 3,660	NEW COMMERCIAL BUILDINGS: 16
BUILDING DEPARTMENT MILEAGE: 44,672	DEMOLITION PERMITS ISSUED: 14
UNSAFE BUILDING INSPECTIONS: 8	UNSAFE BUILDING ORDERS ISSUED: 1

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 515	MOBILE HOME RENEWALS: 6
AGRICULTURAL PERMITS ISSUED: 51	CODE VIOLATION NOTICES: 4
POND PERMITS ISSUED: 20	PUBLIC HEARINGS HELD: 64
PLAN COMMISSION/BZA APPLICATIONS: 97	

TOTAL DEPARTMENT FEES COLLECTED: \$97,167.84

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).....	Gary Gay
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

2006 ADVISORY BOARD MEMBERS

Churubusco Plan Commission

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

Columbia City Plan Commission

Larry Weiss, President
Dennis Warnick, Vice-President
Doug Fahl
John Fulk
Doug Graft
Don Langeloh
Robert Phillips (Passed Away 3/06)
Deb Roy
Jeff Walker

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

Mark Roach, President
Valynnda Slack, Vice-President
Brandon Forrester, Secretary
Dick Buchanan(Resigned 7/7/06)
Doug Eber
Kenneth Kerch(Replaced Dick Buchanan)
Tim Hearld
Todd Porter (Resigned 4/06)
David Schilling
Joel Vance
Doug Wright(Replaced Todd Porter)

Churubusco BZA

Kent Gerke, President
Richard Tuck, Vice-President
Ken Bultemeier
David Crabill
Kathy Ford (Resigned 5/11/06)
Deborah Rohrer (Replaced Kathy Ford)

Columbia City BZA

Jerry Freewalt, President
Dennis Warnick, Vice President
Doug Graft
Marquis Jones
Patricia Smith

South Whitley BZA

James Yeager, President
Randy Cokl, Vice President
Frank Baldrige (Replaced Dennis Norris)
Judy Earnhart
Gary Hicks
Dennis Norris (Resigned 10/06)

Whitley County BZA

Michelle "Mike" Judd, President
Mike Myers, Vice-President
Danny Wilkinson, Secretary
David Schilling
Joel Vance

Joint Advisory Board

Doug Eber, President
Don Langeloh, Vice-President
Jim Bayman
Doug Fahl (Replaced Bob Phillips)
Mayor Jim Fleck
Bob Phillips
Mark Roach
Val Slack

2006 ACCOMPLISHMENTS

- ◆ Assisted the Chamber of Commerce on commercial and residential development inquiries.
- ◆ Reviewed 4 Development Plan applications for approval by the Columbia City Plan Commission Executive Committee.
- ◆ Assistance to the City of Columbia City's 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.
- ◆ 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.
- ◆ Assisted the Whitley County Plan Commission in their review and update of the Whitley County Zoning Ordinance. Amended Zoning Ordinance adopted on March 6, 2006 by the Board of County Commissioners.
- ◆ 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 6 ICC Code Certification tests in 2006.
- ◆ 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 also taught several building code trailing seminars for the Whitley County Builders Association.
- ◆ The department authored new Building and Unsafe Building Ordinances for the Town of South Whitley. The department also assisted Churubusco, Columbia City, and the County in upgrading their building ordinances to reflect changes in State rules.

◆ ONGOING PROJECTS

- ◆ Zoning layer for the Geographical Information System (GIS)
- ◆ Downtown Action Agenda – Columbia City
- ◆ Comprehensive Plan preparation – South Whitley
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Flood Hazard Ordinance updates for Churubusco and South Whitley

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Rezoning	0
Special Exception	0
Subdivision	0
Subdivision Replat	0
Variance	7
Zoning Ordinance Amendment	1

TOTAL: 8

- Zoning Ordinance Amendment of the Sign Regulations, regarding pole and ground signs.

COLUMBIA CITY

Rezoning	3
Special Exception	4
Subdivision	3
Subdivision Replat	0
Variance	3
Zoning Ordinance Amendment	0
Zoning Map Amendment	0

TOTAL: 13

- Subdivisions contained a total of 50 lots, consisting of 16.60 acres. The largest subdivision request came from Columbia City Development, LLC who received secondary plat approval of Chesapeake Crossing, Section I , 41 lots on 14.518 acres.
- Columbia City Plan Commission recommended three rezonings which included: Columbia City Commerce reclassifying 18.212 acres from the A-1, Agricultural District to the GB, General Business District and 9.9 acres from the A-1, Agricultural District to the I-1, Light Industrial District, also included was Columbia City Development, LLC reclassifying 3.4 acres from the GB, General Business District to the R-3, Multi-Family Residential District.
- The Columbia City Board of Zoning Appeals approved Special Exceptions, which included Automobile Sales and Multi-Family Residential Apartment Building.

COUNTY

Rezoning	3
Special Exception	18
Subdivision	20
Variance	27
Zoning Ordinance Amendment	0

TOTAL: 68

- Subdivisions for the County totaled 45 lots, which contained 141.10 acres. The largest subdivision request came from Freeman Enterprises, LLC, who received the approval of Eden's Garden, a 7-lot subdivision on a 19.966 acre parcel and located on the northeast corner of Spear Road and C.R. 600 North.
- There were three rezoning requests for the County, which included: David & Roxie Schuster reclassifying .258 acre from the A-1 Agricultural District to the B-1 Business District, Brian and Sonja Emerick reclassifying 4.957 acres from the AG, Agricultural District to the IPM, Industrial Park/Manufacturing District and the largest request came from American Land Leasing -CC, LLC reclassifying 12.328 acres from the AG, Agricultural District to the GC, General Commercial District.
- Zoning Ordinance Amendment expanding the Columbia City 2-mile jurisdictional area received a no recommendation from the Whitley County Plan Commission and was ultimately denied by the Board of County Commissioners.
- The Whitley County Plan Commission concluded their review of the Whitley County Zoning Ordinance and then held a public hearing. The Zoning Ordinance was then adopted by the Board of County Commissioners on March 6, 2006.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included contractor's storage, outdoor firing range, wireless communication tower, and several home occupation requests. The majority of the Variances approved were of the yard setback requirements.

SOUTH WHITLEY

Rezoning	1
Special Exception	2
Subdivision	1
Variance	3
Zoning Ordinance Amendment	1

TOTAL: 8

- One rezoning request for South Whitley came from Whispering Hills, LLC, reclassifying 5.377 acres from the A-1 Agricultural District to the R-1 Residential District.

- The only subdivision request came from Philip J. Spear, who received approval for Sugar Creek Estates, Phase II, a 9 lot subdivision located on the northwest corner of C.R. 600 West and State Road 14.

- Zoning Ordinance Amendment pertaining to the replacement of structures in the LB, Local Business District.

- The South Whitley Plan Commission continued their discussion of 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	8	\$ 939,000
Manufactured/Mobile Homes	0	0
Residential Additions	4	134,000
Residential Accessory Buildings	5	66,500
Agricultural Buildings	0	0
Commercial/Industrial	2	127,500
Commercial/Industrial Additions	1	200,000
Institutional	1	27,000
Institutional Additions	0	0
Miscellaneous	18	99,750
TOTAL	39	\$ 1,593,750

- ◆ Mountaintop Coffeehouse completed interior renovations in 2006, and Churubusco Auto Electric expanded their facility. Brady Auto Repair began construction of a new auto repair business.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	55	\$ 7,831,000
Two Family/Multi Family	1	155,000
Manufactured/Mobile Homes	5	239,000
Residential Additions	14	356,500
Residential Accessory Buildings	26	282,900
Agricultural Buildings	1	150,000
Commercial/Industrial	6	4,010,000
Commercial/Industrial Additions	4	199,000
Institutional	3	2,680,000
Institutional Additions	0	0
Miscellaneous	98	2,160,700
TOTAL	213	\$18,064,100

- ◆ Major commercial construction projects and expansions for 2006 included: Bones Theater, CVS, Fastenal, Advanced Auto, Quality Inspection and Gage, NAPA, C & R Plating, Parkview Whitley EMS, Columbia City Electric Substation, Columbia City Booster Pump Station, Whitley County 4-H, Robert Deitrick Company, and Holmes Lumber.

CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	82	\$17,008,000
Manufactured/Mobile Homes	22	1,067,500
Residential Additions	51	2,310,000
Residential Accessory Buildings	89	1,621,300
Agricultural Buildings	49	3,627,000
Commercial/Industrial	6	8,440,000
Commercial/Industrial Additions	6	2,506,000
Institutional	0	0
Institutional Additions	1	75,000
Ponds	20	261,500
Miscellaneous	148	2,458,100
TOTAL	474	\$39,374,400

- ◆ Major construction projects and expansions included: Saxton Group, Dunfee Plumticked Junction, Bailey Construction, Shively Warehouse, 80/20 Inc., Lear Corporation, Precimed, and Washington Township Fire Station. Steel Dynamics, Inc. began construction on multiple projects in 2006 which included: a rail manufacturing facility, a tie mill facility, and additions onto their warehouse, roll mill and melt shop.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	1	\$ 163,000
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	5	263,000
Residential Additions	1	25,000
Residential Accessory Buildings	6	42,500
Agricultural Buildings	0	0
Commercial/Industrial	2	81,500
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	2	2,140,000
Miscellaneous	16	263,550
TOTAL	33	\$ 2,978,550

- ◆ Major construction and expansion projects in South Whitley for 2006 included: South Whitley Library, Whitko High School, Brownstone Café, Hoosier Self-Storage and Whitley Trailer Sales.

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2005</u>		<u>2006</u>	
	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>	<u>PERMITS</u>	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	161	\$31,435,500	146	\$25,941,000
Two Family	4	579,000	1	155,000
Multi-Family	0	0	0	0
Manufactured Homes	17	1,188,500	18	1,333,000
Mobile Homes	22	224,000	14	236,500
Residential Additions	79	1,781,000	70	2,825,500
Residential Accessory Buildings	175	2,362,000	126	2,013,200
Agricultural Buildings	42	1,651,000	50	3,477,000
Commercial/Industrial	9	2,024,000	16	12,659,000
Commercial/Industrial Additions	14	7,165,500	11	2,905,000
Institutional	2	110,000	4	2,707,000
Institutional Additions	8	16,538,000	3	2,215,000
Miscellaneous	256	2,463,450	280	4,982,100

TOTAL	791	\$67,521,950	739	\$61,449,300
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RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE -FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO	8 - \$939,000	-	-	-	-
CLEVELAND	3 - \$347,000	-	-	2- \$210,000	-
COLUMBIA	8 - \$1,520,000	-	-	2 - \$190,000	1- \$38,000
COLUMBIA CITY	55 - \$7,831,000	1 - \$155,000	-	3 - \$165,000	2 - \$74,000
ETNA-TROY	4- \$765,000	-	-	1 - \$96,000	-
JEFFERSON	6 - \$3,110,000	-	-	-	-
RICHLAND	5 - \$764,000	-	-	1 - \$35,000	-
SOUTH WHITLEY	1 - \$163,000	-	-	2 \$194,000	3 - \$69,000
SMITH	14 - \$2,364,000	-	-	4 - \$271,000	4 - \$17,500
THORNCREEK	20 - \$3,730,000	-	-	-	-
UNION	14 - \$2,818,000	-	-	2 - \$32,000	4 - \$38,000
WASHINGTON	8 - \$1,590,000	-	-	1 - \$140,000	-
TOTAL	146 - \$25,941,000	1 - \$155,000	-	18 - \$1,333,000	14- \$236,500

YEARLY COMPARISONS

BUILDING PERMITS	<u>2005</u>	<u>2006</u>
Churubusco	45	39
Columbia City	209	213
County	497	454
South Whitley	40	33
TOTAL	791	739

IMPROVEMENT LOCATION PERMITS	<u>2005</u>	<u>2006</u>
Churubusco	29	28
Columbia City	144	157
County	357	357
South Whitley	33	26

TOTAL 563 568

INSPECTIONS COMPLETED 3,660

NEW HOMES CONSTRUCTED

Churubusco	8
Columbia City	55
County	82
South Whitley	1

PLAN COMMISSION/BZA APPLICATIONS

Churubusco	7
Columbia City	13
County	68
South Whitley	7

FEES COLLECTED

CHURUBUSCO

Building Fees	\$ 2,260.00
Planning Fees	\$ 3,502.80

COLUMBIA CITY

Building Fees	\$ 15,603.25
Planning Fees	\$ 4,535.51

COUNTY

Building Fees	\$ 50,937.40
Planning Fees	\$ 13,574.88

SOUTH WHITLEY

Building Fees	\$ 3,449.00
Planning Fees	3,305.00

TOTAL	\$ 97,167.84
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Note: Total fees collected of \$ 97,167.84 accounted for 46% of the total Department budget expenditures. Fees for 2005 totaled \$91,827.37, which accounted for 45%.

2006

ANNUAL REPORT

COLUMBIA CITY/WHITLEY COUNTY

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Planning & Building Department
2006 Annual Report

JOINT PLANNING & BUILDING DEPARTMENT