



Shelby County Plan Commission & Building Inspector

Annual Report 2023

Newly Completed Pleasant View Roundabout
Photo courtesy Terry Morgan

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Contents

Executive Summary..... 3

Exceptional Projects and Accomplishments 5

 Heritage Aggregates 5

 Fountaintown Dollar General 7

 Rules of Procedure..... 8

 Projects within the Town of Fairland..... 9

 Department Accomplishments..... 9

Plan Commission..... 11

 Rezoning..... 12

 Simple Subdivisions..... 14

 Ordinance Amendments 15

 Other 15

 General Location of 2023 Plan Commission Petitions 17

Board of Zoning Appeals (BZA) 18

 BZA Petitions 19

 BZA Hearing Officer Petitions 21

 General Location of 2023 BZA Petitions 23

Improvement Location Permits (ILPs)..... 24

Site Plans..... 24

Construction Permits & Structural Improvements 25

 Inspections..... 25

 Permits Issued..... 25

 Value of Structural Improvements 26

 New Home Permits..... 27

 Commercial/Industrial/Institutional Construction 29

Department Finances 31

 Operating Costs 32

 Revenue..... 33

Appendix 35

 2023 Calendar Year Reporting Table 35

 Yearly Reporting Table 1980-2023 36

Executive Summary

This report serves as a brief summary of the 2023 calendar year for the Plan Commission, Board of Zoning Appeals, Building Inspector, and other activities related to the County Plan Commission and Building Inspector Department. This report will review exceptional projects and notable accomplishments of the boards and department, summarize all petitions heard by the Plan Commission and the BZA, give a brief synopsis of historical and current development trends using permit data, and provide an overview of the department's historical and current finances.

The Shelby County Plan Commission and Building Inspector Department serves as the main professional, technical, and administrative staff for the County's Plan Commission, Board of Zoning Appeals, Site Plan Review Committee, and Building Inspector. The department staff works to advise these entities and performs the essential day-to-day functions of the department to ensure responsible development throughout the year. These day-to-day functions include, but are not limited to, site plan review for code compliance, general code enforcement, permitting, inspections, floodplain administration, and record keeping.

Building activity in the County began to increase in 2020 and peaked in 2021. In 2022, building activity began to decrease. In 2023, building activity continued to decrease reflected by a decrease in permits issued, decrease in BZA petitions, and decrease in department revenue from 2022 numbers. Notably, the number of site plans for new homes and permits for new homes in 2023 decreased by almost 25% from 2022 numbers. Increasing interest rates for residential mortgages and the impact of inflation likely had the largest impact on the decrease in development proposals and building activity.

While the number of zoning requests for commercial and industrial development did not decrease from 2020, 2021, and 2022 numbers, unlike previous years, the Plan Commission denied several zoning requests. The increase in denied petitions resulted from a variety of factors, including petitions submitted for industrial development of poorly suited sites due solely to proximity to previously approved industrial development and the appointment of new Board members with a focus on preservation of the

County's agricultural heritage. The shift in focus of County decision making bodies from promoting market-driven economic development opportunities to careful consideration of how new commercial and industrial developments can coexist with the County's traditional agricultural heritage may have also had an impact on development patterns.

In 2023 the County Commissioners signed a contract with American Structurepoint, Inc. to conduct a Subarea Strategy Plan. The unprecedented amount of new commercial and industrial development that had occurred in Moral Township over the past several years without a more detailed County Plan for the area prompted Commissioner Abel to advocate for a Subarea Plan. Per American Structurepoint, the Plan will provide a guide for the type, intensity, and placement of new development within identified subareas to ensure that new development meets the County's needs to diversity and increase its tax base and contribute to its sense and quality of place.

Commercial Solar Energy Development remained a topic of conversation in 2023. On July 31, 2023 the County Commissioners placed a six-month moratorium on acceptance of new applications for commercial solar energy facilities to allow time for review of the County's solar regulations. Also, the Speedway Solar project approved by the BZA in 2019 obtained permits and began construction on their facility.

While this report serves as a more comprehensive review of 2023, below are some basic figures that show the work performed:

Plan Commission Petitions: 44
Board of Zoning Appeals Petitions: 48
Total Building Permits: 181
Total Value of Construction: \$327,084,162
New Single-Family Home Permits: 34

Exceptional Projects and Accomplishments

Heritage Aggregates

Heritage Aggregates LLC currently mines and processes aggregate on a +/- 230-acre property located near the southwest corner of SR 9 and Old SR 252 in Washington Township. Mining activities commenced on the property around 1950 and have gradually expanded south and west. Heritage Aggregates intends to progressively expand its existing stone quarry further to the south and west over a fifty-year timeframe. In the Spring of 2022, the County Commissioners vacated a portion of CR 25 W to allow for this expansion.



Source: Herriage Aggregates Rezoning Presentation

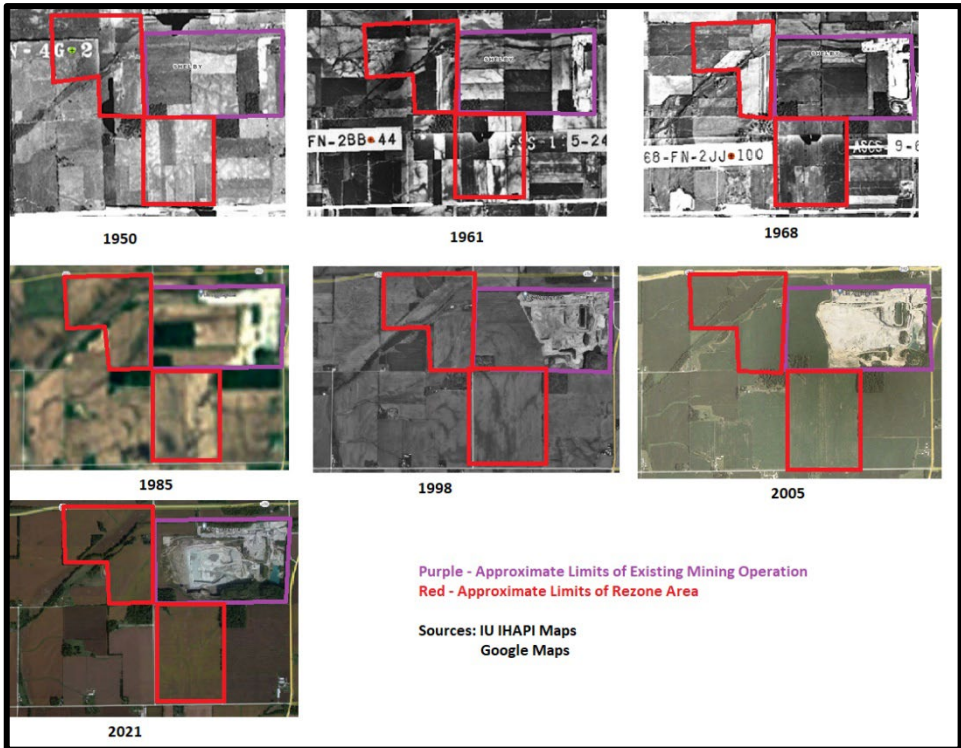
Rezoning

In the Fall of 2022, Heritage Aggregates LLC submitted an application to rezone 243.04-acres of property to the south and west of its existing stone quarry. Staff and Heritage Aggregates worked together for several months to compile a set of commitments which would allow Heritage Aggregates to expand its quarry while mitigating impacts to adjacent property, mitigating environmental impacts, and maintaining the aesthetic character of the Old SR 252 corridor. Staff and Heritage Aggregates agreed upon all commitments other than required setbacks from property lines.

On February 28th, 2023, the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District and R1 (Single-Family Residential) District to the HI (High Impact) District with the commitments, including the setbacks recommended by Staff. Several adjacent landowners and the

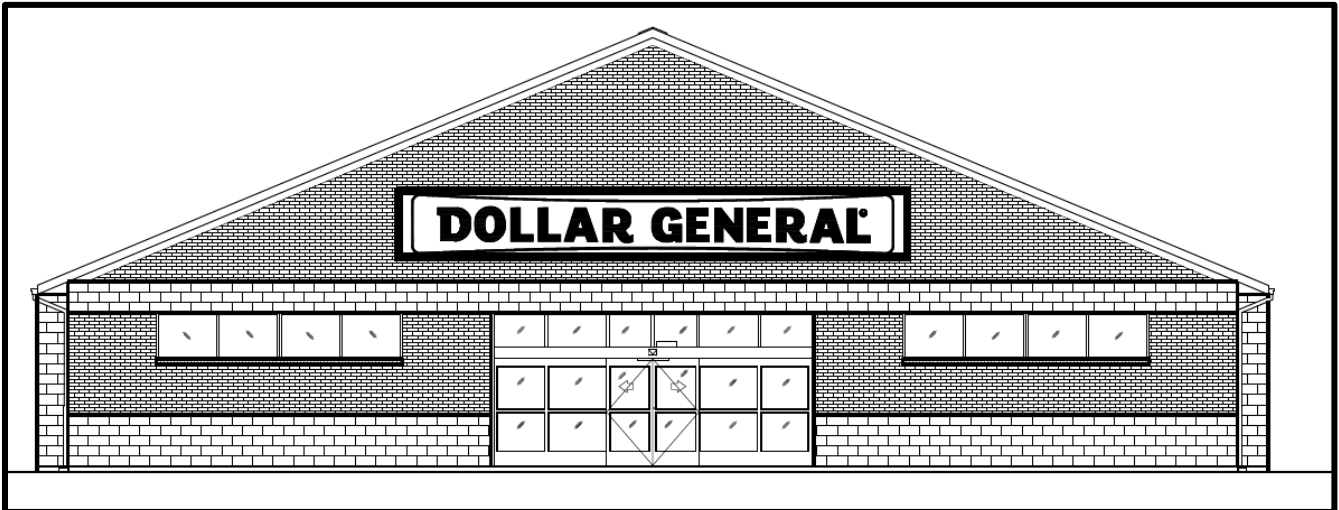
Washington Township Trustee expressed concerns at the meeting, primarily citing nuisance impacts, environmental impacts, concerns about future use of the site, lack of economic benefit to the County, and deviation from the future agricultural land use recommendation of the Comprehensive Plan. While the commitments would mitigate many of the concerns expressed by public, the Board generally felt that increased setbacks would further reduce the impacts of noise and dust on adjacent properties.

The County Commissioners initially heard the rezoning case on March 20, 2023, however after hearing testimony from Heritage Aggregates and neighboring property owner Sam Deiwert, voted to send the rezoning back to the Plan Commission for reconsideration of the commitments regarding setbacks. Indiana Code requires that the Plan Commission review any change to commitments proposed by the Commissioners which would result in less restrictive commitments than recommended by the Plan Commission. On April 25, 2023, the Plan Commission sent the case back to the Commissioners with no recommended change to the original set of commitments. The County Commissioners approved the rezoning with a reduction in the required setbacks on May 8, 2023. The Commissioners rarely amend or overturn any decision made by the Plan Commission. The Commissioners and Plan Commission may continue to have varying opinions on rezoning decisions if the number of complex and contentious zoning petitions continue to increase.



Fountaintown Dollar General

In the Spring of 2023 Carmel, IN based developer Second Circle Investments LLC initiated the development process for a 2.2-acre property located on SR 9 north of the US 52/ SR 9 interchange. The development includes a 10,640 sq. ft. retail store, commercial septic system, well, parking and maneuvering areas, and landscaping. At the end of the development process, Second Circle Investments will lease the property to a Dollar General Store. The store will provide a retail service to the traveling public at a major intersection between Shelbyville, Greenfield, Morristown, and New Palestine. In 2023, the Indiana Department of Transportation (INDOT) improved the US 52 / SR 9 intersection with a round-a-bout.



Source: Architectural Rendering, ILP Permit Application

Rezoning

On June 27th, 2023, the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District to the C2 (Highway Commercial) District. Staff recommended that the developer apply to rezone the property to the C2 District due to location of the property near the intersection of two major thoroughfares and near an area recommended for commercial development by the Comprehensive Plan. Significant investment in the SR 9 / US 52 intersection improvement gave Commissioner Abel pause in approving development of the property for chain-retail without significant site aesthetic improvements. The County Commissioners approved the rezoning 2-1 on July 24th, 2023, with Commissioner Abel

casting the dissenting vote. The Commissioners added additional conditions of approval to encourage quality development which included preventing the developer from seeking development standards variances and requiring a brick building façade.

Permitting

The Technical Review Committee reviewed the Site Plan for the project in the Fall of 2023. The Site Plan complied with all zoning, drainage, and fire department code requirements. Additionally, the developer obtained a State driveway permit, Rule 5 permit, and State commercial septic system approval. The developer obtained improvement location and construction permits for the project on October 19, 2023. The permit application listed the value of structural improvements at \$1 million, twice the value of the Dollar General permitted in the Flat Rock area in 2022.

Rules of Procedure

In 2023, the Plan Commission and Board of Zoning Appeals adopted formal Bylaws and Rules of Procedure which outline the duties of board members and staff, guide the disposition of petitions, and govern the conduct of meetings. The Planning Director and Board Attorney provided a draft of the Plan Commission Rules of Procedure to

the Plan Commission which reflected how the Board traditionally operated. Review of the document prompted in-depth discussion about public notice, prompted by concerns raised by a few members of the public regarding adequate notice, and about time limits for public comment, prompted by two Plan Commission meetings in early 2023 which ran over five hours. The Plan Commission decided to increase the mailed public notice radius from 600-feet to 660-feet, require posting of a public hearing sign on any property with a pending land use petition, and institute a three-minute cap per person on public comment (with Board discretion to increase time limits). The Board



asked for a few other minor amendments. The Plan Commission adopted their Rules of Procedure on May 23, 2023, the Board of Zoning Appeals adopted their Rules of Procedure on June 13, 2023, and the County Commissioners adopted an ordinance incorporating both sets of Rules of Procedure into the Unified Development Ordinance on July 27, 2023.

Projects within the Town of Fairland

The County has provided all planning and building services for the Town of Fairland since its reincorporation in 2008. In 2023, the County granted land use approvals and permitted several projects within the Town for the last time, as the Town will establish its own planning and building jurisdiction in 2024. Major projects which occurred within the Town of Fairland in 2023 and associated approvals are listed in the table below.

<i>Project</i>	Location	Land Use Approval	Permits
<i>F & A Martin Holdings / Cutting Edge Pizzeria</i>	506 W Carey St	Rezoning and Development Standards Variances	Remodel Permits
<i>Northwest Shelby County Regional Sewer District Treatment Plant (unincorporated area but will service Town of Fairland)</i>	South of and adjoining 4875 W 600 N	Rezoning	None
<i>Bowman Hair Salon & Laundry Mat</i>	204 E Carey St	Rezoning	None
<i>Fairland Landscape Supply</i>	208 S Frankin St, Fairland	NA	Office Building & Topsoil Building

Department Accomplishments

The office staff of the Plan Commission and Building Inspector interact with citizens on a day-to-day basis to assist with construction projects and answer questions. The office staff includes the Planning Director (Desiree Calderella, AICP), Building Inspector (David Adams), and Administrative Assistant (Jessie Elrod). Desiree Calderella filled the role of Administrative Assistant in October and November while Ms. Elrod took maternity leave.

A few accomplishments of the Office of the Plan Commission & Building Inspector Department in 2023 included:

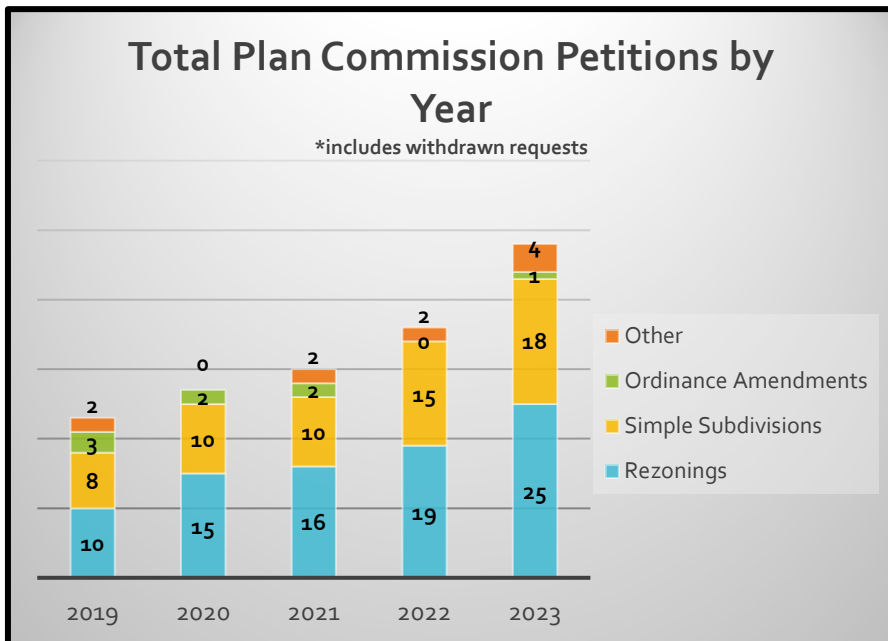
- Drafted Plan Commission and Board of Zoning Appeals Bylaws and Rules of Procedure
- Updated Fee Schedule to account for inflation and cost of public notice signs
- Distributed quarterly permitting reports and mapped of all report items on GIS
- Cataloged of all exempt subdivisions and updated zoning designations of parcels accordingly

Plan Commission

In the 2023 calendar year, the Plan Commission heard forty-four (44) petitions. Four additional petitions were submitted to the Plan Commission however withdrawn by the petitioner prior to rendering of a decision. The number of Plan Commission petitions submitted trended downward throughout the year, which reflects the decrease in development activity that occurred through 2023. Petitions included twenty-three (23) Rezoning, sixteen (16) Simple Subdivisions, one (1) Ordinance Amendment, and four (4) Miscellaneous Requests. Approved petitions will allow for development of twenty-one (21) new single-family residential building lots, two (2) new multi-family lots, two (2) new commercial properties, one (1) new industrial property, and one (1) institutional property. Unlike previous years,



the Plan Commission denied four (4) petitions and gave no recommendation on one (1) petition (all for non-residential development). From 2019 to 2022 the Plan Commission only denied a total of two petitions. Of the denied petitions, only one petitioner sought approval from the County Commissioners, and the



County Commissioners also denied this petition. Of the denied petitions, only one petitioner sought approval from the County Commissioners, and the County Commissioners also denied this petition. The County Commissioners approved all other rezoning petitions approved by the Plan Commission. Petitions involved properties primarily near currently populated areas and/or near transportation corridors.

Rezoning

<i>Case</i>	Location	Rezoning	Plan Commission	Commissioners Ordinance
<i>RZ 22-16 Ham</i>	8800 S 600 W, Edinburgh, Jackson Township.	<u>RE to R1</u> 1 Lot	Approved 7/25/23	Ord # 2023-25 Approved 8/7/23
<i>RZ 22-19 Heritage Aggregates LLC</i>	Generally, north of CR 1200 S, south of Old SR 252, east of CR 100 W, and west of SR 9, Flat Rock, Washington Township.	<u>A1 & R1 to HI</u> Expansion of Aggregate Mining Operations	Approved w/ stipulations 3/28/23	Ord # 2023-14 Approved 5/8/23
<i>RZ 23-01 Apple</i>	15 Hale Rd, 17 Hale Rd, & 1016 W Hendricks St, Shelbyville, Addison Township.	<u>R1 to M1 & C2</u> 2 Multi- Family Lots & Expansion of Commerical Lot	Approved 1/24/23	Ord # 2023-08 Approved 3/20/23
<i>RZ 23-02 January</i>	West of and adjoining 8111 N 850 W, Fairland, Moral Township.	<u>A1 to I2</u> Tractor/ Trailer Repair and Trucking Company	Denied 1/24/23	Withdrawn
<i>RZ 23-03 Jugaad LLC</i>	East of and adjoining 9075 N Frontage Rd, Fairland, Moral Township.	<u>A1 to I2</u> Truck Parking Facility	Denied 1/24/23	Denied 4/10/23
<i>RZ 23-04 Davis</i>	East of and adjoining 453 E 700 S, Shelbyville, Washington Township.	<u>A2 to RE</u> 2 Lots	Approved w/ stipulations 3/28/23	Ord # 2023-12 Approved 4/10/23
<i>RZ 23-05 F and A Martin Holdings, LLC</i>	506 W Carey St, Fairland, Brandywine Township.	<u>C1 to C2</u> Resturant	Approved w/ stipulations 2/28/23	Ord # 2023-09 Approved 3/20/23
<i>RZ 23-06 Chavez</i>	North of and adjoining 4500 N Michigan Rd,	<u>A1 to A4</u> Equestrian Facility	Withdrawn	NA

	Shelbyville, Brandywine Township.			
<i>RZ 23-06 IN RNG Interconnect, LLC</i>	5445 S Smithland Rd, Shelbyville, Hendricks Township.	<u>A1 to I2</u> Natural Gas Injection Facility	No Recommend ation 3/28/23	Withdrawn
<i>RZ 23-07 Northwest Shelby County Regional Sewer District</i>	South of and adjoining 4875 W 600 N, Fairland, Brandywine Township.	<u>A2 to IS</u> Wastewater Treatment Plant	Approved w/ stipulations 3/28/23	Ord # 2023-11 Approved 4/10/23
<i>RZ 23-08 Adams</i>	8297 S 750 E, Saint Paul, Nobel Township.	<u>A1 & A2 to RE</u> 2 Lots	Approved 3/28/23	Ord # 2023-10 Approved 4/10/23
<i>RZ 23-09 Bruning</i>	9721 N SR 9, Morristown, Van Buren Township.	<u>A1 to A2</u> 1 Lot	Approved w/ stipulations 5/23/23	Ord # 2023-17 Approved 6/12/23
<i>RZ 23-10 Titus</i>	East of and adjoining 4439 W 950 N, Fountaintown, Moral Township.	<u>A1 to RE</u> 1 Lot	Approved 4/25/23	Ord # 2023-13 Approved 5/8/23
<i>RZ 23-11 Larrison</i>	East of and adjoining 8493 S 475 E, Saint Paul, Nobel Township.	<u>A1 to RE</u> 1 Lot	Withdrawn	NA
<i>RZ 23-12 Thomas North Farm</i>	Generally north and west of the intersection of Freeport Rd. & CR 150 E, Van Buren Township.	<u>A1 to A2</u> 3 Lots	Approved 5/23/23	Ord # 2023-18 Approved 6/12/23
<i>RZ 23-13 Thomas South Farm</i>	East side of CR 250 E, generally east of the intersection of CR 750 N, Hanover Township.	<u>A1 to A2</u> 3 Lots	Approved w/ stipulations 5/23/23	Ord # 2023-19 Approved 6/12/23
<i>RZ 23-15 Bowman</i>	204 E Carey St, Fairland, Brandywine Township.	<u>VR to VM</u> Hair Salon & Laundromat	Approved w/ stipulations 6/27/23	Ord # 2023-23 Approved 7/17/23
<i>RZ 23-16 Second Circle Investments LLC</i>	North of and adjoining 11884 N SR 9, Fountaintown, Van Buren Township.	<u>A1 to C2</u> Medium- Intensity Retail	Approved w/ stipulations 6/27/23	Ord # 2023-22 Approved 7/24/23
<i>RZ 23-17 Cook</i>	East side of S Edinburgh Rd, between CR 900 S & CR 1000 S, Jackson Township.	<u>A1 to R1</u> 1 Lot	Approved 7/25/23	Ord # 2023-26 Approved 8/7/23
<i>RZ 23-18 Voegel</i>	5250 N Morristown Rd, Shelbyville, Marion Township.	<u>A2 to RE & R1</u> 2 Lots	Approved w/ stipulations 7/25/23	Ord # 2023-27 Approved 8/7/23

<i>RZ 23-19 Schwier & Co., LLC</i>	East of and adjoining 9174 N 250 E, Morristown, Hanover Township	<u>A1 to RE</u> 3 Lots	Approved 10/24/23	Ord # 2023-34 Approved 11/13/23
<i>RZ 23-20 Dennis Wells</i>	1803 & 1815 S 450 E, Shelbyville, Liberty Township	<u>RE & R1 to C2</u> Speculative Commercial	Denied 10/24/23	Withdrawn
<i>RZ 23-21 Fairland Investment Inc.</i>	9237 N Frontage Rd, Fairland, Moral Township.	<u>A1 & RE to I2</u> Speculative Industrial	Denied 10/24/23	Withdrawn
<i>RZ 23-22 Meador</i>	North of and adjoining 7587 S 600 W, Edinburgh, Jackson Township.	<u>A1 to RE</u> 1 Lot	Approved 11/28/23	Ord # 2023-37 Approved 12/11/23
<i>RZ 23-23 Glackman</i>	East of and adjoining 5009 W 500 N, Fairland, Brandywine Township.	<u>A2 to RE</u> 1 Lot	Approved 11/28/23	Ord # 2023-38 Approved 12/11/23

- Number of lots reflect only rezoned lots

Simple Subdivisions

Case	Location	Lots	Waivers	Date	Decision
<i>SD 22-11 The Woods of Mahrepuoc</i>	8800 S 600 W, Edinburgh, Jackson Township	2	Yes	7/25/23	Approved
<i>SD 23-01 Archer</i>	15 Hale Rd, 17 Hale Rd, & 1016 W Hendricks St, Shelbyville, Addison Township.	3	Yes	2/28/23	Approved
<i>SD 23-02 Davis</i>	East of and adjoining 453 E 700 S, Shelbyville, Washington Township.	2	No	9/26/23	Approved w/ stipulations
<i>SD 23-03 RNG – Pile Farms</i>	5445 S Smithland Rd, Shelbyville, Hendricks Township.	1	Yes	NA	Withdrawn
<i>SD 23-04 Adams & Adams</i>	8297 S 750 E, Saint Paul, Nobel Township.	2	No	3/28/23	Approved
<i>SD 23-05 Bruning</i>	9721 N SR 9, Morristown, Van Buren Township.	1	Yes	5/23/23	Approved
<i>SD 23-06 Titus</i>	East of and adjoining 4439 W 950 N, Fountaintown, Moral Township.	1	No	4/25/23	Approved
<i>SD 23-07 Larrison</i>	East of and adjoining 8493 S 475 E, Saint Paul, Nobel Township.	1	Yes	NA	Withdrawn
<i>SD 23-08</i>	Generally north and west of the intersection of Freeport	3	Yes	5/23/23	Approved

<i>Thomas North Farm</i>	Rd. & CR 150 E, Van Buren Township.				
<i>SD 23-09 Thomas South Farm</i>	East side of CR 250 E, generally east of the intersection of CR 750 N, Hanover Township.	3	Yes	5/23/23	Approved
<i>SD 23-10 Esters Quonset Huts</i>	103 East Carey St, Fairland, Brandywine Township.	1	Yes	5/23/23	Approved
<i>SD 23-11 Wolsiffer</i>	11560 N 800 W, New Palestine, Moral Township.	2	Yes	6/27/23	Approved
<i>SD 23-12 Arnold</i>	11395 N 600 W, Fountaintown, Moral Township.	2	Yes	6/27/23	Approved
<i>SD 23-13 Nolan Farms</i>	North of and adjoining 11884 N SR 9, Fountaintown, Van Buren Township.	1	Yes	6/27/23	Approved
<i>SD 23-14 Cook</i>	East side of S Edinburgh Rd, between CR 900 S & CR 1000 S, Jackson Township.	1	Yes	7/25/23	Approved
<i>SD 23-15 Voegel</i>	5250 N Morristown Rd, Shelbyville, Marion Township.	2	Yes	7/25/23	Approved
<i>SD 23-17 Meador</i>	North of and adjoining 7587 S 600 W, Edinburgh, Jackson Township.	1	No	11/28/23	Approved
<i>SD 23-18 Glackman</i>	East of and adjoining 5009 W 500 N, Fairland, Brandywine Township.	1	No	11/28/23	Approved

- Number of lots reflect only lots included in the subdivision, including previously developed lots and does not include remainder tracts

Ordinance Amendments

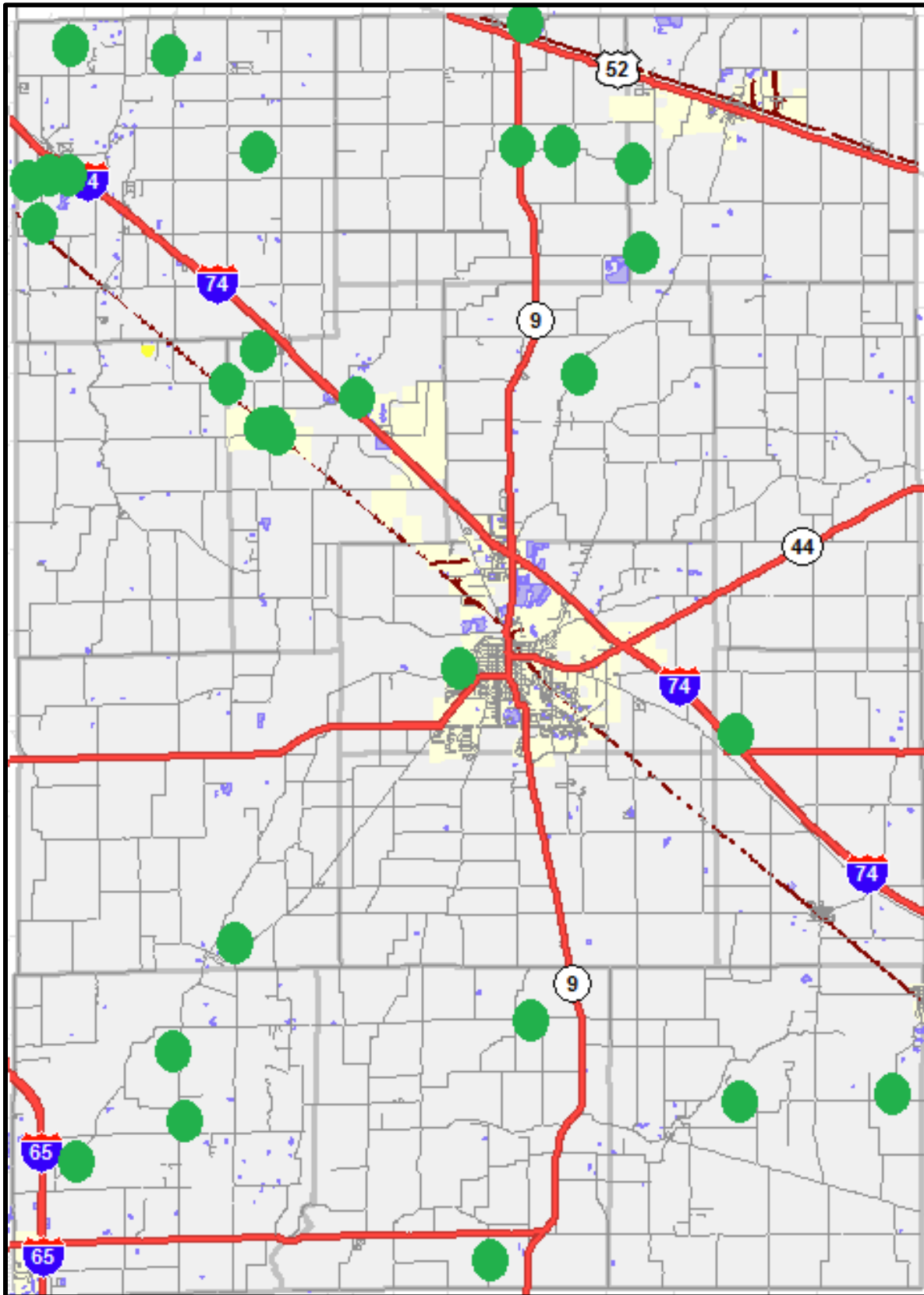
<i>Case</i>	<i>Plan Commission</i>	<i>Commissioners Ordinance</i>
<i>RZ 23-14 Article 9: Specifically, amendment to add Section 9.20: Plan Commission and Board of Zoning Appeals Bylaws and Rules of Procedure</i>	Approved 6/27/23	Ord # 2023-24 Approved 7/17/23

Other

<i>Case</i>	<i>Location</i>	<i>Date</i>	<i>Decision</i>
VAC 23-01	15 Hale Rd, 17 Hale Rd, & 1016 W Hendricks St,	2/28/22	Approved

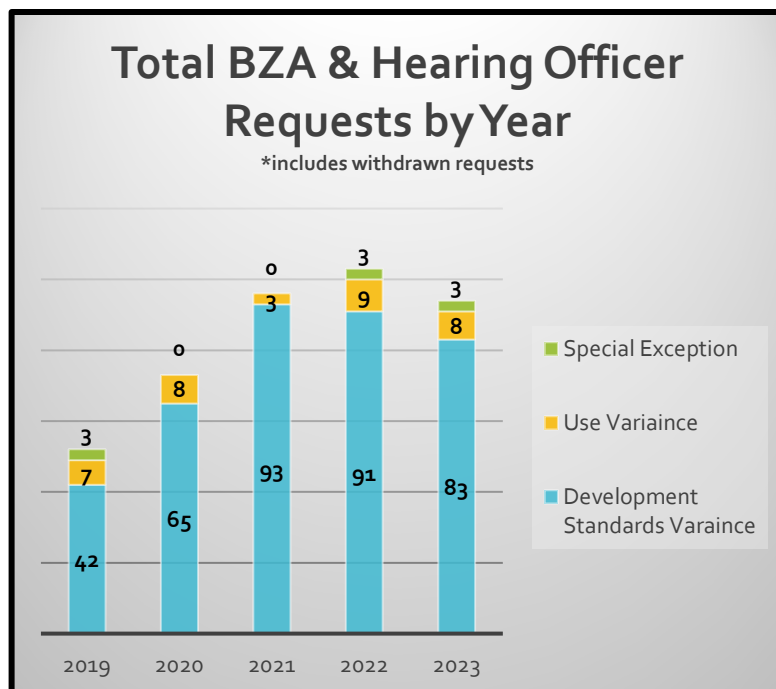
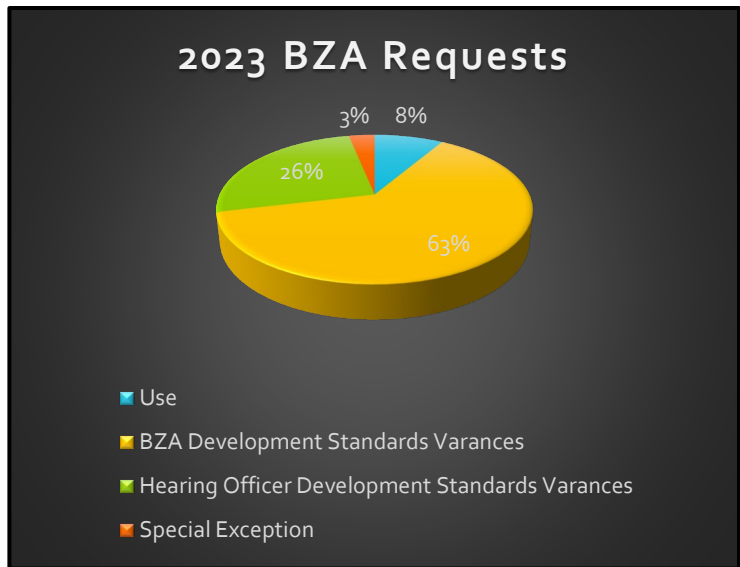
<i>Vacation of Lots 41, 42, 43, 44, 45, & 46 in Mapleton Subdivision</i>	Shelbyville, Addison Township.		
<i>Jugaad LLC Traffic Study</i>	East of and adjoining 9075 N Frontage Rd, Fairland, Moral Township.	1/24/23	Denied
<i>Sunbeam Development / I-74 East Commerce Park Traffic Study</i>	Sunbeam Dr, Fairland, Moral Township.	4/25/23	Approved
<i>Schwier & Co., LLC Waivers</i>	East of and adjoining 9174 N 250 E, Morristown, Hanover Township.	10/24/23	Denied

General Location of 2023 Plan Commission Petitions



Board of Zoning Appeals (BZA)

In the 2023 calendar year, the BZA and BZA Hearing Officer heard a total of **forty-eight (48) petitions**. Several petitions included multiple requests. In total, the BZA and BZA Hearing Officer heard 94 requests. The number of BZA petitions submitted trended downward throughout the year, which reflects the decrease in development activity that occurred through 2023. Petitions applied mostly to properties within the southwest portion of the County. As in previous years, several petitions included variances from accessory structure maximum size requirements, variances to allow accessory structures in the front yard, and special exceptions to allow home-based businesses. A relatively high percentage of petitions related to signs, which indicates that the County may consider updating its sign code to accommodate typical modern commercial signs. In 2023, three property owners requested a variance to allow more than two single-family residential lots to utilize a single private driveway. These requests likely resulted from the limited availability of residential building sites in the County, especially along road frontages. Shared driveway requests raised concerns from the Board regarding ongoing shared



to accommodate typical modern commercial signs. In 2023, three property owners requested a variance to allow more than two single-family residential lots to utilize a single private driveway. These requests likely resulted from the limited availability of residential building sites in the County, especially along road frontages. Shared driveway requests raised concerns from the Board regarding ongoing shared

maintenance of gravel driveways after properties change ownership and emergency vehicle access. The Board generally looked favorably on these petitions if the property owner agreed to pave the driveway at a width that would allow vehicles to pass one-another. To increase the availability of residential building sites, the County may consider updating its zoning regulations to allow a certain number of residential lots to utilize a shared paved driveway. BZA petitions involved properties primarily near currently populated areas and/or near transportation corridors.

BZA Petitions

The BZA heard thirty **(30) petitions**. Several petitions included multiple requests. In total, the BZA heard seventy (70) requests, including fifty-nine (59) Development Standards Variances, eight (8) Use Variances, and three (3) Special Exceptions. The BZA denied five (5) petitions and approved all other petitions.

<i>Case</i>	Location	Requests	Date	Decision
<i>BZA 22-52 Farnsley Family Farm LLC</i>	7092 E Short Blue Rd, Shelbyville, Union Township.	Development Standards	2/14/23	Approved w/ Stipulations
<i>BZA 23-01 Mike Wilson</i>	3853 N Morristown Rd, Shelbyville, Marion Township.	Use	1/10/23	Approved
<i>BZA 23-03 Northwestern Consolidated School District of Shelby County</i>	4920 W 600 N, Fairland, Moral Township.	5 Development Standards	2/24/23	Approved
<i>BZA 23-04 Douglas C Hunt</i>	1796 W Washington Ave, Shelbyville, Addison Township.	Use & 5 Development Standards	6/13/23	Approved w/ Stipulations
<i>BZA 23-05 Chad Beaver</i>	5021 N Frontage Rd, Fairland, Brandywine Township.	2 Development Standards	3/14/23	Approved w/ Stipulations
<i>BZA 23-07 Michael James</i>	4136 S Marietta Rd, Shelbyville, Hendricks Township.	Special Exception & 3 Development Standards	3/14/23	Approved w/ Stipulations
<i>BZA 23-08 Michael James</i>	5073 W SR 44, Shelbyville, Hendricks Township.	Use	3/14/23	Approved w/ Stipulations

<i>BZA 23-09 Kayla Lloyd</i>	10156 N 400 W, Fountaintown, Moral Township.	Development Standards	3/14/23	Approved
<i>BZA 23-10 F and A Martin Holdings LLC</i>	506 W Carey St, Fairland, Brandywine Township.	7 Development Standards	3/14/23	Approved w/ Stipulations
<i>BZA 23-11 Roberto Chavez</i>	North of and adjoining 4500 N Michigan Rd, Shelbyville, Brandywine Township.	Use	3/14/23	Denied
<i>BZA 23-13 Religious Reconstruction Organization, Inc.</i>	8700 S SR 9, Flat Rock, Washington Township.	Development Standards	5/9/23	Denied
<i>BZA 23-15 Lester Smith</i>	East of and adjoining 7392 W 500 N, Fairland, Sugar Creek Township.	Use	5/9/23	Approved w/ Stipulations
<i>BZA 23-16 Fountaintown Christian Church</i>	797 W Brookville Rd, Fountaintown, Van Buren Township.	3 Development Standards	5/9/23	Approved w/ Stipulations
<i>BZA 23-22 Mark Lee</i>	5815 W PR 874 S, Edinburgh, Jackson Township.	2 Development Standards	6/13/23	Denied
<i>BZA 23-23 Mike & Laura Burton</i>	South of and adjoining 7354 S Edinburgh Rd, Edinburgh, Jackson Township.	2 Development Standards	6/13/23	Approved w/ Stipulations
<i>BZA 23-24 Waldron General</i>	110 W Washington St, Waldron, Liberty Township.	Development Standards	6/13/23	Approved
<i>BZA 23-25 Mark Lee</i>	5815 W PR 874 S, Edinburgh, Jackson Township.	2 Development Standards	7/11/23	Approved w/ Stipulations
<i>BZA 23-26 Shelly Ham</i>	8800 S 600 W, Edinburgh, Jackson Township.	5 Development Standards	7/11/23	Approved
<i>BZA 23-27 Donna L Griffey</i>	8289 S 500 W, Edinburgh, Jackson Township.	2 Development Standards	8/8/23	Approved
<i>BZA 23-29 Annette & Jim Prather</i>	8562 S Pleasure Valley Rd, Waldron, Nobel Township.	3 Development Standards	8/8/23	Approved
<i>BZA 23-30 Jerry W Robinson</i>	566 W Mill Rd, Shelbyville, Marion Township.	Special Exception & Development Standards	8/8/23	Approved w/ Stipulations
<i>BZA 23-32 Mt. Gilead Baptist Church</i>	4449 S Smithland Rd, Shelbyville, Hendricks Township.	2 Development Standards	9/12/23	Approved w/ Stipulations

<i>BZA 23-34 Marc Halata</i>	West of the County line on the south side of CR 700 N, located along Cotton Run, Hanover Township.	Use	9/12/23	Approved
<i>BZA 23-37 Luke Taylor</i>	1479 E Cedar Thorn Dr, Shelbyville, Addison Township.	Use	10/10/23	Denied
<i>BZA 23-38 Tracey Gillespie</i>	8438 W 800 N, Fairland, Moral Township.	Development Standards	10/10/23	Approved
<i>BZA 23-39 Gabe & Elyzabeth Bulmer</i>	8256 W 725 S, Edinburgh, Jackson Township.	Use & 5 Development Standards	11/14/23	Approved w/ Stipulation
<i>BZA 23-41 James Tracy & Sheryl Lynne Vannoy</i>	6179 W 900 N, Fountaintown, Moral Township.	Special Exception	11/14/23	Approved w/ Stipulations
<i>BZA 23-44 Joel Neuenschwander</i>	11903 S SR 9, Flat Rock, Washington Township.	3 Development Standards	12/12/23	Approved w/ Stipulations
<i>BZA 23-45 Brian & Joanne Klunk</i>	5943 S SR 9, Shelbyville, Shelby Township	Development Standards	12/12/23	Denied
<i>BZA 23-46 Rex Olds</i>	482 E Edgewood Dr, Shelbyville, Addison Township.	Development Standards	12/12/23	Approved

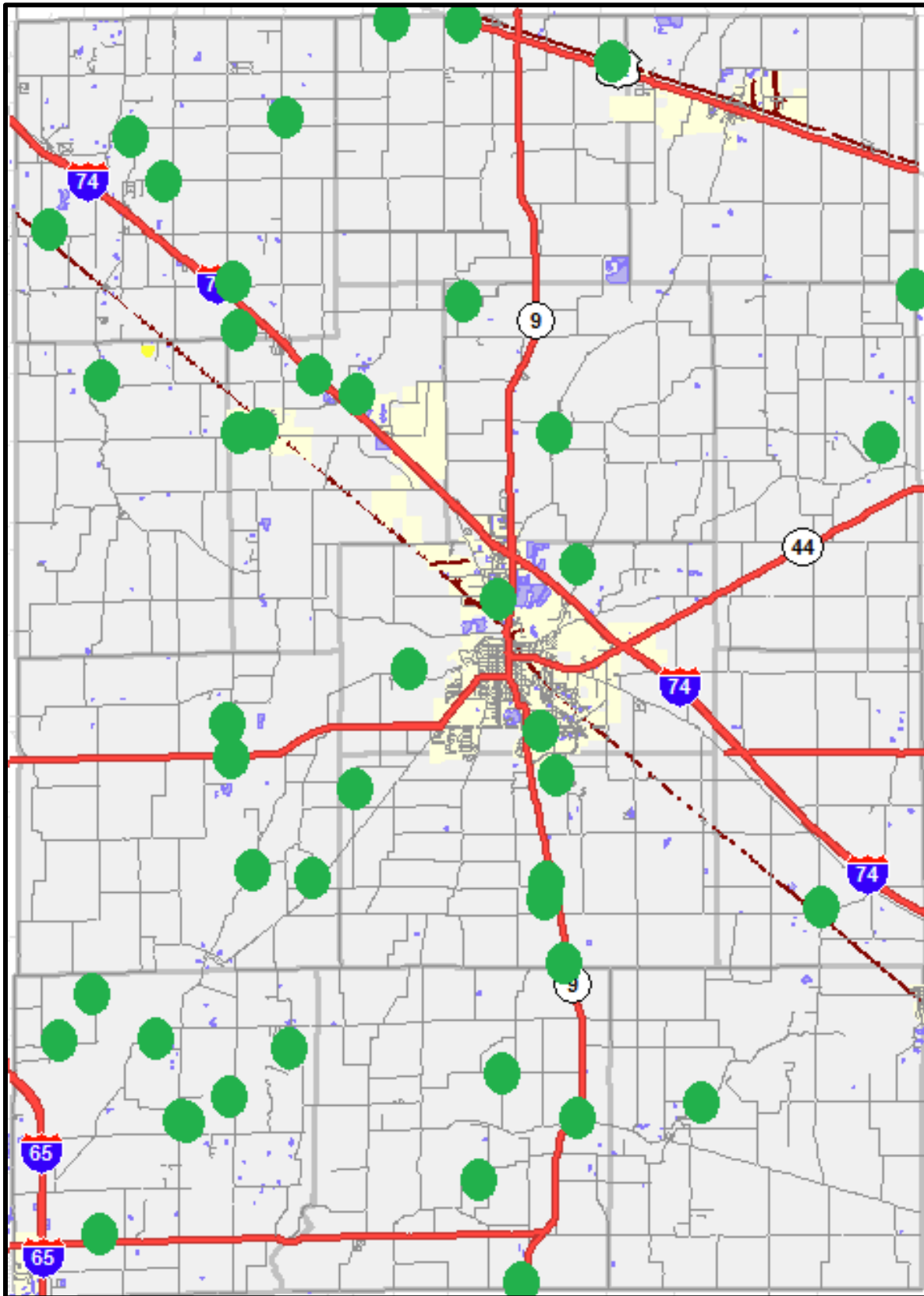
BZA Hearing Officer Petitions

The BZA Hearing Officer heard and approved eighteen (**18**) petitions for development standards variances. A few petitions included multiple requests. In total, the BZA Hearing Officer heard and approved twenty-four (24) requests.

<i>Case</i>	<i>Location</i>	<i>Requests</i>	<i>Approval Date</i>
<i>BZA 22-30 Orlando Mojica</i>	4951 W 700 N, Fairland, Moral Township.	1	3/14/23
<i>BZA 23-02 Bruce & Karen Ritchey</i>	6137 S 750 W, Edinburgh, Jackson Township.	1	1/17/23
<i>BZA 23-06 Stephen Cox</i>	9875 N 675 W, Fairland, Moral Township.	1	3/14/23
<i>BZA 23-12 Second Circle Investments, LLC</i>	385 W Carey St, Fairland, Brandywine Township.	1	3/30/23

<i>BZA 23-14 Michael Moulder</i>	8028 S Division Rd, Shelbyville, Washington Township.	2	4/14/23
<i>BZA 23-17 SCI Fairland LLC</i>	385 W Carey St, Fairland, Brandywine Township.	3	5/24/23
<i>BZA 23-18 Jason Rowe</i>	456 W 1000 S, Flat Rock, Washington Township.	1	5/24/23
<i>BZA 23-19 Shelby County Board of Commissioners</i>	1304 N Michigan Rd, Shelbyville, Addison Township.	2	5/24/23
<i>BZA 23-20 Helena Agri</i>	2668 S 275 W, Shelbyville, Shelby Township.	1	5/30/23
<i>BZA 23-21 Bradley McCarty</i>	7516 W Old SR 252, Edinburgh, Jackson Township.	1	6/6/23
<i>BZA 23-28 David & Sandra Rush</i>	1453 S 500 W, Shelbyville, Hendricks Township.	1	8/8/23
<i>BZA 23-31 Fountaintown Christian Church</i>	797 W Brookville Rd, Fountaintown, Van Buren Township.	1	8/8/23
<i>BZA 23-33 Michael Dillon</i>	4058 W PR 733 S, Shelbyville, Jackson Township.	1	8/17/23
<i>BZA 23-35 Sandra Kay & Dale F Walker</i>	11898 N 200 W, Fountaintown, Van Buren Township.	1	9/14/23
<i>BZA 23-36 KC White</i>	2084 E US HW 52, Morristown, Van Buren Township.	2	9/14/23
<i>BZA 23-40 Stacia Ping</i>	2405 S PR Phelps Ln, Shelbyville, Shelby Township.	1	11/2/23
<i>BZA 23-42 Chad Christian</i>	4789 S SR 9, Shelbyville, Shelby Township.	2	11/28/23
<i>BZA 23-43 Michael Cord</i>	4629 S SR 9, Shelbyville, Shelby Township.	1	11/28/23

General Location of 2023 BZA Petitions



Improvement Location Permits (ILPs)

The Plan Commission Office requires an Improvement Location Permit for the construction of all new buildings and for all additions/remodels that increase the square footage of a structure. The Improvement Location Permit allows office staff to review projects for compliance with zoning codes, such as building setback and structure size requirements. In

2023, the Plan Commission office issued **221** Improvement Location Permits.



Site Plans

The Site Plan Review Committee reviews site plans for all new single-family residences and large commercial, industrial, and institutional projects. The Committee includes the Planning Director (Desiree Calderella) and Health Department Environmental Technician (William Pursley). The Committee reviews the plans for compliance with

zoning, building, septic, and drainage requirements. In 2023, the Site Plan Committee reviewed **5** commercial/industrial/institutional site plans and **27** residential site plans, for a total of **32** site plans. Of these plans, 27 were approved and 5 are awaiting revisions.



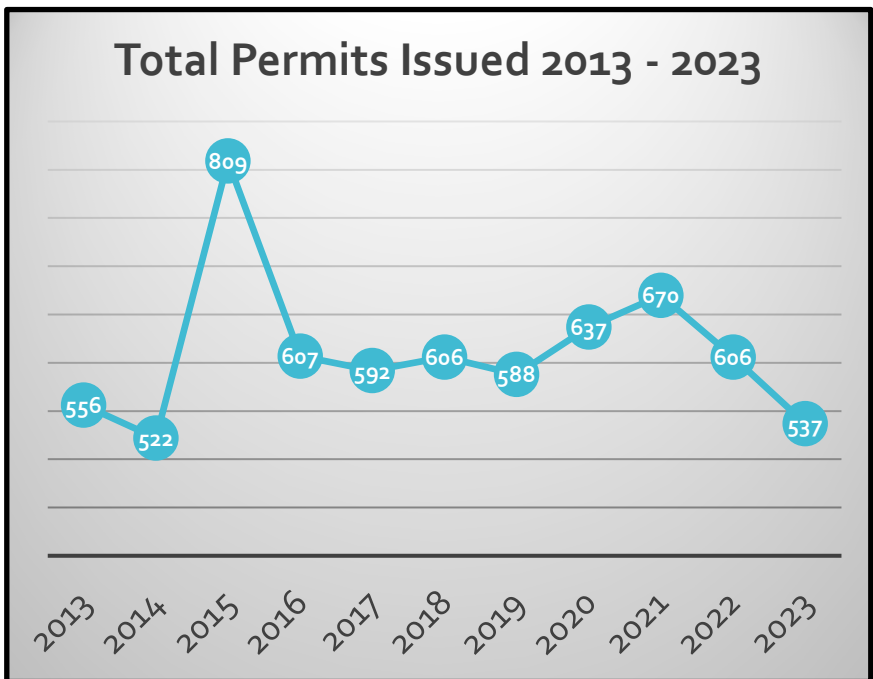
Construction Permits & Structural Improvements

Inspections

In 2023, the County Inspector conducted 851 agricultural, residential, and small-scale commercial project inspections and Banning Engineering conducted 64 commercial project inspections, for a total of **915 inspections**. The Inspector will at times conduct more than one inspection per visit (such as a building framing inspection and electrical rough-in inspection) and occasionally conducts a repeat inspection due to a deficiency found at the initial inspection. The County Inspector traveled 16,669 miles in 2023. Cost of travel per the County mileage rate of \$0.655 per mile was \$10,918.20. The \$21,013 collected in commercial permit fees funded the \$11,421.25 paid to Banning Engineering for commercial inspections.

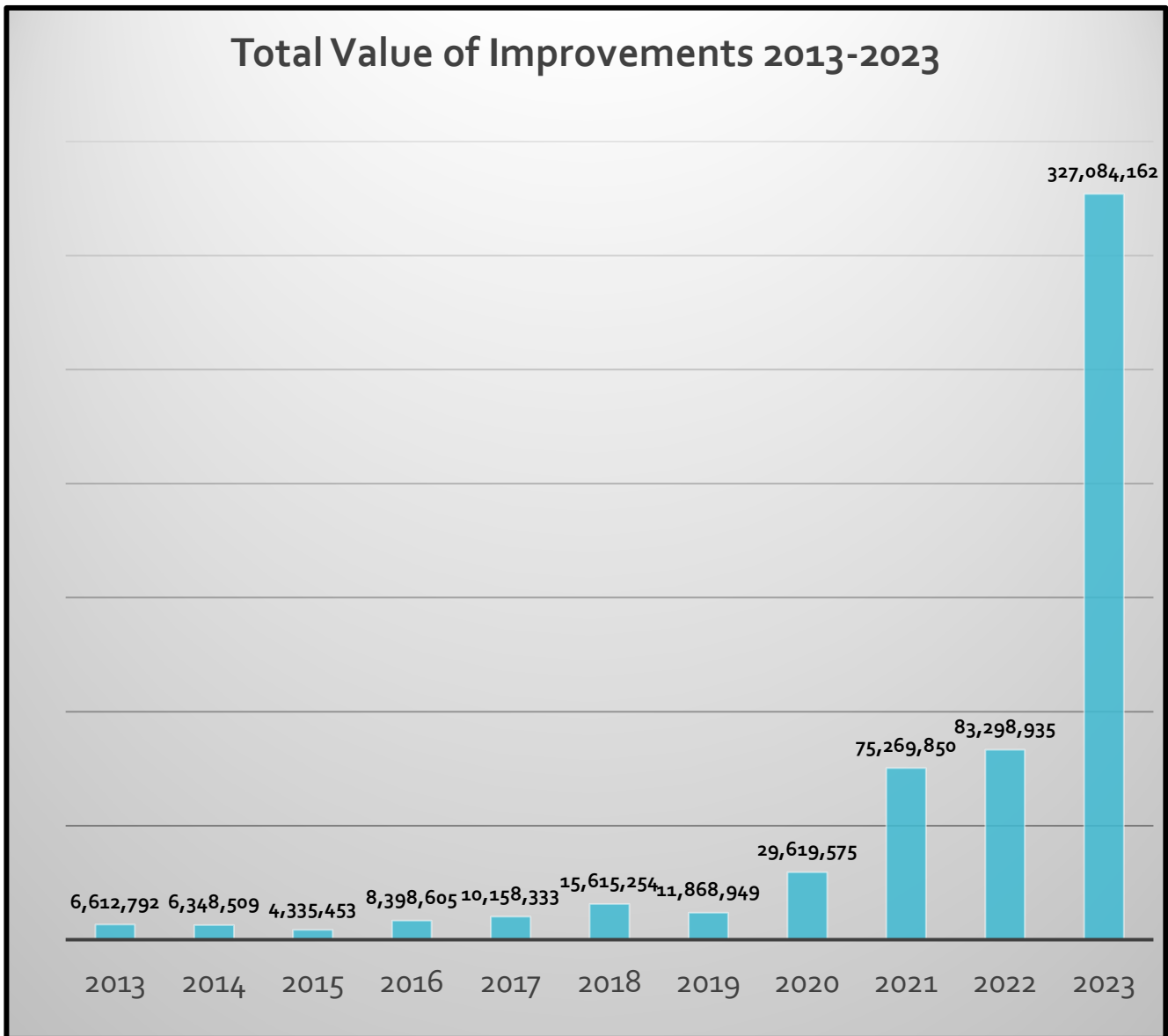
Permits Issued

The County issued **537 permits** in 2023, 69 fewer permits than in 2022. In 2023, the office issued **181 building permits** (34% of total permits), **300 electric permits** (56% of total permits), and **56 plumbing permits** (10% of total permits).



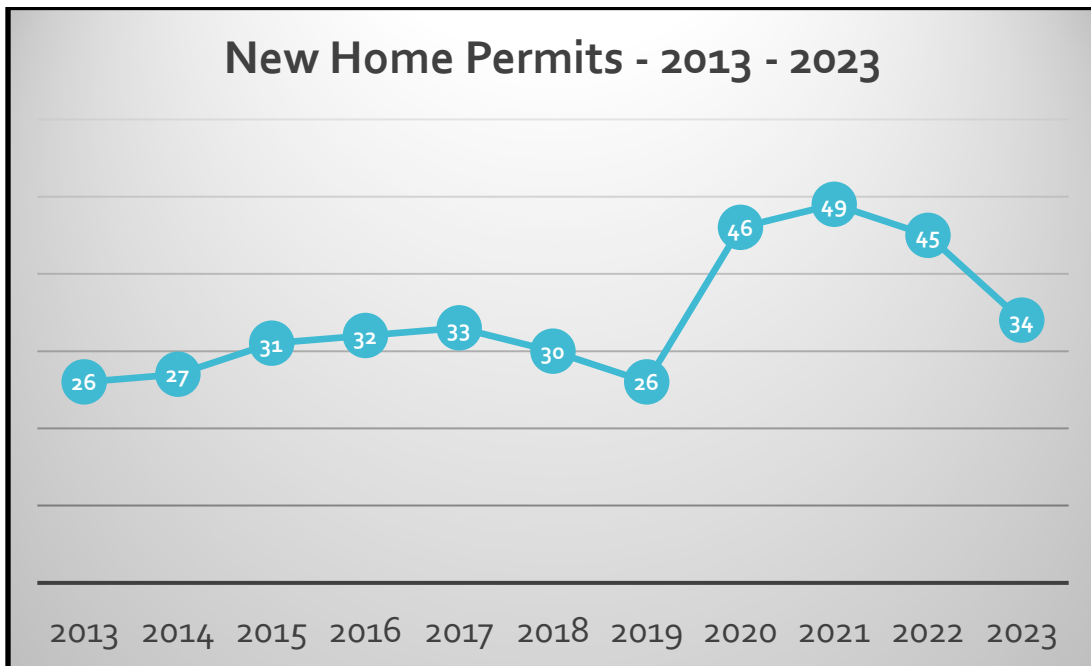
Value of Structural Improvements

The value of all structural improvements increased from \$83,298,935 in 2022 to **\$327,084,162** in 2023. The Speedway Solar project, valued at an estimated \$300 million, had the largest impact on the increase in value of structural improvements from previous years. The value of individual projects increased, likely due to inflation, but this increase had little impact on the increase in overall value of improvements.

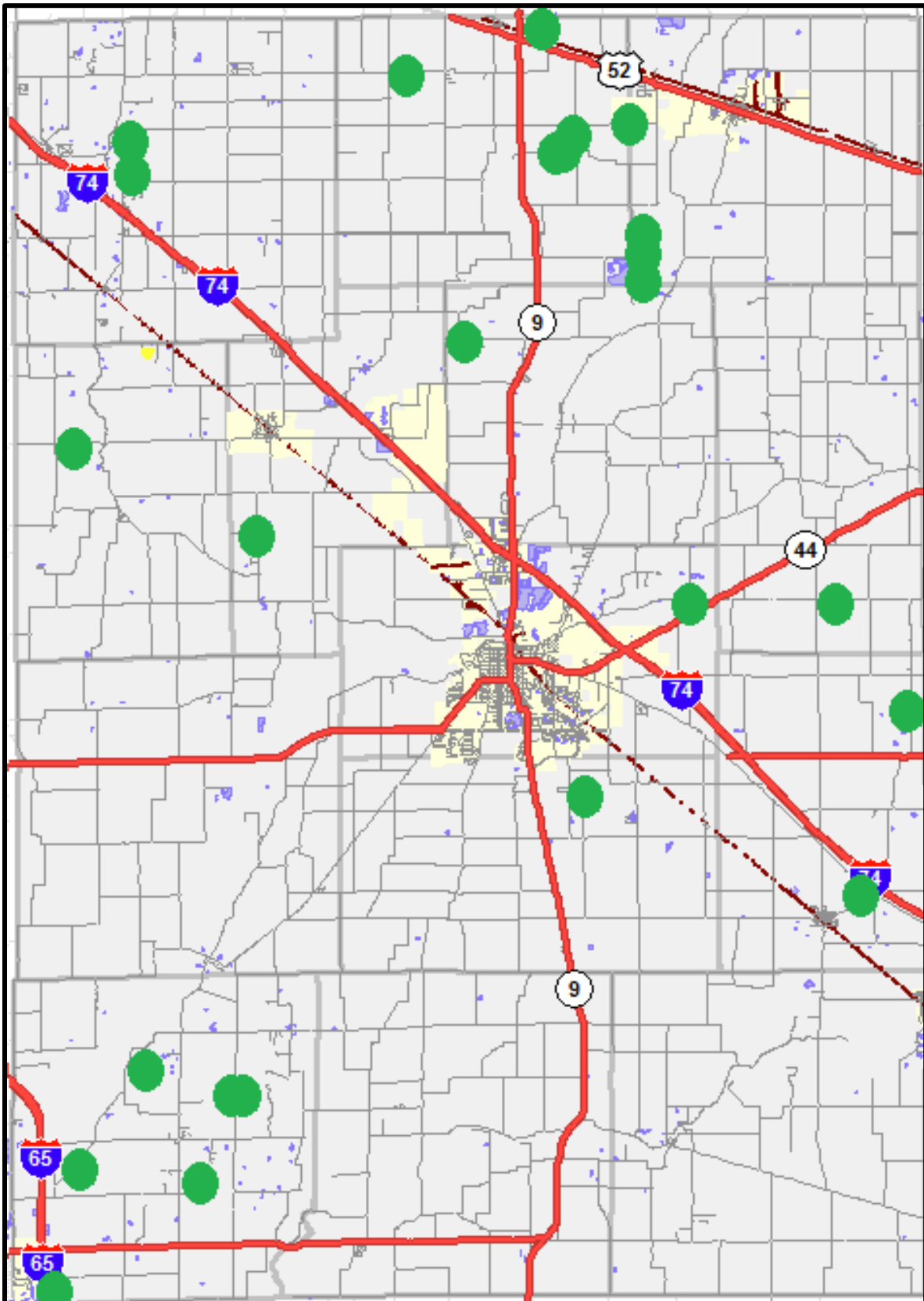


New Home Permits

The number of new home permits decreased from 45 permits in 2022 to **34 permits** in 2023. Ten (10) permits permitted mobile homes and the remaining permits permitted stick-built and pole-structure homes. The number of permits for stick-built and pole structure homes in 2023 decreased by 22% from the number of permits issued in 2022. The median home value (excluding mobile homes) in 2023 was \$309,500, remaining consistent with new home values in 2022. New home development occurred primarily in the northeast and southwest portions of the County. Local and national demand for housing continues to increase and housing supply remains low, therefore the County may consider strategies to encourage additional new home development.



General Location of 2023 New Home Permits



Commercial/Industrial/Institutional Construction

The County issued permits for **fifteen (15)** commercial / industrial / institutional projects in 2023. The **total value** of commercial / industrial / institutional construction was **\$309,376,205**, and the office collected **\$21,013** in permit fees.

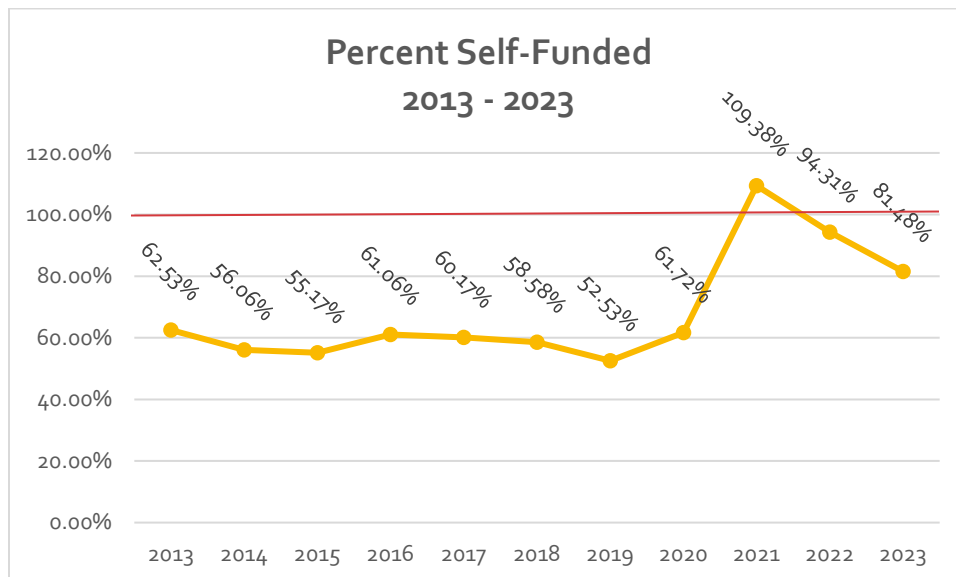
Commercial/Industrial/Institutional Construction Projects							
Company	Address	Description of Work	Value of Construction	ILP Fee	Building Fee	Plumb-ing Fee	Electric Fee
Central Rent-A-Crane	9210 N Frontage Rd, Fairland	Storage Lean-To	\$300,000	\$200	\$920	NA	\$100
Central Rent-A-Crane	9210 N Frontage Rd, Fairland	Office Building	\$4,700,000	\$315	\$1,080	\$150	\$150
Speedway Solar	6613 N 700 E, Morristown	Commercial Solar Energy Facility	\$300,000,000	\$7,570	\$200	NA	\$150
Steve Apple	15 Hale Rd, Shelbyville	Addition to Shop	\$20,000	\$125	\$100	NA	\$100
Dollar General	385 W Carey Street, Fairland	Retail Store	\$800,000	\$315	\$1,172	\$150	\$150
Greg Spivey	1921 N 600 E, Shelbyville	Storage Containers	\$10,000	\$60	\$50	NA	NA
Cutting Edge Pizzeria	506 W Carey Street, Fairland	Remodel	\$55,000	NA	\$311	\$110	\$100
Shelby Eastern Schools (Waldron High)	102 N East Street, Waldron	Bathroom Addition	\$138,205	\$315	\$202.92	\$100	\$100
Indiana American Water	5265 W 250 S, Shelbyville	Process Treatment Room	\$700,000	\$315	\$150	NA	NA
Indiana Trailer Sales	4324 E State Rd 244, Shelbyville	Sales Office	\$325,000	\$315	\$519	\$150	\$150
My Dear Dog Grooming Salon	10156 N 400 W, Fountaintown	Grooming Salon Home Business	\$12,000	\$70	\$55	\$110	\$50
Dollar General	11900 N SR 9, Fountaintown	Retail Store	\$1,000,000	\$380	\$858	\$165	\$165

Company	Address	Description of Work	Value of Construction	ILP Fee	Building Fee	Plumbing Fee	Electric Fee
Fairland Landscape Supply	208 S Frankin St, Fairland	Office Building	\$1,000,000	\$380	\$1,120	NA	\$165
Fairland Landscape Supply	208 S Frankin St, Fairland	Topsoil Building	\$300,000	\$240	\$1,085	NA	NA
ONeal Steele	108 W Boggstown Rd, Shelbyville	Bathroom Addition	\$16,000	NA	\$165	NA	\$110
TOTAL			\$309,376,205	\$10,600	\$7,988	\$935	\$1,490

Department Finances

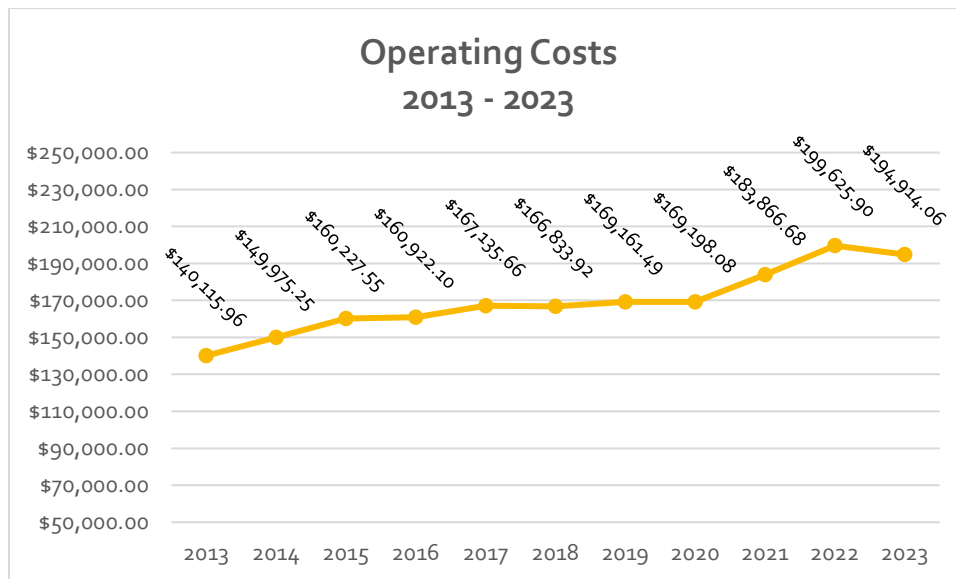
The Plan Commission and Building Inspector assess fees to parties using the department's services in order to lessen the burden on the County's tax base as a whole. From 2013 to 2021, permit fees and other revenue sources covered slightly greater than 50% of the department's operating costs. In 2021 the department implemented a new fee schedule (last updated in 2007) and began to permit large commercial/industrial projects raising revenue to cover an average of 90% of operating costs. The remaining operating costs are funded by the County General Fund, which is primarily funded by property taxes.

In 2023, the department generated \$158,813.37 in revenue and spent \$194,914.06 in operating costs. Revenue covered 81.48% of the department's operating costs.



Operating Costs

Operating costs decreased from \$199,625.90 in 2022 to **\$194,914.06** in 2023 due to the full-time building inspector transitioning to part-time work. However, several line items increased due to unexpected expenses, including legal services to pay the Board attorney to address questions raised about various developments, milage/gas/vehicle maintenance to fund a new transmission in the inspector vehicle, and maintenance contracts to fund an essential GIS aerial photography layer. Operating costs may decrease again in 2024 if development continues to move at a slower pace and if no unexpected expenses arise.

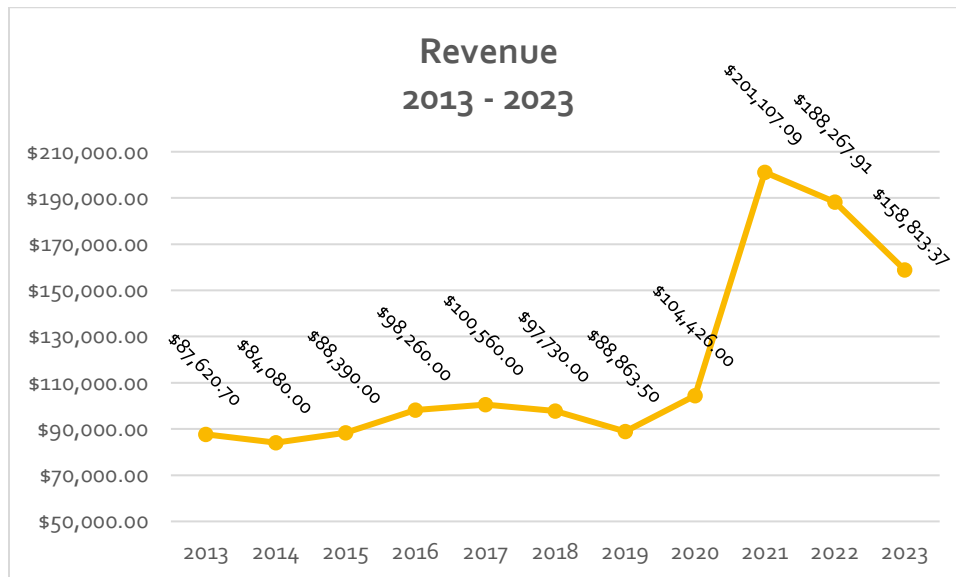


Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$156,262	\$155,122.43
<i>Supplies</i>	\$1,700.00	\$1,350.27
<i>Legal Services</i>	\$6,000.00	\$11,726.13
<i>Mileage/Gas/Vehicle Maintenance</i>	\$6,000.00	\$8,331.26
<i>Printing & Advertising</i>	\$100.00	\$38.72
<i>Publication of Legal Ads</i>	\$1,500.00	\$1,717.82
<i>Cellular Service</i>	\$1,200.00	\$537.58
<i>Maintenance Contracts</i>	\$900.00	\$2,496.49
<i>Dues & Subscriptions</i>	\$1,300.00	\$798.00
<i>Conferences / Meetings</i>	\$1,400.00	\$1,374.11
<i>Books & Disks</i>	\$100.00	\$0.00
<i>Contracted Labor</i>	\$40,000.00	\$11,421.25
Total	\$216,462.00	\$194,914.06

Revenue

Revenue decreased from \$188,267.91 in 2022 to **\$158,813.37** in 2023. In 2021 and 2022 permits for warehouse development accounted for a large portion of revenue, however the County did not issue any permits for warehouse development in 2023 which contributed to the decrease in revenue. Revenue did remain significantly higher than revenue collected in t years prior 2021, when the County updated its fee schedule.



Plan Commission Revenue

	Improvement Location Permits	Site Plan Applications	BZA Applications	Simple Subdivision Applications	Rezoning Applications	Fee Total
January	11	2	1	0	4	\$4,950.00
February	20	1	9	2	5	\$21,865.00
March	14	2	3	1	1	\$4,265.00
April	19	1	2	2	1	\$4,695.00
May	34	3	7	4	4	\$12,343.00
June	20	9	1	3	2	\$6,840.00
July	11	2	7	1	1	\$4,990.00
August	28	3	3	1	0	\$5,580.00
September	14	5	2	0	1	\$4,580.00
October	23	3	3	2	2	\$8,980.00
November	15	0	5	0	0	\$3,180.00
December	12	1	2	0	0	\$2,525.00
Year	221	32	45	16	21	\$84,793.00

*Petitions paid for in 2022 scheduled for hearing in 2023 are included in the totals.

Building Inspector Revenue

<i>Month</i>	Building Permits		Plumbing Permits		Electric Permits		Total Fees
	Permits	Fee Total	Permits	Fee Total	Permits	Fee Total	
<i>January</i>	6	\$5,138.80	2	\$565.00	18	\$1,500.16	\$7,203.96
<i>February</i>	11	\$2,739.55	3	\$350.00	26	\$1,900.00	\$4,989.55
<i>March</i>	9	\$1,804.52	3	\$350.00	20	\$1,500.00	\$3,654.52
<i>April</i>	17	\$3,411.92	3	\$545.00	15	\$1,400.00	\$5,356.92
<i>May</i>	29	\$5,726.88	7	\$1,050.00	46	\$4,650.00	\$11,426.88
<i>June</i>	14	\$2,380.00	4	\$600.00	29	\$2,300.00	\$5,280.00
<i>July</i>	10	\$2,067.00	8	\$1,485.00	24	\$1,850.00	\$5,402.00
<i>August</i>	27	\$3,423.54	8	\$1,160.00	32	\$2,500.00	\$7,083.54
<i>September</i>	12	\$2,525.00	6	\$990.00	21	\$2,035.00	\$5,550.00
<i>October</i>	22	\$5,818.00	7	\$1,270.00	30	\$2,970.00	\$10,058.00
<i>November</i>	14	\$2,260.00	4	\$650.00	19	\$1,320.00	\$4,230.00
<i>December</i>	10	\$1,595.00	1	\$485.00	20	\$1,705.00	\$3,785.00
Year Totals	181	\$38,890.21	56	\$9,500.00	300	\$25,630.16	\$74,020.37

Appendix

2023 Calendar Year Reporting Table

REPORTING 2023																		
Month	Plan Commission						Building		Plumbing		Electric		New Homes			Inspections		
	# of ILPs	# of SP	# of BZA	# of SD	# of RZ	Fee Total	Improvements	#	Fee Total	#	Fee Total	#	Fee Total	B+P+E	#	Total Value	Total	#
January	11	2	1		4	\$4,950.00	\$5,410,000.00	6	\$5,138.80	2	\$565.00	18	\$1,500.16	\$7,203.96	1	\$250,000	\$12,153.96	
February	20	1	9	2	5	\$21,865.00	\$300,290,000.00	11	\$2,739.55	3	\$350.00	26	\$1,900.00	\$4,989.55			\$26,854.55	
March	14	2	3	1	1	\$4,265.00	\$368,500.00	9	\$1,804.52	3	\$350.00	20	\$1,500.00	\$3,654.52			\$7,919.52	
April	19	1	2	2	1	\$4,695.00	\$2,602,000.00	17	\$3,411.92	3	\$545.00	15	\$1,400.00	\$5,356.92	2	\$1,175,000	\$10,051.92	
May	34	3	7	4	4	\$12,343.00	\$4,114,282.00	29	\$5,726.88	7	\$1,050.00	46	\$4,650.00	\$11,426.88	16	\$2,857,367	\$23,769.88	
June	20	9	1	3	2	\$6,840.00	\$3,802,582.00	14	\$2,380.00	4	\$600.00	29	\$2,300.00	\$5,280.00	5	\$2,826,000	\$12,120.00	
July	11	2	7	1	1	\$4,990.00	\$887,000.00	10	\$2,067.00	8	\$1,485.00	24	\$1,850.00	\$5,402.00	4	\$600,000	\$10,392.00	
August	28	3	3	1		\$5,580.00	\$1,874,120.00	27	\$3,423.54	8	\$1,160.00	32	\$2,500.00	\$7,083.54	2	\$600,000	\$12,663.54	
September	14	5	2		1	\$4,580.00	\$2,827,169.79	12	\$2,525.00	6	\$990.00	21	\$2,035.00	\$5,550.00	3	\$1,798,000	\$10,130.00	
October	23	3	3	2	2	\$8,980.00	\$3,576,343.00	22	\$5,818.00	7	\$1,270.00	30	\$2,970.00	\$10,058.00	1	\$210,000	\$19,038.00	
November	15		5			\$3,180.00	\$606,500.00	14	\$2,260.00	4	\$650.00	19	\$1,320.00	\$4,230.00			\$7,410.00	
December	12	1	2			\$2,525.00	\$725,666.00	10	\$1,595.00	1	\$485.00	20	\$1,705.00	\$3,785.00			\$6,310.00	
Year Totals	221	32	45	16	21	\$84,793.00	\$327,084,162.79	181	\$38,890.21	56	\$9,500.00	300	\$25,630.16	\$74,020.37	34	\$10,316,367	\$158,813.37	

ILP - Improvement Location Permit; SP - Site Plan; BZA - Board of Zoning Appeals; SD - Simple Subdivision; RZ - Rezoning

Yearly Reporting Table 1980-2023

YEAR	NEW HOMES	NUMBER OF PERMITS	RECEIPTS	INSPECTIONS	MILEAGE	MILEAGE COST	APP. COST OF BLDG. & IMPROVEMENTS
1980	58	575	\$13,169.50	1,282	21921	\$3,507.36	\$3,098,327.00
1981	34	471	\$10,255.25	960	14311	\$2,852.44	\$2,543,228.00
1982	36	492	\$11,186.00	910	14065	\$3,087.54	\$2,516,996.00
1983	60	579	\$14,349.90	1,110	16129	\$3,548.38	\$9,771,830.00
1984	59	592	\$14,391.60	1,041	15128	\$3,509.75	\$3,550,960.00
1985	52	589	\$13,682.50	1,034	14368	\$3,443.52	\$3,678,736.00
1986	60	732	\$17,992.24	1,239	17138	\$4,343.00	\$6,713,575.00
1987	68	699	\$17,397.50	1,150	15416	\$3,853.95	\$6,370,417.00
1988	50	723	\$17,313.00	1,269	14582	\$3,645.50	\$5,561,672.00
1989	70	720	\$27,464.00	1288	14294	\$3,573.50	\$8,127,990.00
1990	100	812	\$32,639.00	1,444	14851	\$3,712.75	\$10,455,539.00
1991	94	864	\$34,050.00	1,432	13829	\$3,457.25	\$9,252,472.00
1992	116	938	\$39,776.90	1,511	15264	\$3,816.00	\$30,130,575.00
1993	115	970	\$41,183.00	1,723	15881	\$3,970.25	\$17,118,575.00
1994	119	1,021	\$43,860.00	2,235	27139	\$6,784.75	\$13,673,843.00
1995	122	1,051	\$45,145.00	2,118	27228	\$6,807.00	\$15,115,958.00
1996	119	1,054	\$63,578.50	2,224	27839	\$6,959.82	\$16,171,163.00
1997	109	1,039	\$65,370.50	2,119	28344.5	\$6,936.93	\$19,057,620.00
1998	117	1,103	\$67,057.00	2,447	31300.5	\$8,764.14	\$23,172,520.00
1999	108	1,125	\$67,996.00	2,519	30146	\$8,440.88	\$18,692,222.00
2000	109	1,184	\$71,944.00	2,413	30269	\$8,659.28	\$31,427,777.00
2001	107	1,118	\$64,475.00	2,270	29554	\$10,014.49	\$21,530,036.00
2002	90	1,099	\$73,138.00	2,231	29139	\$10,635.81	\$28,670,700.00
2003	95	981	\$68,988.00	2,032	20231	\$6,502.08	\$22,222,086.00
2004	71	878	\$62,788.00	1,815	16032	\$5,983.67	\$22,102,725.00
2005	74	849	\$61,831.00	1,714	18469	\$7,999.80	\$23,424,629.00
2006	71	1,030	\$60,670.50	2,171	20488	\$9,544.96	\$25,809,088.00
2007	43	778	\$58,762.50	1,660	18506	\$8,975.74	\$14,736,582.00
2008	31	708	\$56,612.00	1,426	16791	\$8,088.96	\$5,809,262.53
2009	33	583	\$50,780.00	1,466	15452	\$7,490.68	\$4,363,611.00
2010	17	505	\$48,880.00	1,136	19434	\$9,380.81	\$12,819,941.00
2011	17	514	\$40,950.00	879	15102	\$7,350.88	\$3,797,342.00
2012	17	511	\$42,590.00	981	20917	\$10,165.58	\$5,705,693.00
2013	26	556	\$49,320.00	1,007	19745	\$10,172.17	\$6,612,792.00
2014	27	522	\$45,180.00	969	19905	\$11,294.39	\$6,348,509.00
2015	31	809	\$46,640.00	809	17323	\$9,842.30	\$4,335,453.00
2016	32	607	\$54,810.00	1,036	19502	\$11,152.65	\$8,398,605.00
2017	33	592	\$56,810.00	899	18079	\$9,631.60	\$10,158,333.73
2018	30	606	\$55,980.00	1,092	18779	\$10,218.37	\$15,615,254.00
2019	26	588	\$52,270.00	1,051	17728	\$10,140.16	\$11,868,949.00
2020	46	637	\$58,120.00	938	14858	\$8,606.44	\$29,619,575.00
2021	49	670	\$135,872.09	759	18679	\$10,180.00	\$75,269,850.00
2022	45	606	\$188,267.00	807	16097	\$8,772.87	\$83,298,935.40

2023	35	537	\$74,020.37	915	16669	\$10,918.25	\$327,084,162.79
Total	2821	33,617	\$2,237,555.85	63,531	856922	\$316,736.65	\$1,025,804,109.45