

# WELLS COUNTY AREA PLAN COMMISSION

2019

## DIRECTOR'S ANNUAL REPORT (AS OF 01/02/2020)

### I. Introduction:

This year can be split into two pieces. The beginning of the year was slow, however by late summer/fall projects and developments really began to take off. We have yet to see the traditional winter slow down as well. This report will highlight the work that has been completed throughout 2019 in regards to permits, violations, APC petitions, BZA petitions, Plat Committee petitions, budget and collected fees, 2019 notes, 2019 GIS projects, continuing education, and the multi-year comparisons.

### II. Permits: 313 Permits

- a. Other: 268
- b. Urban Homes: 27
  - i. Bluffton – 18
  - ii. Ossian – 9
- c. Rural Homes: 24
  - i. Norwell – 7
  - ii. Bluffton – 5
  - iii. Southern Wells - 12
- d. Total Permit Valuation Estimate: \$30,425,955.00

### III. Violations: 18 Totals

- a. 2014: 1 RTT Investments - Waiting on FEMA map update
- b. 2015: 0
- c. 2016: 1 Bee Creek Development – Still completing paving work
- d. 2017: 0
- e. 2018: 3 B&K – Need to fly the drone to compare clean up versus floodplain  
Thomas – Need to make a final inspection on fence relocation  
Kenneth Werling – Cleanup is still in the process
- f. 2019: 13 of 31 (Violations are Active)

### IV. APC Petitions: 26 Total

- a. CFOs: 0
- b. Development Plans: 9
- c. Staff Approved Development Plans: 5
- d. Major Subdivisions: 0
- e. Ordinance Amendments: 2
- f. PUDs: 0
- g. Rezoning: 9
- h. Division of a Minor Subdivision: 0
- i. WECS: 0
- j. WECS Testing Facility or Comm. Tower: 1

### V. BZA Petitions: 12 Total

- a. Appeals: 0
- b. Special Exceptions: 2
- c. Variances: 10

### VI. Plat Committee Petitions: 113 Total

- a. Minor Subdivisions: 46
- b. Additions: 45
- c. Combines: 17
- d. Ponds: 5

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### **VII. Budget and Collected Fees**

- a. Budget: \$167,125.00
  - i. Starting APC Budget: \$140,483.00
  - ii. Starting GIS Budget: \$26,642.00
- b. Collected Fees: \$32,747.50 (19.6% of Total Budget)
  - i. \$32,436.00APC
  - ii. \$311.50 GIS

### **VIII. APC Projects**

- a. Assisted in receiving regional cities funding for the Parlor City Plaza and Archbold Wilson Park Amphitheater projects.
- b. Assisted in the redevelopment of Downtown Bluffton and the Parlor City Plaza project.
- c. Completed Wells County's purchase and demo of a flood risk property in Vera Cruz.
- d. Developed the general idea around a rural clean program to combat repeat ordinance violation issues.
- e. Assisted economic development with the implementation of housing and development initiatives.
- f. Worked with Bluffton High School to help grow youth involvement in our community.
- g. Currently a Northern Region Representative for the Indiana Chapter of American Planning Association.
- h. Currently participating in the process regarding the statewide review of solar and wind energy through the Indiana Chapter of the American Planning Association.
- i. Currently the President of the Bluffton NOW! organization.
- j. Currently a board member of the Wells County Chamber Board of Directors and Wells County Revitalization Board.
- k. Assisted in multiple predevelopment and conceptual development meetings for upcoming projects.

### **IX. GIS Projects**

- a. Continued to maintain existing layers with an emphasis on Parcels, Landuse, Addresses, and Right-of-Ways.
- b. Created the official Wells County Road Map.
- c. Created maps for the north corridor study.
- d. Created production maps for Bluffton and Ossian.
- e. Created project area maps for the Regional Sewer District.
- f. Created improved trails and boat launch inventories.
- g. Created maps and calculations for potential TIF and Economic Investment Zones areas.
- h. Improved our ability to assess flood risk on properties using LiDAR.
- i. Continued to capture data using the drone to better understand flood and natural disaster risks.
- j. Began to track larger scale county projects through the use of the drone.

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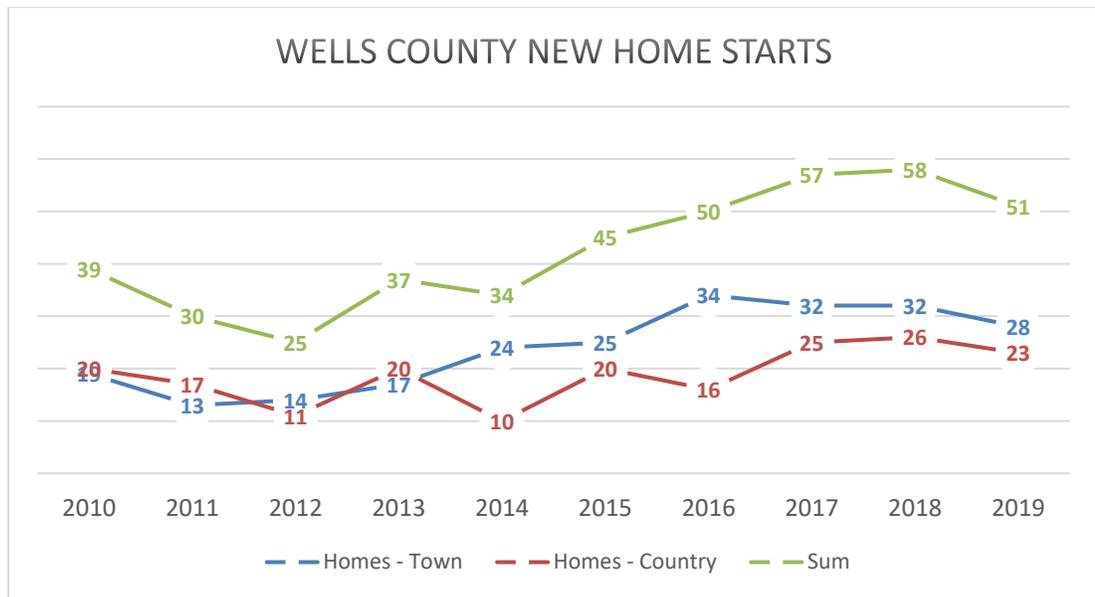
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### X. Continuing Education

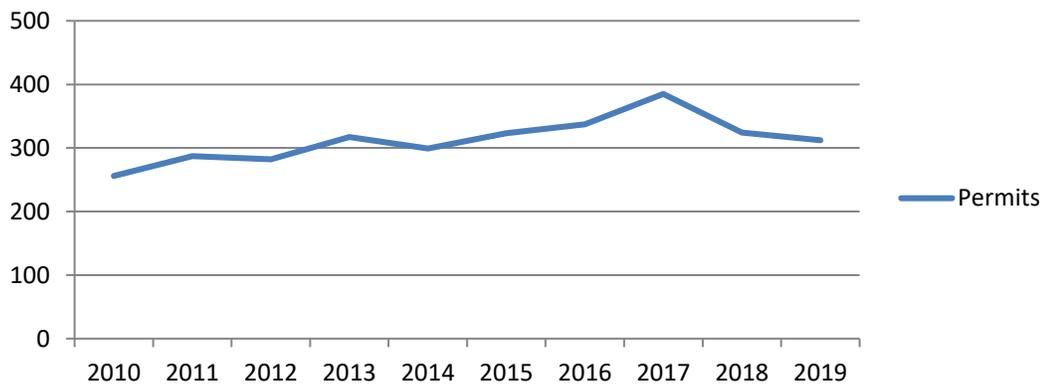
- a. CFM – I continued to attend training at sanctioned conferences to maintain this accreditation and utilize my knowledge to improve how we deal with flooding issues in our community.
- b. AICP – I continued to attend training at sanctioned events and conferences to maintain this accrediting and utilize my knowledge to improve our ability to plan for our community's future. Attended additional local and regional workshops.
- c. GIS – I continued 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 starts fell by 12% this year. (Urban -16% / Rural -8%)



Permits – New permits fell by 4% this year.

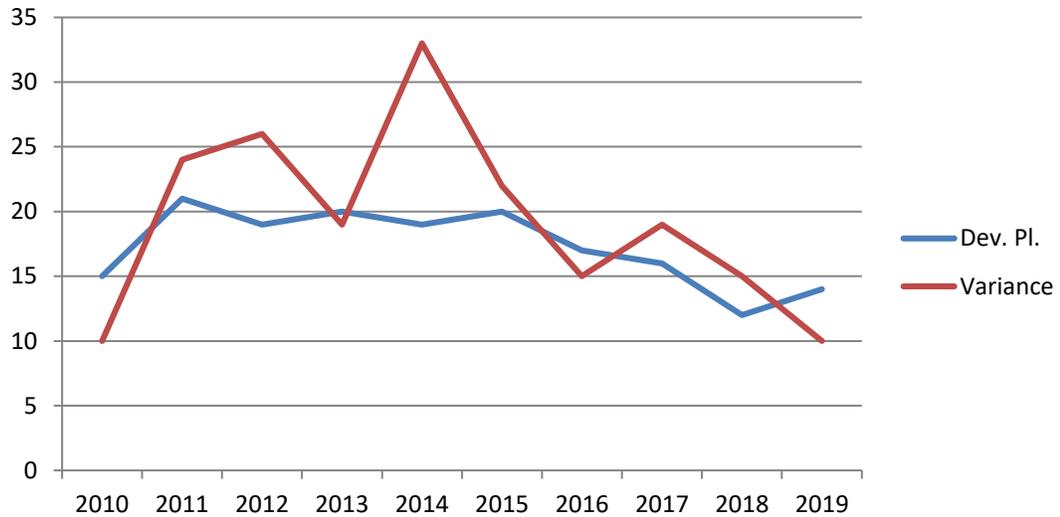


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Development Plans & Variances – Variances were down 33% from last year. Development plans were up 17% from last year. A resurgence in commercial/industrial projects even with the regulations that reduce the number of petitions that need development plan approval caused the increase in staff and APC development plans. A continued focus on making the ordinance less restrictive to common sense development has continued to allow the need for Variances to decrease.



- XII. Conclusion:** Due to the fact that this year finished strong. It should lead to a higher than normal development pattern throughout the winter months and if weather is good a fast start to the 2020 construction season. As long as we continue to work towards the goals of the comprehensive plan and continue to make improvements so that our ordinances work the way that they should we are set for another positive year in 2020.