

2023 ANNUAL REPORT

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Introduction

2023 has been an active year for the Plan Commission. While we had lower numbers in some key categories we had more public hearing items than in past years. This report will highlight the work that has been completed throughout 2023 regarding permits, violations, APC petitions, BZA petitions, Plat Committee petitions, budget and collected fees, 2023 notes, 2023 projects, continuing education, and our multi-year comparisons.

Permits

Total	406
Urban Homes	36
Bluffton	30
Ossian	4
Vera Cruz & Uniondale	2
Commercial Industrial	22

Rural Homes	28
Norwell	20
Bluffton - Harrison	2
Southern Wells	6
Total Estimated Permit Value	\$62,616,050

Violations

There are 22 active violation processes going on at this time.

- 2014 - The RTT Investments property violation regarding construction without a permit in a floodplain is still going on as the updated maps that will clarify the path of the project are expected to be adopted in 2024. According to the proposed maps, this area is proposed on the map as in zone x 500-year area but is extremely close to being in the Zone A floodplain.
- 2018 - The Kenneth Werling junk accumulation violation is at the attorney's office for further action. There have been hearings on this violation and we are close to a resolution.
- 2019 - The Rodger and Connie Watt junk accumulation violation is at the attorney's office for further action. There have been hearings on this violation and there has been significant progress on this violation.

Violations Continued to Pg. 3

Violations Continued

- 2020 - The Ricky Lee Cook junk accumulation violation is at the attorney's office for further action.
- 2020 - The Greg Myers junk accumulation violation is under enforcement by the City of Bluffton and not much action has been taken recently on this violation.
- 2022 - Zachary Cobb junk accumulation violation is at the attorney's office for further action. We had conversations throughout the summer and fall, but little real improvements were made. (Joint Violation with Kulb)
- 2022 - Anthony & Linda Kulb junk accumulation violation is at the attorney's office for further action. We had conversations throughout the summer and fall, but little real improvements were made. (Joint Violation with Cobb)
- 2022 - Timothy Knight junk accumulation violation is at the attorney's office for further action. We have still to hear anything from the property owner.
- 2023 - 19 of the 30 violations in 2023 have been resolved. Leaving 11 Active violation cases mostly focused on permit issues and junk accumulation.

APC Petitions - 40

- CFOs - 0
- Development Plans - 7
- Staff Approved Development Plans - 13
- Major Subdivision - 3
- Ordinance Amendments - 1
- PUDs - 0
- Rezoning - 11
- Division of a Minor Subdivision - 5
- WECS - 0
- WECS Testing Facility or Community Tower - 0
- Large SES - 0

BZA Petitions - 18

- Appeals - 1
- Special Exceptions - 2
- Variance - 15

Plat Committee Petitions - 127

- Minor Subdivisions - 77
- Additions - 23
- Combines - 22
- Ponds - 5

Budget and Collected Fees

- Budget - \$206,397.00
 - APC - \$192,784.00
 - GIS - \$32,425.00
- Collected Fees - \$43,980.30 (21.3% of Budget)
 - APC - \$43,200.30
 - GIS - \$780.00

APC Projects

- Amendments to the Wells County Zoning Ordinance, Subdivision Control Ordinance, and Flood Damage Prevention Ordinance
- 2 Rural town clean-up days
- Working with potential commercial solar developers
- Assisting with downtown redevelopment
- Assisting with trail development
- Participating in the Poka-Bache Task Force
- Participating in the Housing Task Force
- Participating in the Drug Task Force
- Participating in the Community Rating System program
- Assisting with kayak launch development
- Assisted in multiple predevelopment and conceptual development meetings for upcoming projects.
- Continued to participate in the Permitting Excellence Coalition.

GIS Projects

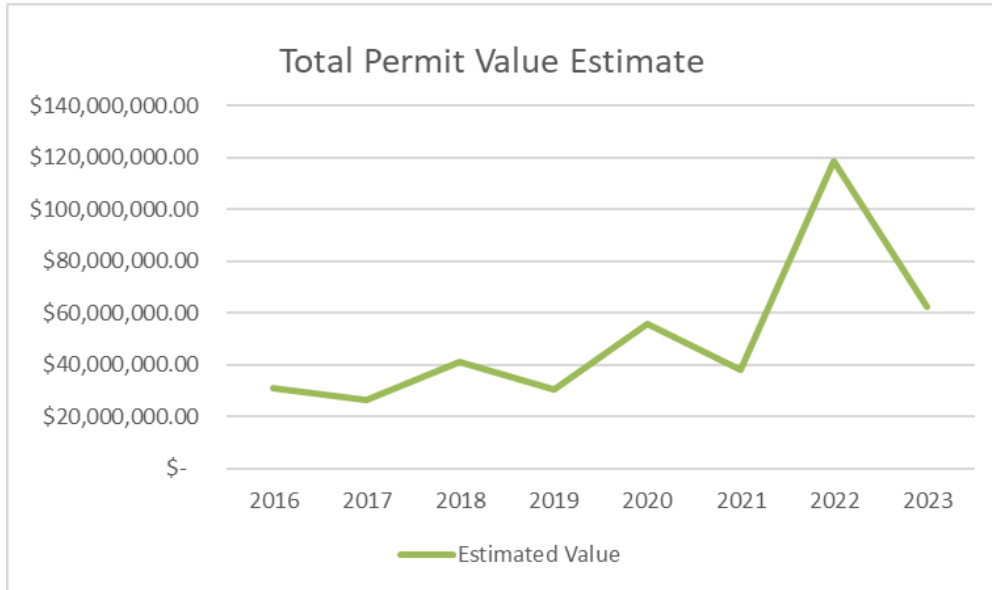
- Continuing to maintain existing layers
- Assisting with the new 911 GIS Team
- Updating Road Information and Road Right-of-Way
- Working on updating flood maps and providing more flood resources
- Working on compliance with new Community Rating System standards for flood insurance.
- Developed additional setback and easement maps

Continuing Education

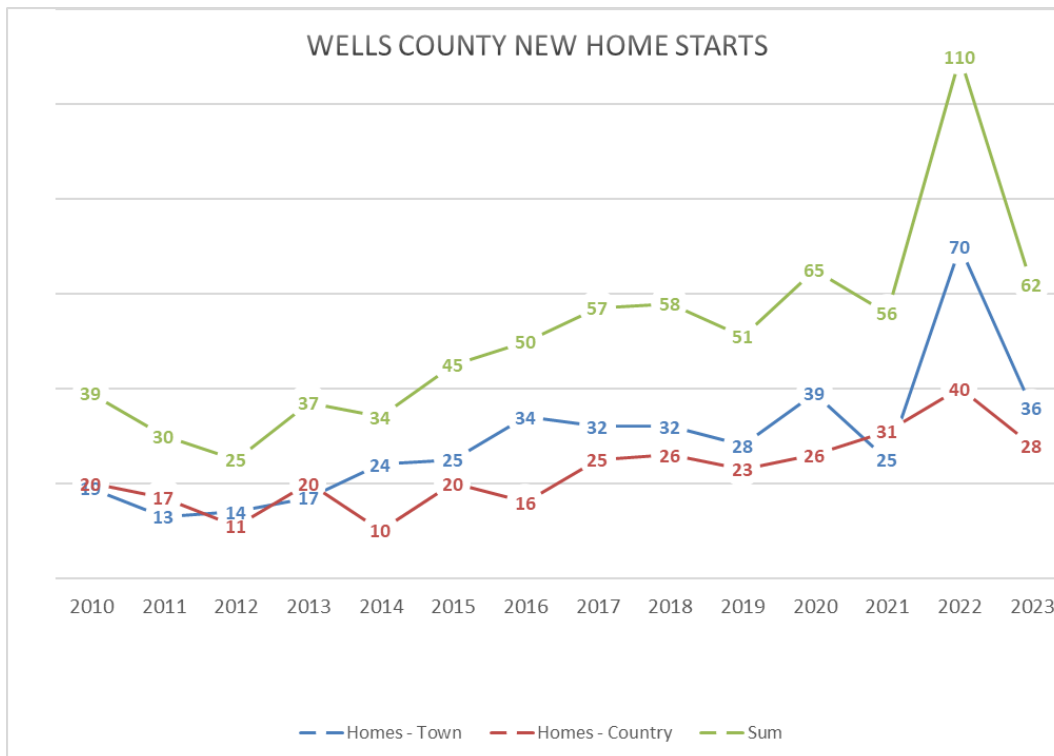
- CFM - Continued to attend INASFM conference to maintain required credit hours.
- AICP - Continued to attend APA-IN conferences and online seminars to maintain required credit hours.
- GIS - Continued to attend regional NIGIC trainings and various online trainings.

Multi-Year Comparisons

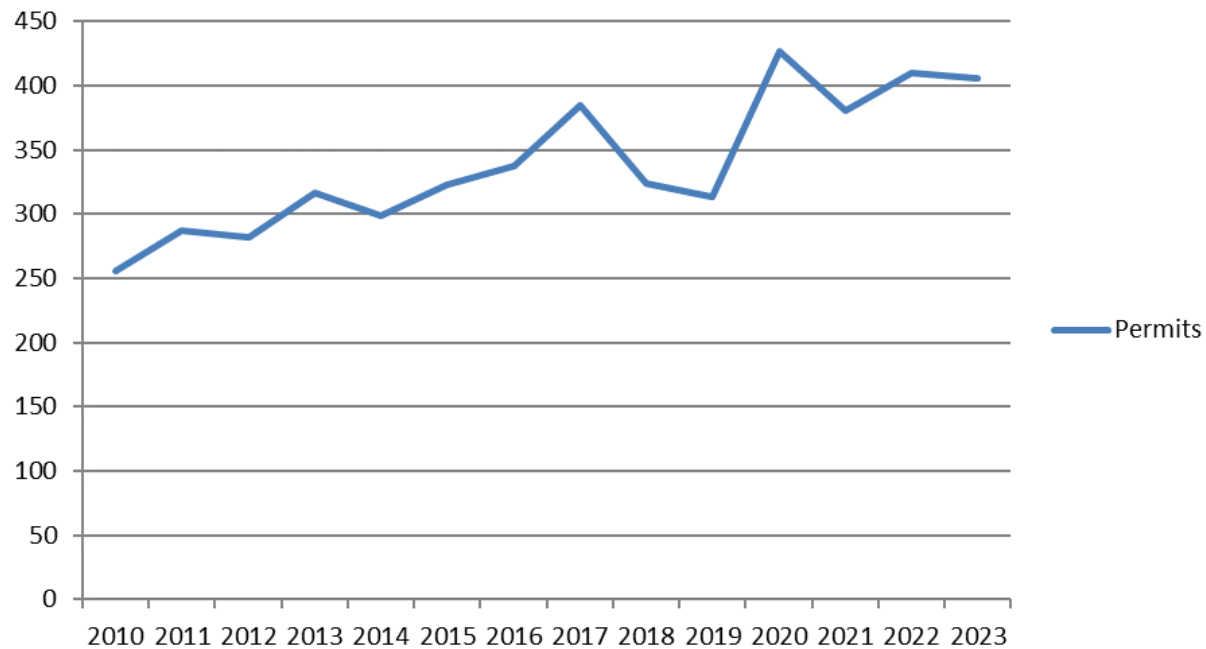
- Total Permit Value Estimated - Down 47%



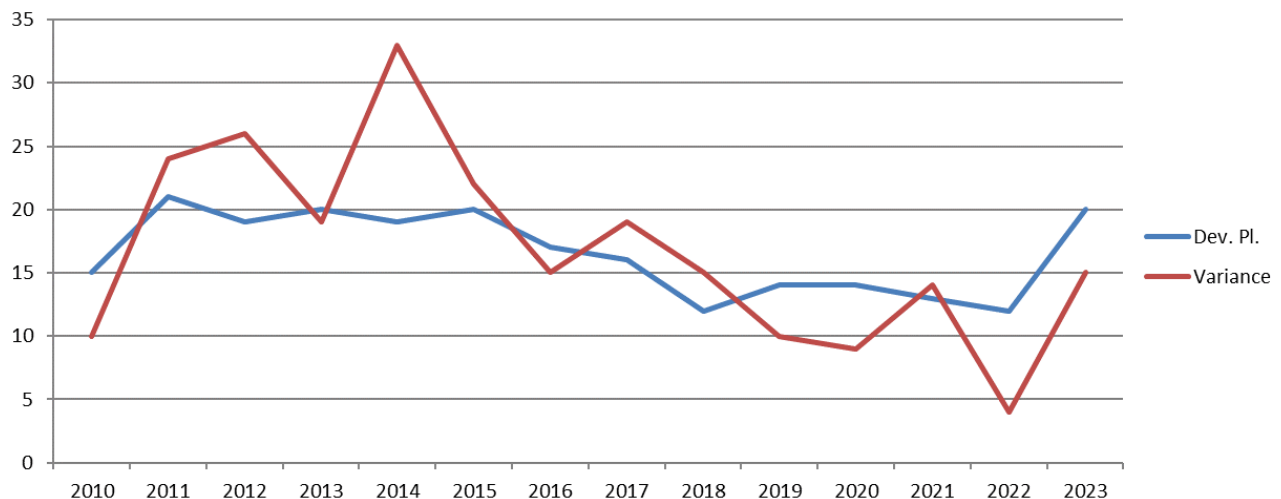
- New Homes - Total Down 44% (Urban Down 49% / Rural Down 30%)



- New Permits - Down 1%



- Development Plans & Variances - Development Plans Up 67% / Variance Up 275%



Conclusion

2023 was an active year for the Plan Commission. Public hearings for the APC and BZA were up from prior years. While Plat Committee, housing starts, permits, and permit values declined. Violations continue to be focused on junk accumulation and general permitting issues. This puts even more value on the need for the Rural Town Clean Up events. The completion of the Vision 2035 plan in 2022 along with the starting of the process of updating the ordinance to obtain those goals and meet the boards' requests is propelling us into a prime opportunity for success in 2024!