

WELLS COUNTY AREA PLAN COMMISSION

2020

DIRECTOR'S ANNUAL REPORT

I. Introduction:

The year of 2020, can be defined in one way as the most unexpected busy year that we have had in 15 years. We saw a strong construction and development economy in the midst of a pandemic and shutdowns. This report will highlight the work that has been completed throughout 2020 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: 427 Permits

- a. Other: 362
- b. Urban Homes: 39
 - i. Bluffton – 25
 - ii. Ossian – 13
- c. Rural Homes: 26
 - i. Norwell – 12
 - ii. Bluffton – 5
 - iii. Southern Wells - 9
- d. Total Permit Valuation Estimate: \$55,694,686.00

III. Violations: 22 Totals

- a. 2014: 1 RTT Investments - Waiting on FEMA map update for Upper Wabash Corridor
- b. 2015: 0
- c. 2016: 0
- d. 2017: 0
- e. 2018: 2 - B&K Auto – Still working on clean up of junk vehicles out of the floodplain
Kenneth Werling – Junk accumulation at Uniondale Home still ongoing
- f. 2019: 2 – Rodger and Connie Watt – Junk
Kenneth Williams – Manufactured Home – No Permit and No Septic
- g. 2020: 17 of 28 (Violations are Active)

IV. APC Petitions: 23 Total

- a. CFOs: 1
- b. Development Plans: 7
- c. Staff Approved Development Plans: 6
- d. Major Subdivisions: 3
- e. Ordinance Amendments: 0
- f. PUDs: 0
- g. Rezoning: 5
- h. Division of a Minor Subdivision: 2
- i. WECS: 0
- j. WECS Testing Facility or Comm. Tower: 0

V. BZA Petitions: 12 Total

- a. Appeals: 0
- b. Special Exceptions: 3
- c. Variances: 9

VI. Plat Committee Petitions: 109 Total

- a. Minor Subdivisions: 56
- b. Additions: 29
- c. Combines: 15
- d. Ponds: 9

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VII. Budget and Collected Fees

- a. Budget: \$175,885
 - i. Starting APC Budget: \$147,976
 - ii. Starting GIS Budget: \$27,909
- b. Collected Fees: \$41,226.00 (23.4% of Total Budget)
 - i. \$40,347.00 APC
 - ii. \$879.00 GIS

VIII. APC Projects

- a. Development of the Wells County Vision 2030 Comprehensive Plan
- b. Operated the first rural town clean up day
- c. Helped apply for COVID-19 Small Business relief grants
- d. Assisted in the development of the North Corridor Study
- e. Assisted in shop local efforts
- f. Created information to help begin the process for the City of Bluffton to look at locations for a new fire station.
- g. Serving on the Wells County Housing Task Force
- h. Served on the Indiana Chapter of American Planning Association Board as Northern Region Representative.
- i. Served as President of Bluffton NOW!
- j. Served as President of Wells County Trails
- k. Served on the Wells County Chamber of Commerce Board of Directors
- l. Served on the Wells County Revitalization Board of Directors
- m. 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. Developed easement and building lot line layers for multiple newer subdivisions.
- c. Developed additional street layer attributes to reflect the road usage classifications to help with future road project planning.
- d. Developed travel time maps for potential fire station locations for the City of Bluffton.
- e. Developed additional trail maps
- f. Developed additional floodplain review data

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.

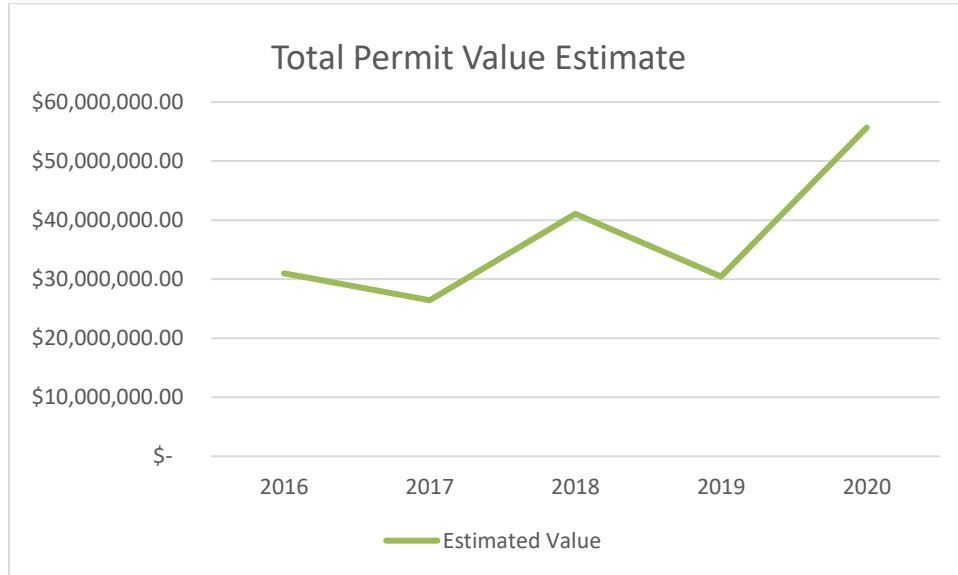
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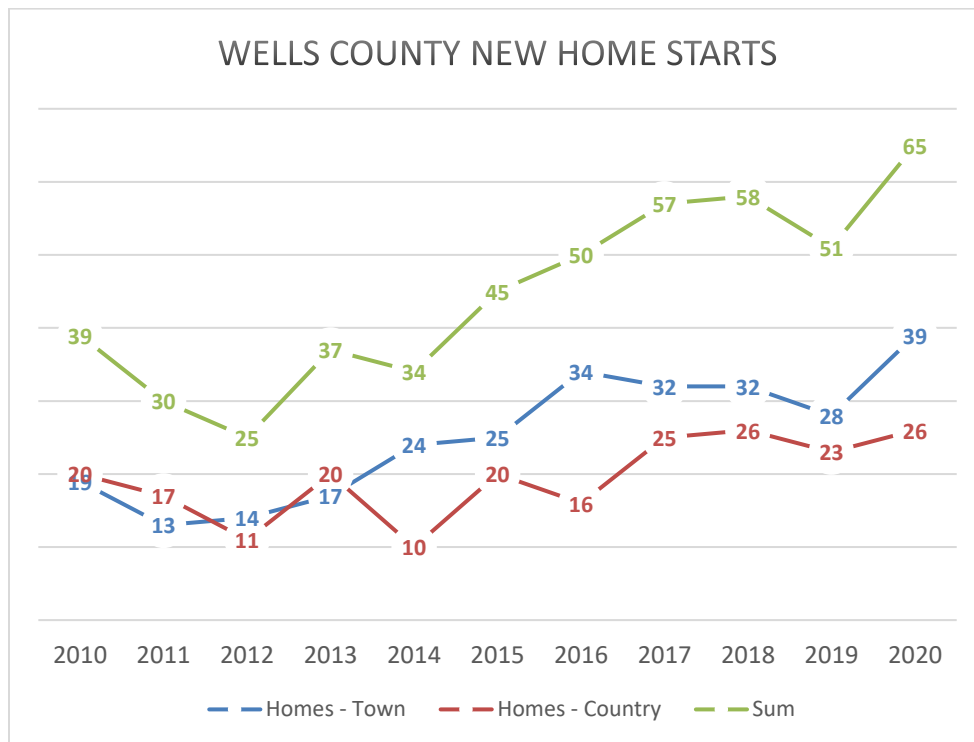
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XI. Multi-Year Comparison

Total Permit Value Estimate – Permit Values up 83% this year.



New Homes – New home starts rose by 27% this year. (Urban 39% / Rural 13%)

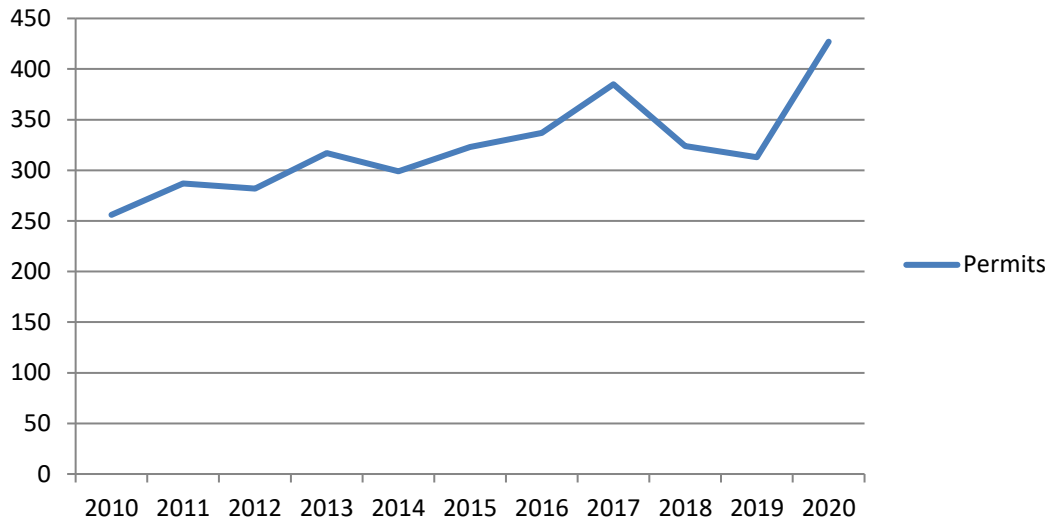


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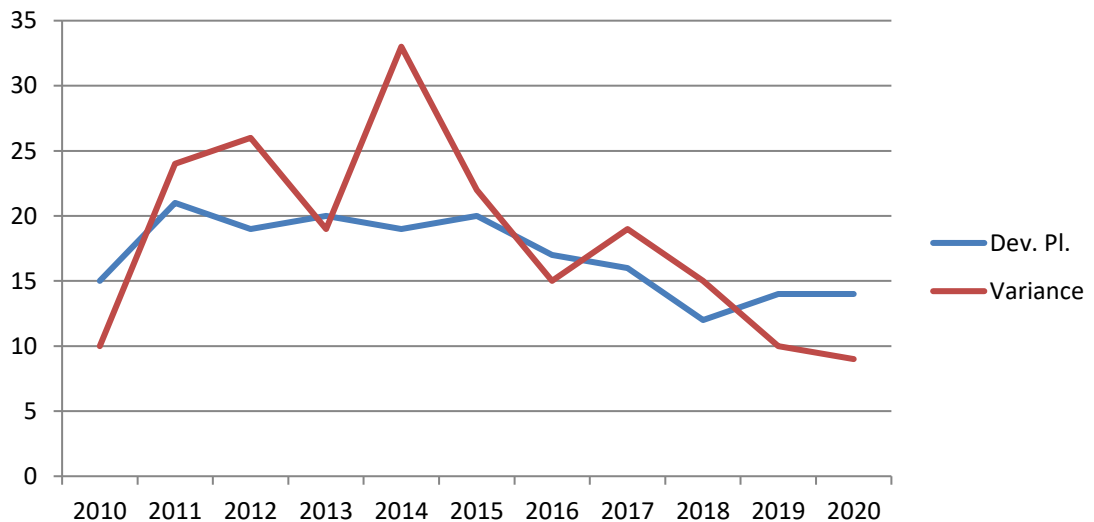
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Permits – New permits rose by 36% this year.



Development Plans & Variances – Variances were down 10% from last year. Development plans were the same as last year.



XII. Conclusion: This year is one to remember in many ways. From our offices perspective it is the year of resurgence of new home starts and permits. We also are starting to see larger scale residential projects become a possibility in our community which is a blessing, but also shows some of our process weaknesses that we can work to improve into the future. 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, and adequately plan for the future we are set for another positive year in 2021.