

# WELLS COUNTY AREA PLAN COMMISSION

2018

## DIRECTOR'S ANNUAL REPORT

- I. **Introduction:** As we close out 2018 allot has been accomplished. However, much more is still needed to be done. As we continue to focus in on our goals set forth in our comprehensive plan the fruits of our labor are starting to show which is great. This also creates more conflicts as there is just not enough time in the day to accomplish everything that we would wish to do. This report will highlight the work that has been completed throughout 2018 in regards to permits, violations, APC petitions, BZA petitions, Plat Committee petitions, budget and collected fees, 2018 notes, 2018 GIS projects, continuing education, and the multi-year comparisons.
- II. **Permits:** 324 Permits
  - a. Other: 267
  - b. Urban Homes: 32
    - i. Bluffton – 15
    - ii. Ossian – 14
    - iii. Zanesville - 3
  - c. Rural Homes: 26
    - i. Norwell – 16
    - ii. Bluffton – 4
    - iii. Southern Wells - 6
  - d. Total Permit Valuation Estimate: \$41,084,000 – 29% of this is 20/20's addition
- III. **Violations:** 26 Totals
  - a. Active: Total
    - i. 2012: 1 – In Court - Hoffstetter
    - ii. 2013: 0
    - iii. 2014: 1 – Waiting on FEMA – RTT Investments
    - iv. 2015: 0
    - v. 2016: 1 – Working on Letter of Credit – Bee Creek Development
    - vi. 2017: 3 – Permit Issued – Violation not yet resolved - Chemey  
Adverse Possession Suit Filed to resolve setback issue – Case Not Completed - Booker  
Permit Issued – Violation not yet resolved – Wilson
    - vii. 2018: 19 of 35 (9 of the Active Violations are being resolved by Ossian through an easement encroachment agreement)
- IV. **APC Petitions:** 25 Total
  - a. CFOs: 2
  - b. Development Plans: 7
  - c. Staff Approved Development Plans: 5
  - d. Major Subdivisions: 1
  - e. Ordinance Amendments: 1
  - f. PUDs: 0
  - g. Rezoning: 5
  - h. Division of a Minor Subdivision: 4
  - i. WECS: 0
  - j. WECS Testing Facility or Comm. Tower: 0

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- V. **BZA Petitions: 20 Total**
- a. Appeals: 1
  - b. Special Exceptions: 4
  - c. Variances: 15
- VI. **Plat Committee Petitions: 107 Total**
- a. Minor Subdivisions: 57
  - b. Additions: 28
  - c. Combines: 16
  - d. Ponds: 6
- VII. **Budget and Collected Fees**
- a. Budget: \$164,461
    - i. Starting APC Budget: \$135,969
    - ii. Starting GIS Budget: \$28,492
  - b. Collected Fees: \$33,631.09 (20.45% of Total Budget)
    - i. \$32,449.59 APC
    - ii. \$1,181.50 GIS
- VIII. **2018 Notes**
- a. Zanesville – Joined the Community Rating System allowing residences in town to get discounts on flood insurance.
  - b. Actively working on helping Bluffton's and Ossian's revitalization projects become a reality.
  - c. Amended the Wells County Zoning and Subdivision Control Ordinance to allow for development flexibility.
  - d. Continued as the President of Bluffton NOW!, a Board Member on the Chamber of Commerce, a Regional Representative on the Indiana Chapter of the American Planning Association, and the President of the Northeast Indiana Geographic Information Consortium.
  - e. Working towards creating a county wide trails organization that would help work towards answering the comprehensive plan's call for walking and biking improvements in our community.
  - f. We have increased our website and social media presence to better serve our community.
- IX. **2018 GIS Projects**
- a. Drone Photography – Continued to collect aerial imagery for flooding and other natural disaster issues (such as tornado and straight-line wind damage)
  - b. Watershed Mapping – We have worked to create an extensive drainage map for Wells County that will allow for improved understandings of our watersheds. It is now in the final stages of going live.
  - c. Right-of-Way Mapping – Continue to expand on the right-of-way mapping as new rights-of-ways are being collected by Wells County.
  - d. Flood Risk Mapping – Continuing to utilize our new LiDAR and Digital Elevation Model data to better understand local flood risks during permitting and planning discussions.

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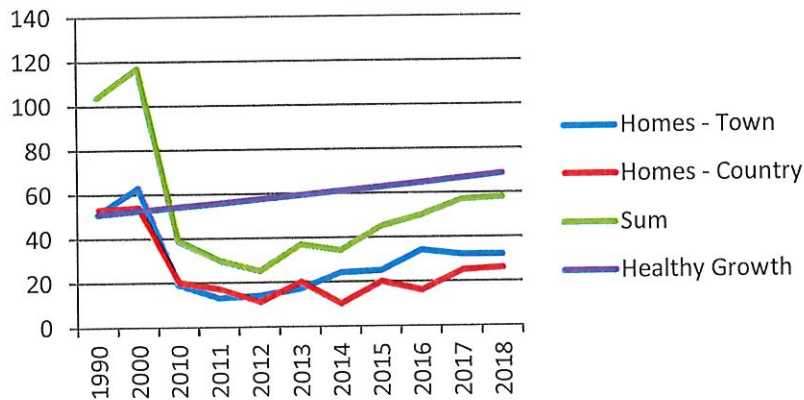
### X. Continuing Education

- CFM – We will continue to attend training at sanctioned conferences to maintain this accreditation and utilize my knowledge to improve how we deal with flooding issues in our community.
- AICP – We will continue to attend training at sanctioned events and conferences to maintain this accrediting and utilize my knowledge to improve our ability to plan for our community's future. Attended additional local and regional workshops.
- GIS – We will continue to attend meetings put on by the state and by NIGIC to keep on top of the latest trends and opportunities for our GIS system to grow and benefit as many people as possible.

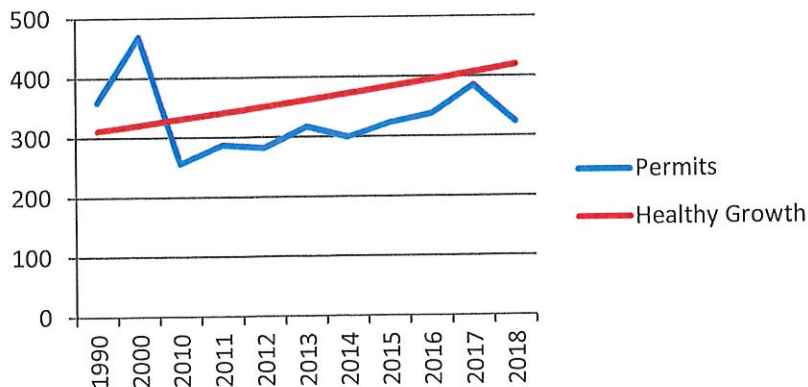
### XI. Multi-Year Comparison

New Homes – New home grew by 1.75% this year. (Urban (0%) Rural (4%))

- This year showed strength in the rural housing and consistency in urban housing.
- This continues a 4-year growth cycle however it is the slowest growth rate of that 4-year cycle.
- It will be difficult to grow in 2019 as the building options dwindle.



Permits – New permits fell by 15.84% continuing our up down up down cycle. It still is showing a consistent growth rate of 3.48% since 2010.

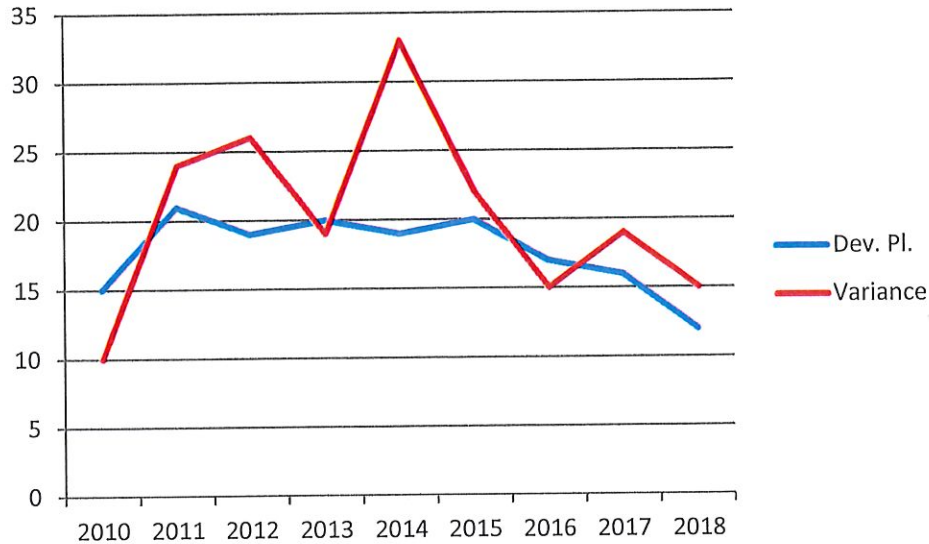


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Development Plans & Variances – Both development plans (-25%) and variances (-21%) fell off in 2018. Both are continuing a downward trend since 2014. This not necessarily showing any economic information, but it is definitely showing the results of past ordinance amendments that reduce the needs for these types of approvals for simpler requests.



- XII. **Conclusion:** This year has been a year of preparation in many ways. Several projects are being considered across our community with many of them setting their sites on completion in 2019. Whether it is the revitalization projects in Bluffton and Ossian or major utility and roadway projects they all have a lot to do with how our community can attract and retain our population. If we want to see positive trends continue in our community these types of projects must be a priority.