

# 2024 ANNUAL REPORT

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## Introduction

From solar public hearings to shed permits, this has been an active year for the Wells County Area Plan Commission. This report will highlight the work completed throughout 2024 regarding permits, violations, APC petitions, BZA petitions, Plat Committee petitions, budget and collected fees, 2024 notes, 2024 projects, continuing education, and our multi-year comparisons.

## Permits

<b>Total</b>	<b>378</b>
<b>Urban Homes</b>	<b>39</b>
Bluffton	32
Ossian	7
Others	0
<b>Commercial Industrial</b>	<b>7</b>

<b>Rural Homes</b>	<b>31</b>
Norwell	21
Bluffton - Harrison	3
Southern Wells	7
<b>Total Estimated Permit Value</b>	<b>\$44,329,200</b>

## 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 ongoing, as the updated maps that will clarify the project's path are expected to be adopted at an unknown date in the future.
- 2018—The Kenneth Werling junk accumulation violation is at the attorney's office for further action. Hearings on this case have moved the case, but other items have popped up in the meantime, making us unable to close the violation.
- 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 limited progress has been made.
- 2020 - The Ricky Lee Cook junk accumulation violation is at the attorney's office for further action.

Violations Continued to Pg. 3

## **Violations Continued**

- 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)
- 2023 - John Hofstetter junk accumulation violation
- 2023 - Gregory & Deborah Adams accessory building in side yard setback and utility easement. This violation is at our attorney.
- 2023 - Gary & Geri Zickafoose junk accumulation violation. The property is currently in foreclosure and awaiting results. Violation is at our attorney.
- 2023 - Rodger Watson junk accumulation violation. Significant compliance work has been occurring. This is going to be a multi-year active cleanup violation.
- 2023 - Charles Captain junk accumulation violation. Work has been slowly progressing.
- 2023—Jason and Cassandra Meyer received multiple violations regarding the construction of a commercial building. We are still waiting for the state design release to issue final permits.
- 2023—Jeffery Newman's junk accumulation violation. Steady work has been occurring at the property to remove the junk vehicles.
- 2024— 7of the 17 violations in 2024 have been resolved. We also had 3 findings of no violation.

## **APC Petitions - 36**

- CFOs - 0
- Development Plans - 6
- Staff Approved Development Plans - 14 \* First year including ponds
- Major Subdivision - 1
- Ordinance Amendments - 1
- PUDs - 0
- Rezoning - 14
- WECS - 0
- WECS Testing Facility or Community Tower - 0
- Large SES - 0

## **BZA Petitions - 14**

- Appeals - 0
- Special Exceptions - 1
- Variance - 13

## **Plat Committee Petitions - 118**

- Minor Subdivisions - 51
- Additions - 50
- Combines - 16
- Dividing a Minor Subdivision - 1 \* First year under Plat Committee

## **Budget and Collected Fees**

- Budget - \$236,596.00
  - APC - \$201,271.00
  - GIS - \$35,325.00
- Collected Fees - \$49,956.00 (21% of Budget)
  - APC - \$48,895.00
  - GIS - \$1,061.00

## **APC Projects**

- Amendments to the Wells County Zoning Ordinance
- Navigating the appeal process for the development of our future floodplain maps
- 1 Rural town clean-up day
- Assisting with downtown redevelopment
- Assisting with trail development
- Participating in the Poka-Bache Task Force
- Participating in the Community Master Plan steering committee
- Participating in the Drug Task Force
- Participating in the Community Rating System program
- 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
- Updating our GIS server software
- Preparing for ArcGIS Pro software changeover
- 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
- Started the process of integrating GIS into the highway department
- Continued to participate in NIGIC

## Continuing Education

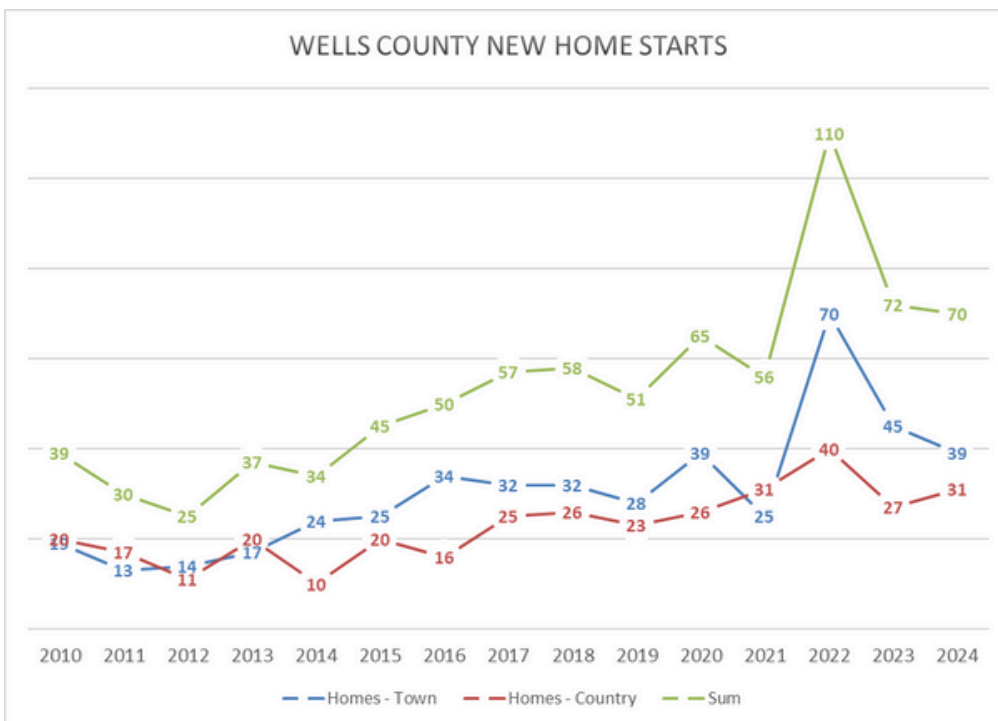
- CFM - Continued to attend INASFM conference to maintain required credit hours.
- AICP - Continued to attend APA-IN conferences and online seminars to maintain required credit hours.
- GIS - Continued to attend regional NIGIC trainings and various online trainings.

## Multi-Year Comparisons

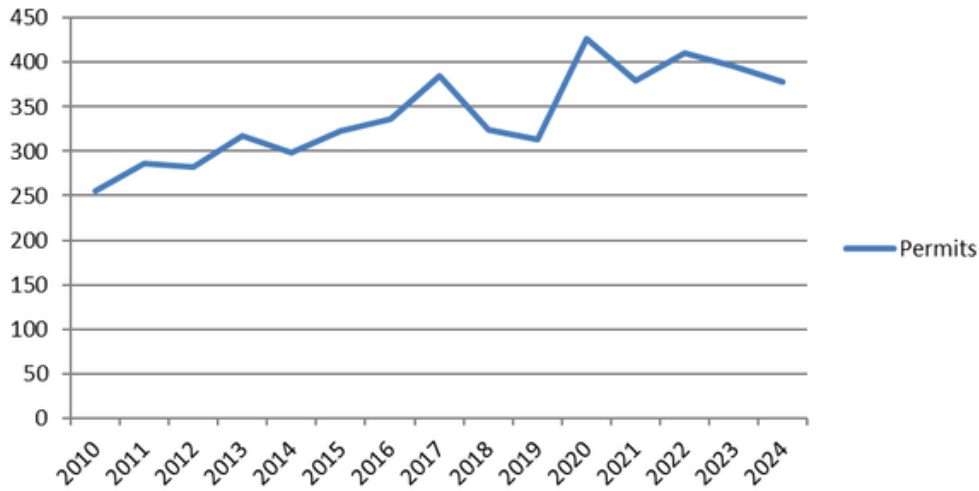
- Total Permit Value Estimated - Down 29%



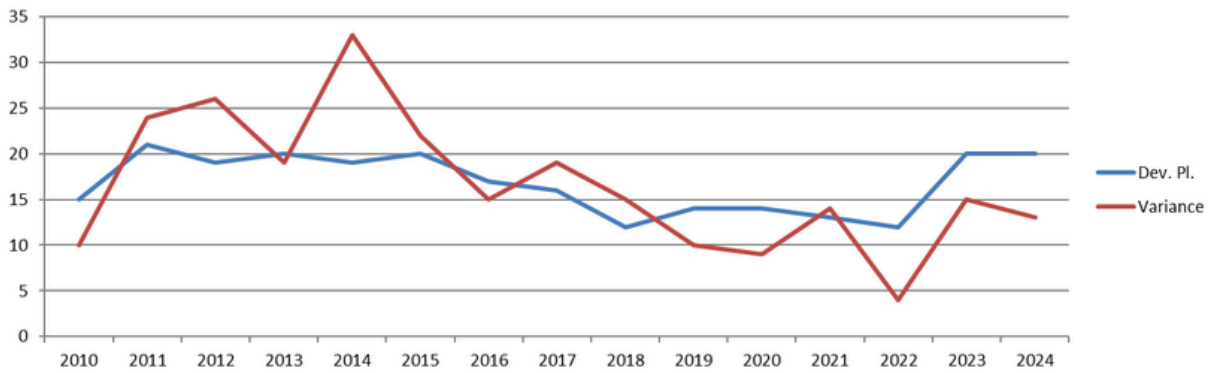
- New Homes - Total Down 4% (Urban Down 24% / Rural Up 13%)



- New Permits - Down 5%



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



## Conclusion

2024 was a down year for most metrics. Overall, it was a difficult year for petitions, development opportunities, and partnerships. We could not find a partner for the year's second Rural Town Clean-Up event. While petitions and permits were steady throughout the year, the overall number decreased. This made for a good opportunity to invest time into our quality of life projects, the community master plan project, and the floodplain map updates. Looking forward to seeing what opportunities arise in 2025.