

Shelby County Plan Commission & Building Inspector

Annual Report 2020



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Executive Summary

This report serves as a brief summary of the 2020 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.

In 2020, the unprecedented impact of COVID-19 on the global economy and functions of governments, corporations, and individuals significantly impacted the Department's policies and day-to-day functions. In summary, these impacts included:

- The Administrative Assistant and Building Inspector worked from home for several weeks during March and April. This necessitated temporary amendments to standard inspection procedures, such as allowing property owners to submit photographs of construction and delaying nonessential inspections.
- The Plan Commission cancelled their March & May meetings and the BZA cancelled their May meeting. The Governor issued an executive order that amended public meeting procedures, which allowed Board members to attend the April BZA and Plan Commission meetings via conference call to hear non-controversial petitions. The Plan Commission and BZA heard controversial petitions with several members

of the public in attendance in June while implementing CDC social distancing guidelines.

- County offices implemented measures to help prevent the spread of COVID-19, including closing the building to the public for several weeks in March, April, and May, requiring facemasks and temperature reads for the public starting in June, requiring face masks for employees starting in August, installing glass barriers at office front counters, posting of informational fliers, and increased sanitation of surfaces.
- The office issued more permits than in previous years, likely due to the impacts of COVID-19. Many people were off-work or worked from home, which provided additional time for people to work on building projects. Many people also received economic stimulus payments that they could apply towards building projects. New home permits increased dramatically, which may have resulted from historically low mortgage interest rates.

While this report serves as a more comprehensive review of 2020, below are some basic figures that show the work performed in 2020:

Plan Commission Petitions: 27

Board of Zoning Appeals Petitions: 38

Total Building Permits: 234

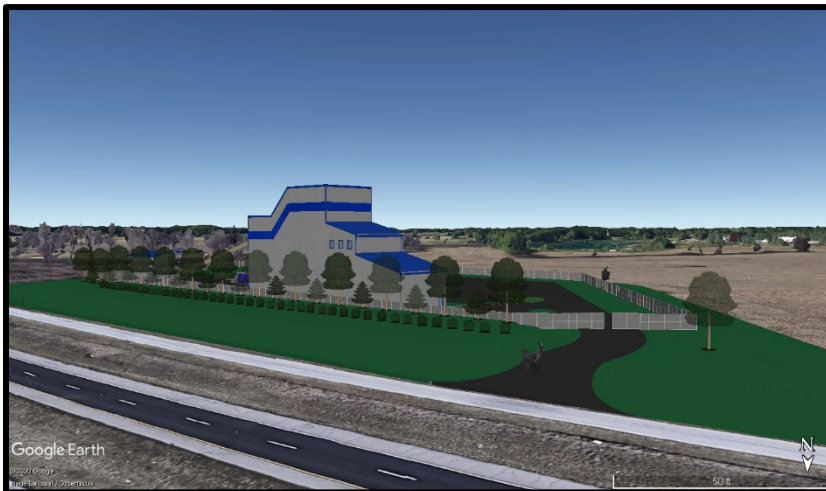
Total Value of Construction: \$29,619,575

New Single-Family Home Permits: 46

Exceptional Projects and Notable Accomplishments

Weber Concrete / Blue Star Redi Mix Rezoning

On March 24, 2020 the Plan Commission forwarded a favorable recommendation to the County Commissioners to rezone 8 acres of property, located on Frontage Road, east of 850 West and approximately ¾ mile from the Pleasant View exit, in Moral Township, from A1 (Conservation Agricultural) to I2 (High Intensity Industrial) to allow for development of a ready-mix concrete plant. The Commissioners adopted an ordinance changing the zoning on May 11, 2020. The planned operation will utilize aggregate and other



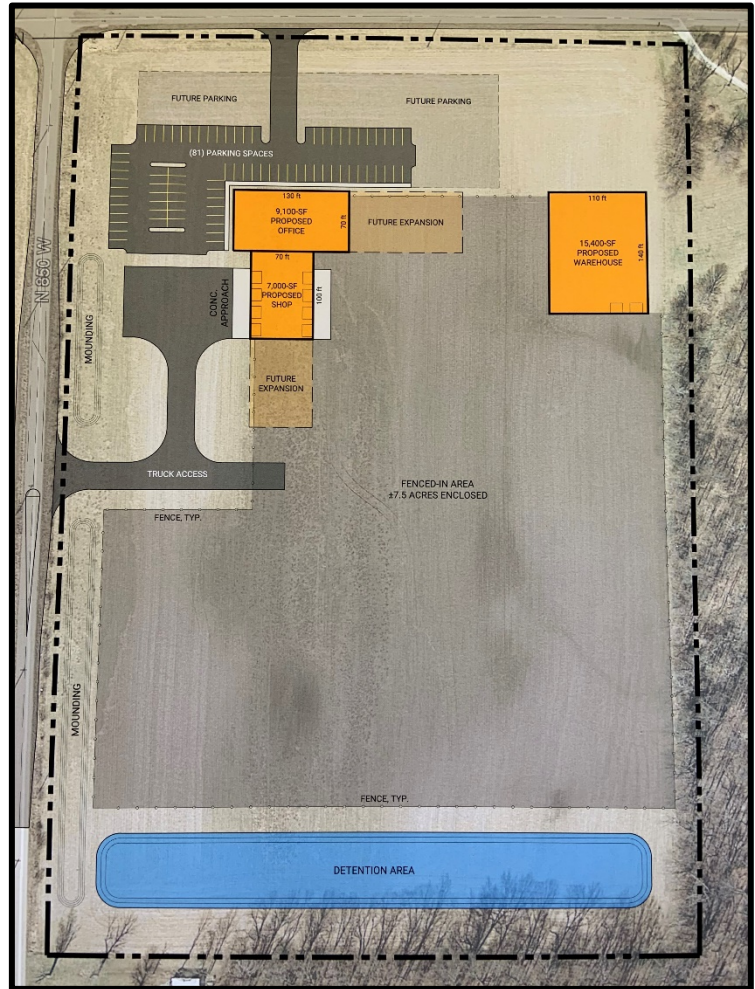
Source: Petitioner's Presentation to Plan Commission

materials shipped to the site to create concrete for sale to residential homebuilders, primarily in Shelby, Hancock, and Marion Counties. The Blue Star Redi Mix plant will be one of the first industrial developments on the south side of the I-74 / Pleasant View Interchange. The quality of this development will set a precedent for future commercial and industrial development at the interchange.

H.I.S. Group, LLC Rezoning

On June 23, 2020 the Plan Commission forwarded a favorable recommendation to the County Commissioners to rezone 16.7 acres of property, located at the southeast corner of Frontage Road and N 850 W, in Moral Township, from A1 (Conservation Agricultural) to I2 (High Intensity Industrial) to allow for a contracting office and outdoor storage of contracting equipment and materials. The Commissioners adopted an ordinance changing the zoning on July 6, 2020. H.I.S. Group, LLC,

currently operated out of Indianapolis and owned by Shelby County native Terry Morgan, consists of a union highway, bridge and site work contracting division, a union environmental and emergency response contracting division, and a management unit which performs the administrative, sales and accounting functions for the two contracting divisions. H.I.S. Group, LLC will be one of the first industrial developments on the south side of the I-74 / Pleasant View Interchange. The quality of development will set a precedent for future commercial and industrial development at the interchange.



Source: Petitioner's Site Plan

Variance Hearing Officer Ordinance Amendment

The Hearing Officer Ordinance Amendment established a Hearing Officer to review 'routine' development standards variance cases that do not have any public opposition. On January 28, 2020, the Plan Commission recommended approval of the amendment and the Commissioners approved the amendment on February 10, 2020. On April 28, 2020, the Plan Commission appointed Doug Warnecke as the Hearing Officer and Mark McNeely as the alternate Hearing Officer. Mr. Warnecke reviewed and approved the first Hearing Officer case on May 12, 2020.

Cases heard by the Hearing Officer require submittal of a variance application and public notice, however, do not require that the petitioner attend a public hearing. A petitioner may submit an application for variance only two weeks prior to hearing by

the Hearing Officer, versus approximately four weeks prior to hearing by the BZA. The Hearing Officer heard sixteen (16) petitions in 2020, thereby reducing time and resources spent on these cases by Staff, the BZA, and the petitioners.

Commercial Solar Energy Systems (CSES) Ordinance Amendment

In the fall of 2020, the Plan Commission initiated an ordinance amendment to revise the County's zoning standards applicable to commercial solar energy systems. The Plan Commission initiated the amendment in response to concerns expressed by members of the community regarding commercial solar energy development and to ensure that the County's regulations reflect the most current information available regarding local land use regulation of commercial solar energy.

The primary sources used when considering amendments to the ordinance included the *American Planning Association PAS Memo – Planning for Utility-Scale Solar Energy Systems* by Darren Coffey, AICP and the draft *Model Solar*



Source: <https://speedwaysolar.com/>

Ordinance for Indiana Local Governments prepared by the Great Plains Institute and sponsored by the Indiana University Environmental Resilience Institute.

Topics debated among the Plan Commission members included setbacks from property lines and primary structures on non-participating properties, capping facility size or percentage of land in the County used for commercial solar energy systems, use of prime farmland for commercial solar energy systems, and methods to protect surrounding property values. The final ordinance, recommended for approval by the Plan Commission on December 1st, 2020 (8-0) and approved by the County Commissioners on December 7th, 2020 (2-1) did not address facility size or include a property value guarantee, however did strengthen setback requirements,

require agronomic practices on prime farmland within a CSES, and several other additional amendments to allow for a more in-depth review of projects by the County and to offer additional protections to properties adjacent to commercial solar energy systems.

The use of agricultural property for commercial solar energy systems continues to be a hot-button issue in Indiana and the Midwest, as pressure mounts at the State and National level to transition from fossil fuels to renewable sources of energy. Solar energy will likely remain a prominent land use topic in the County in the coming years.

Plan Commission & Building Inspector Office 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 Elsrod).

Accomplishments of the Office of the Plan Commission & Building Inspector Department in 2020 include:

- Updated the Fee Schedule. The County Commissioners approved a new Plan Commission & Building Inspector fee schedule on November 30, 2020, to become effective January 1, 2021. The County had last updated fees in 2007. The Planning Director considered inflation and fees in adjoining counties when preparing the fee schedule.
- Combined the Plan Commission and Building Inspector Budgets. Combining the budgets allows for more efficient office practices starting in 2021, such as submitting one payroll form, writing one receipt when a customer applies for both an ILP and building permits, and reducing duplicate information in the permit tracking system.
- Updated the department websites to include descriptions of the services provided by the office, all meeting agendas and materials, and frequently asked questions.

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- Updated the Contractor Listing Database to a more user-friendly format.
 - Compiled a digital database of all rezoning cases from 2008 – 2018.
 - Reformatted Staff Reports to provide clearer and more concise petition information.

Plan Commission

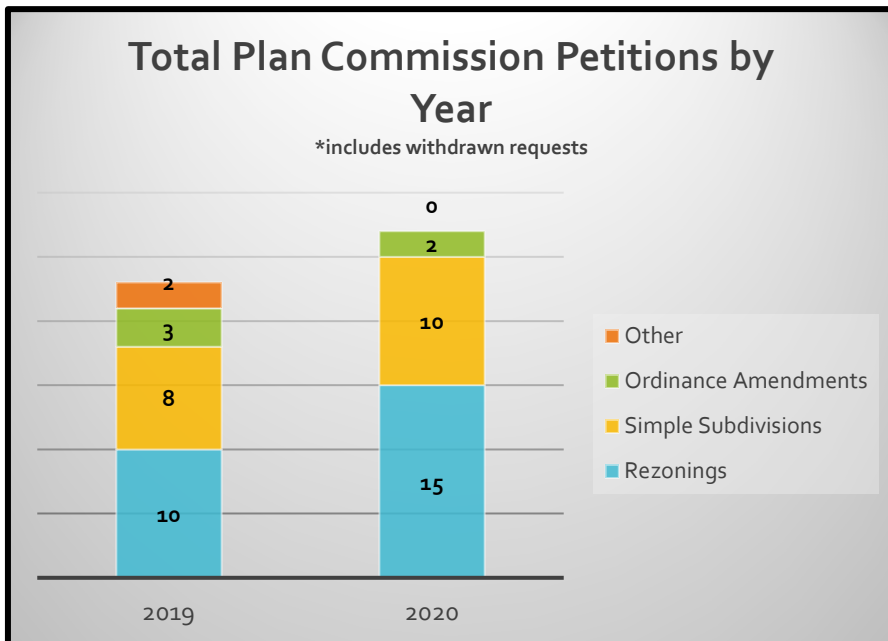
In the 2020 calendar year, the Plan Commission heard **twenty-seven (27) petitions**. Petitions included fifteen (15) **Rezoning**s, ten (10) **Simple Subdivisions**, and two (2) **Ordinance Amendments**. The Plan Commission approved all but one petition. The County Commissioners denied one rezoning that the Plan Commission had recommended for approval.

The approved petitions will allow for development of thirteen (13) new single-family residential building lots and two (2) new industrial lots. Most land use petitions applied to land near the City of Shelbyville and in growing Moral Township. Petitions heard by the Plan Commission in 2020



prompted conversation regarding the streamlining of land use approval processes, agricultural protection vs. preservation, potential land use impacts of commercial

solar energy systems, the quality of new industrial development around the Pleasant View / I-74 interchange, and encouragement of new housing in areas not currently used for crop production.



Ordinance Amendments

<i>Case</i>	Plan Commission	Commissioners Ordinance
<i>RZ 20-02</i> <i>Section 9.19 Processes - Variance: Hearing Officer</i>	Approved 1/28/20	Ord # 2020-1 Approved 2/10/20
<i>RZ 20-26</i> <i>Article 5, Section SES-01 & Article 2.03 A1 District Intent, 2.05 A2 District Intent, 2.07 A3 District Intent, and 2.09 A4 District Intent</i>	Approved 12/1/20	Ord # 2020-26 Approved 12/7/20

Rezoning

<i>Case</i>	Location	Rezoning	Plan Commission	Commissioners Ordinance
<i>RZ 20-03</i> <i>Star Lite Leasing / Weber Concrete / Blue Star Redi Mix</i>	Frontage Road, east of 850 West and approximately ¾ mile from the Pleasant View exit, Moral Township.	<u>A1 to I2</u> Redi-Mix Concrete Plat	Approved w/ Stipulations 3/24/20	Ord # 2020-06 Approved 5/11/20
<i>RZ 20-04</i> <i>Sutherland</i>	Approximately 4498 W 800 N, Fairland, Moral Township.	<u>A1 to RE</u> 3 Lots	Approved w/ Stipulations 6/23/20	Ord # 2020-09 Approved 7/6/20
<i>RZ 20-05</i> <i>Lamb</i>	6801 W 500 N, Fairland, Sugar Creek Township.	<u>RE to R1</u> 2 Lots	Approved 6/23/20	Ord # 2020-10 Approved 7/6/20
<i>RZ 20-06</i> <i>Kleeman</i>	East of and adjoining 6819 W 1050 N, Moral Township.	<u>A1 to RE</u> 1 Lot	Approved 5/26/20	Ord # 2020-07 Approved 6/8/20
<i>RZ 20-07</i> <i>Settles</i>	North of and adjoining 3983 S 600 E, Waldron, Liberty Township.	<u>A1 to RE</u> 1 Lot	Approved 6/23/20	Ord # 2020-11 Approved 7/6/20
<i>RZ 20-08</i> <i>BRC Land Holdings, LLC</i>	Southeast corner of Frontage Road and N 850 W, Moral Township.	<u>A1 to I2</u> Industrial Contractor	Approved w/ Stipulations 6/23/20	Ord # 2020-12 Approved 7/6/20
<i>RZ 20-09</i> <i>Shelby County Commissioners / Vassar Rentals</i>	15-17 Hale Rd, Shelbyville, Addison Township.	<u>R1 to C2</u> Correct Zoning	Approved 7/28/20	Ord # 2020-13 Approved 8/20/20
<i>RZ 20-10</i> <i>Hungerford</i>	3919 S 800 E, Waldron, Liberty Township.	<u>A2 to RE</u> 1 Lot	Approved 8/25/20	Ord # 2020-14 Approved 9/14/20

<i>RZ 20-11 Purdue</i>	5302 West Marietta Railroad Street, Shelbyville, Hendricks Township.	<u>A1 to RE</u> 1 Lot	Approved 8/25/20	Ord # 2020-15 Approved 9/14/20
<i>RZ 20-12 Shelbyville Community Church</i>	106 W Boggstown Rd, Shelbyville, Addison Township.	<u>C2 to IS</u> Fair Housing Facility	Approved 8/25/20	Denied by Commissioners
<i>RZ 20-13 Rasner</i>	785 N Knightstown Rd, Shelbyville, Addison Township.	<u>IS to RE</u> 1 Lot	Approved 10/27/20	Ord # 2020-19 Approved 11/9/20
<i>RZ 20-14 Stanton</i>	1390 W Flat Rock Rd, Flat Rock, Washington Township.	<u>A2 to RE</u> 1 Lot	Approved 10/27/20	Ord # 2020-20 Approved 11/9/20
<i>RZ 20-15 Hyatt</i>	North of and adjoining 7406 W Old SR 252, Edinburgh, Jackson Township.	<u>A1 to RE</u> 1 Lot	Approved 10/27/20	Ord # 2020-21 Approved 11/9/20
<i>RZ 20-16 Hartman</i>	3239 S 25 E, Shelbyville, Shelby Township.	<u>A1 to RE</u> 1 Lot	Approved 10/27/20	Ord # 2020-22 Approved 11/9/20
<i>RZ 10-17 Christie</i>	2343 & 2345 N Michigan Rd, Shelbyville, Marion Township.	<u>RE to M1</u> Correct Zoning	Approved 12/22/20	Ord # 2021-01 Approved 1/4/21

- Number of lots reflect only rezoned lots

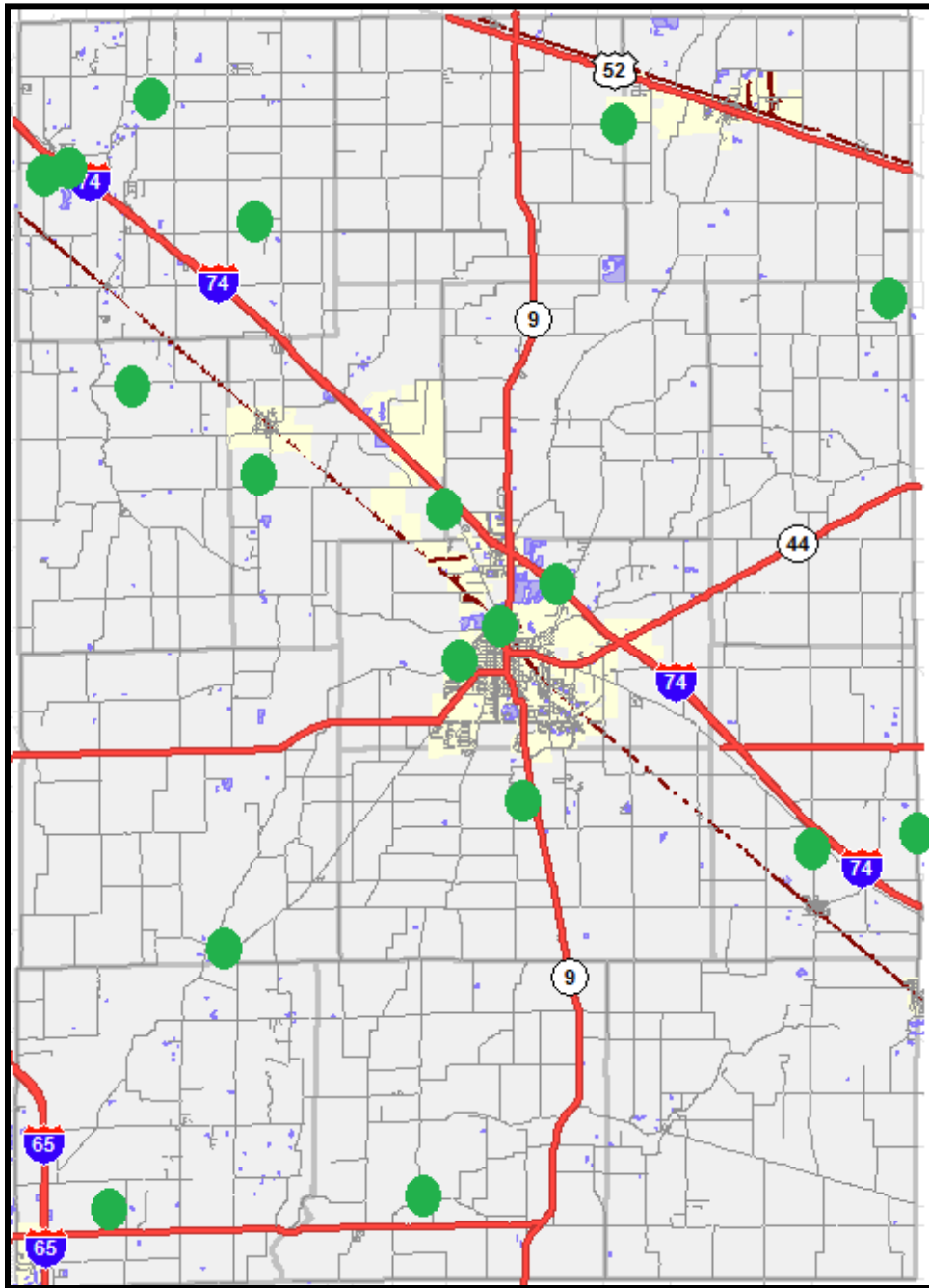
Simple Subdivisions

Case	Location	Lots	Waivers	Date	Decision
<i>SD 20-01 Jordan</i>	4450 W 300 N, Fairland, Brandywine Township.	2	Yes	6/23/20	Denied
<i>SD 20-02 Bogue</i>	6707 N 775 E, Morristown, Union Township.	2	Yes	4/28/20	Approved
<i>SD 20-03 Blue Star Industrial Park</i>	Frontage Road, east of 850 West and approximately ¾ mile from the Pleasant View exit. Moral Township.	1	Yes	5/26/20	Approved
<i>SD 20-04 Sutherland</i>	Approximately 4498 W 800 N, Fairland, Moral Township.	3	Yes	6/23/20	Approved
<i>SD 20-05 The Homestead</i>	North of and adjoining 3983 S 600 E, Waldron, Liberty Township.	1	No	6/23/20	Approved
<i>SD 20-06 Hungerford</i>	3919 S 800 E, Waldron, Liberty Township.	1	Yes	8/25/20	Approved

<i>SD 20-07 Jefferson Purdue</i>	5302 West Marietta Railroad Street, Shelbyville, Hendricks Township.	2	Yes	8/25/20	Approved
<i>SD 20-08 Lamb</i>	6801 W 500 N, Fairland, Sugar Creek Township.	2	Yes	10/27/20	Approved
<i>SD 20-09 Hartman</i>	3239 S 25 E, Shelbyville, Shelby Township.	1	Yes	10/27/20	Approved
<i>SD 20-10 Engelbrecht</i>	2429 E 1000 N, Morristown, Van Buren & Hanover Townships.	2	Yes	12/22/20	Approved

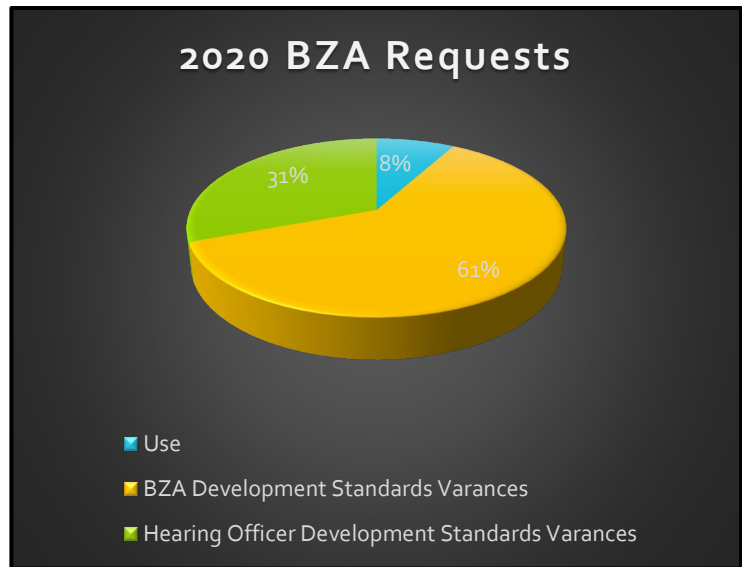
- Number of lots reflect only lots included in the subdivision, including previously developed lots

General Location of 2020 Plan Commission Petitions

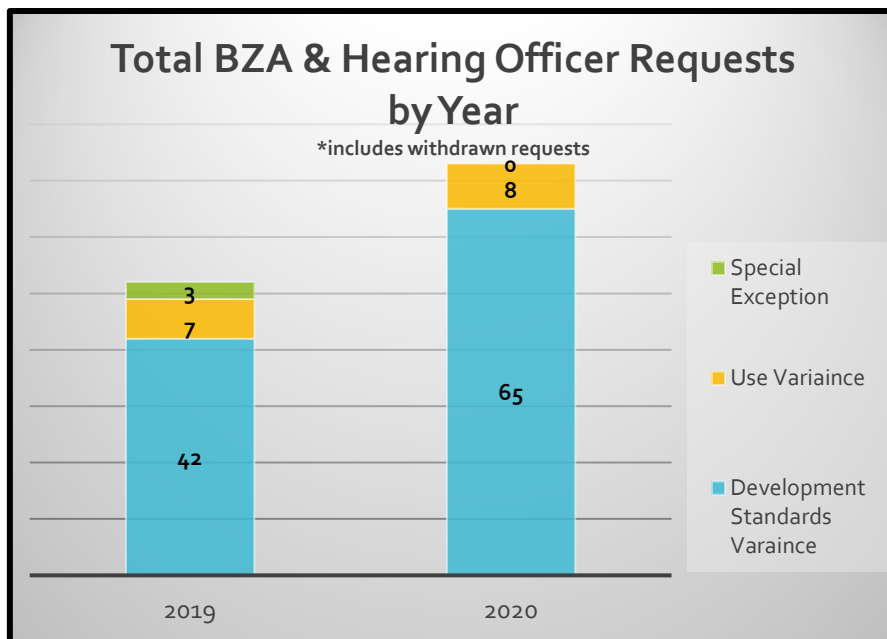


Board of Zoning Appeals (BZA)

In the 2020 calendar year, the BZA and BZA Hearing Officer heard a total of **thirty-eight (38) petitions**. Four additional petitions were submitted to the BZA however withdrawn by the petitioners prior to the public hearing. Several petitions included multiple requests. In total, the BZA and BZA Hearing Officer heard 62 requests. The total number of development standards variance requests increased significantly in 2020. Increased construction activity due to the impacts of COVID-19 and the Administrative Assistant’s ability to identify projects that do not comply with ordinance requirements at the time of submittal of a permit application likely contributed to this increase. Several routine variances heard by the Hearing Officer



included variances to allow residential accessory structures to exceed height requirements, to allow for placement of residential accessory structures in front yards, and to allow for gravel driveways in residential zoning districts. In 2021, the Planning Director plans to review these standards and propose ordinance amendments if appropriate to reduce the number of variance requests.



ordinance amendments if appropriate to reduce the number of variance requests.

BZA Petitions

The BZA heard **twenty-two (22) petitions**. Petitions included requests for Use Variances and Development Standards Variances. Several petitions included multiple requests. In total, the BZA heard forty-three (43) requests, including thirty-eight (38) Development Standards Variances and five (5) Use Variances. No applications for Special Exception were submitted during the 2020 calendar year. The BZA did not deny any petitions in 2020.

Case	Location	Requests	Date	Decision
<i>BZA 20-01 Charles Henson</i>	8522 N 850 W, Fairland, Moral Township.	4 Development Standards	1/14/20	Approved
<i>BZA 20-02 Gerald McMullen</i>	4091 W 1100 N, New Palestine, Moral Township.	Use 4 Development Standards	3/10/20	Approved w/ Stipulations
<i>BZA 20-03 Alexander Suites</i>	10550 N 600 W, Fountaintown, Moral Township.	Development Standards	1/14/20	Approved
<i>BZA 20-04 Mark A Jones</i>	8696 W Shelby 250 S, Franklin, Sugar Creek Township.	3 Development Standards	3/10/20	Approved
<i>BZA 20-05 Megan Thixton</i>	4922 W Boggstown Rd, Shelbyville, Brandywine Township.	Development Standards	3/10/20	Approved w/ Stipulations
<i>BZA 20-06 Kevin L Smith</i>	8835 & 8755 W Range Rd, Needham, Hendricks Township.	Development Standards	4/14/20	Approved w/ Stipulations
<i>BZA 20-07 Waldron United Methodist Church</i>	202 W Washington Street, Waldron, Liberty Township.	Development Standards	6/9/20	Approved w/ Stipulations
<i>BZA 20-08 Steve Kermode</i>	5371 N Brandywine Rd, Shelbyville, Brandywine Township.	Development Standards	4/14/20	Approved w/ Stipulations
<i>BZA 20-09 William Raymond Munger Jr.</i>	South and adjacent to 6743 N 150 E, Shelbyville, Marion Township.	Development Standards	4/14/20	Approved w/ Stipulations
<i>BZA 20-10 Adam Peine & Scott Irvin</i>	8565 N 600 W, Fountaintown, Moral Township.	Use 3 Development Standards	NA	Withdrawn
<i>BZA 20-11 Southwestern Consolidated</i>	3406 W 600 S, Shelbyville, Hendricks Township.	Development Standards	6/9/20	Approved

<i>School District of Shelby County</i>				
<i>BZA 20-13 John E Johnson</i>	Southwest corner of Tinker St. & Locust St., Waldron, Liberty Township.	Use	NA	Withdrawn
<i>BZA 20-15 Daniel Miller & Dean Garwood</i>	8565 N 600 W, Fountaintown, Moral Township.	Use 4 Development Standards	NA	Withdrawn
<i>BZA 20-19 Ronald Metcalf</i>	9066 N 700 E, Morristown, Hanover Township.	Development Standards	NA	Withdrawn
<i>BZA 20-20 Michael Hensel</i>	11882 N 200 W, Fountaintown, Van Buren Township.	Use 2 Development Standards	7/14/20	Approved
<i>BZA 20-21 Philip R. & Paula A. Henry</i>	8700 S SR 9, Flat Rock, Washington Township.	Use	9/8/20	Approved
<i>BZA 20-22 Michelle Porter</i>	3333 E 875 S, Waldron, Nobel Township.	4 Development Standards	9/8/20	Approved w/ Stipulations
<i>BZA 20-24 Charles R Moore</i>	9225 S Geneva Rd, Flat Rock, Nobel Township.	2 Development Standards	10/13/20	Approved
<i>BZA 20-27 Benjamin R Meulen II</i>	3515 S 600 E, Waldron, Liberty Township.	2 Development Standards	10/13/20	Approved
<i>BZA 20-30 Bronson Lee Mounce</i>	4028 E Michigan Rd, Shelbyville, Liberty Township.	Development Standards	10/13/20	Approved
<i>BZA 20-31 Alicia Barr</i>	South of and adjoining 6402 N Michigan Rd, Fairland, Moral Township.	Development Standards	10/13/20	Approved
<i>BZA 20-32 Christopher & Deborah Smalley</i>	3215 E Michigan Rd, Shelbyville, Addison Township.	2 Development Standards	11/10/20	Approved
<i>BZA 20-33 M. Michael & Wendy Stephenson</i>	East of and adjoining 1720 Old Rushville Rd., Shelbyville, Addison Township.	Use 4 Development Standards	11/10/20	Approved
<i>BZA 20-34 M. Michael & Jordan McKinney</i>	2619 E Beechwood Tr, Morristown, Hanover Township. Blue River Trails, Sec. 2 Lot 14.	Development Standards	11/10/20	Approved
<i>BZA 20-36 David Eberhart</i>	7808 S 375 W, Shelbyville, Jackson Township	Development Standards	12/8/120	Approved w/ Stipulations

<i>BZA 20-42 Cali & Brittany Elliott</i>	West of and adjoining 5541 N 300 E, Shelbyville, Marion Township.	Use	12/8/20	Approved w/ Stipulations
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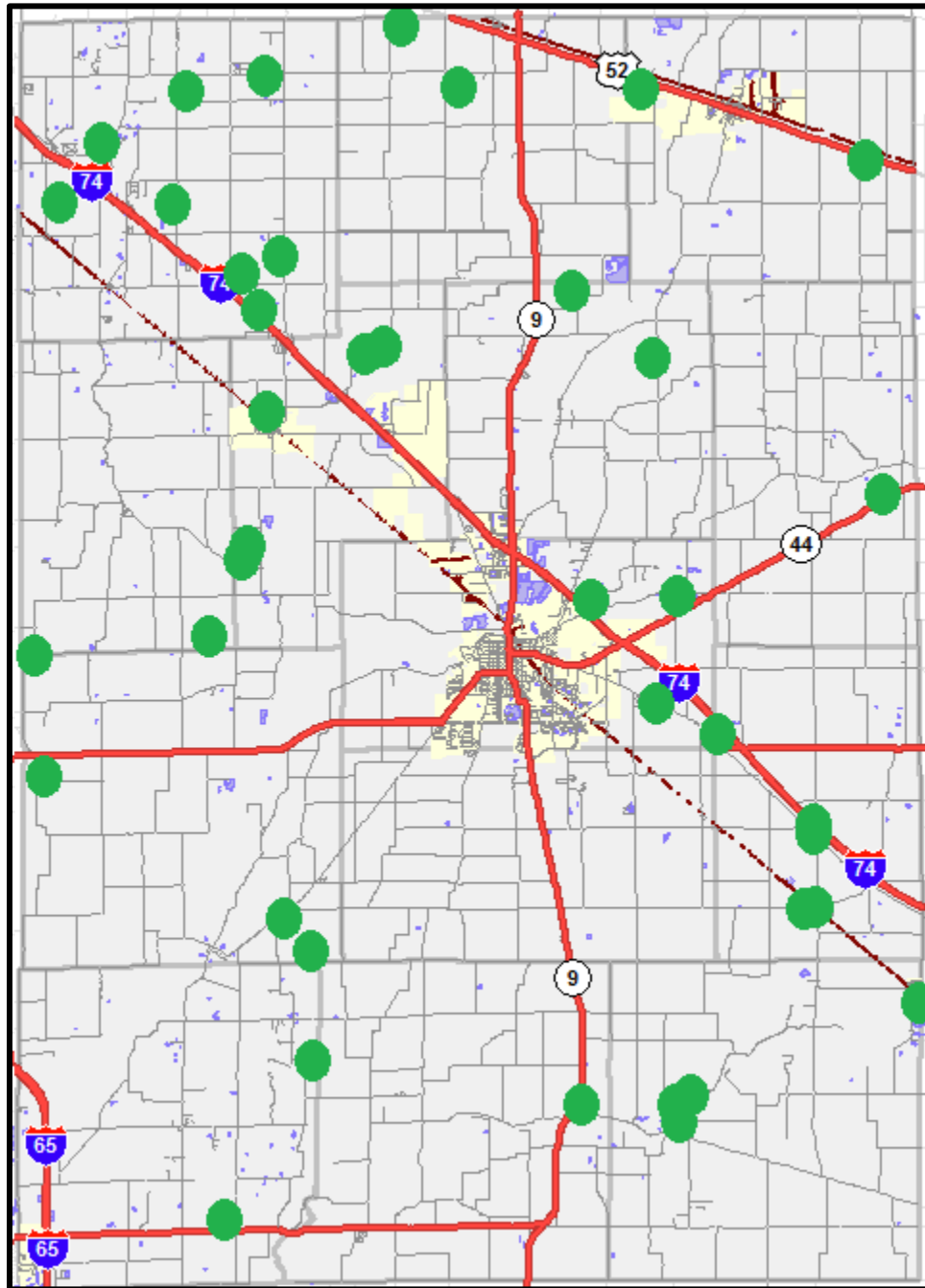
BZA Hearing Officer Petitions

The BZA Hearing Officer heard and approved **sixteen (16) petitions** for development standards variances. A few petitions included multiple requests. In total, the BZA Hearing Officer heard and approved nineteen (19) requests.

Case	Location	Approval Date
<i>BZA 20-12 Mike and Anngie Steinbarger</i>	5176 Old State Road 252, Edinburgh, Jackson Township.	5/12/20
<i>BZA 20-14 David Wayt</i>	7464 E SR 44, Shelbyville, Union Township.	6/1/20
<i>BZA 20-16 Herta Lewis</i>	219 S Conger St, Saint Paul, Nobel Township	6/22/20
<i>BZA 20-17 Scott & Andrew Sumerford</i>	5492 W Range Rd, Shelbyville, Sugar Creek Township.	7/7/20
<i>BZA 20-18 Callie & Jordan Hewitt</i>	817 W 1080 N, Fountaintown, Van Buren Township.	7/14/20
<i>BZA 20-23 Anthony Armstrong</i>	6069 E Michigan Rd, Waldron, Liberty Township	9/3/20
<i>BZA 20-25 Freddie Prazeau</i>	8544 Pleasure Valley Rd, Waldron, Nobel Township.	9/15/20
<i>BZA 20-26 Chris & Mary Sitton</i>	962 N 325 E, Shelbyville, Addison Township.	9/15/20
<i>BZA 20-28 Gary & Sheila Showalter</i>	7447 N 400 W, Fairland, Moral Township.	10/5/20
<i>BZA 20-29 Michael & Stacy Lynn</i>	4673 W 220 N, Shelbyville, Brandywine Township.	10/13/20
<i>BZA 20-35 Tamara E Scroggins</i>	5780 N Brandywine Rd, Shelbyville, Brandywine Township.	11/9/20
<i>BZA 20-37 Brian Woods</i>	7374 W 950 N, Fairland, Moral Township.	11/9/20
<i>BZA 20-39 Alicia Barr / GCA Investing, LLC</i>	7200 N Christopher Ln, Fairland (Carmarla Sec 3, Lot 51), Moral Township.	12/3/20
<i>BZA 20-40 Alicia Barr / GCA Investing, LLC</i>	7234 N Christopher Ln, Fairland (Carmarla Sec 3, Lot 53), Moral Township	12/3/20

<i>BZA 20-41</i> <i>JND Construction, Inc</i>	306 W Burnside Ave, Fairland, Brandywine Township.	12/3/20
<i>BZA 20-43</i> <i>Terry Brattain</i>	5264 S 425 W, Shelbyville, Hendricks Township.	12/28/20

General Location of 2020 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

2020, the Plan Commission office issued **240** 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), Building Inspector (David Adams), County Surveyor (Taylor Sumerford), Health Department Environmental Technician (William Pursley),

and Drainage Board Representative (Chris Ross). The Committee reviews the plans for compliance with zoning, building, septic, and drainage requirements. In 2020, the Site Plan Committee reviewed **6** commercial site plans and **40** residential site plans, for a total of **46** site plans. Of these plans, 43 were approved and 3 are awaiting revisions.



Building Inspector's Office

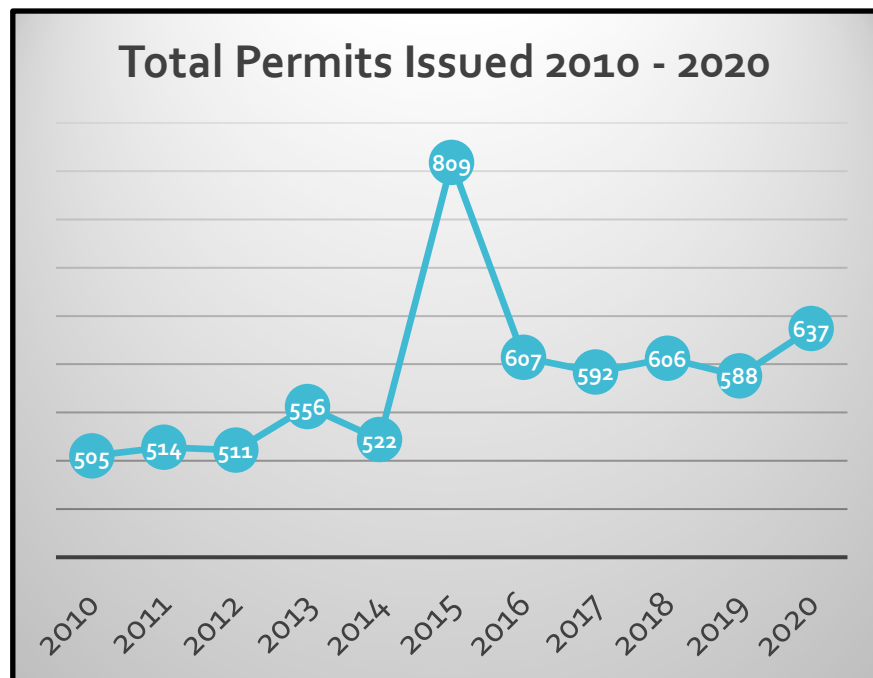
Inspections

The total number of building inspections decreased from 1,051 inspections in 2019 to **938 inspections** in 2020. During the initial height of the COVID-19 pandemic in March and April, the County postponed nonessential inspections and contracted with the City of Shelbyville for essential inspections. The total number of inspections does not reflect the inspections conducted by the City.

The Inspector at times conducts 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 Inspector traveled 14,858 miles in 2020. Cost of travel per the County mileage rate of \$0.58 per mile was \$8,606.44.

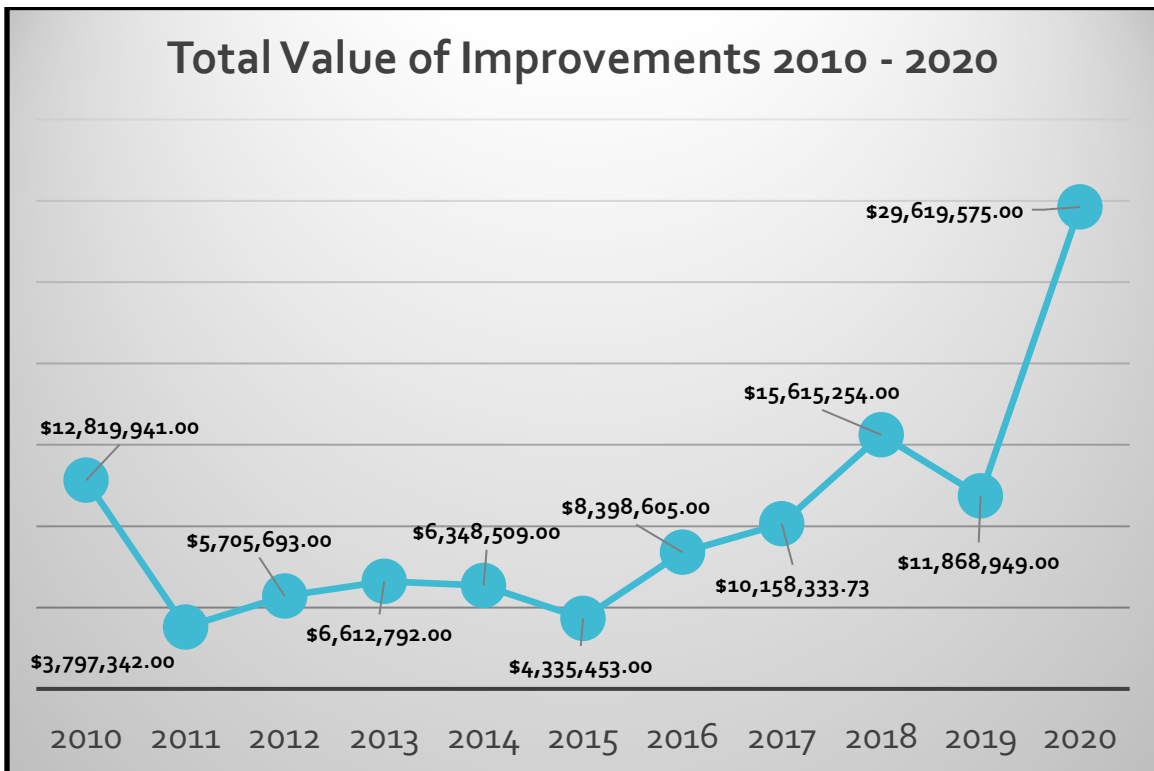
Permits Issued

The total number of permits issued increased from 588 in 2019 to **637** in 2020. Approximately half of this total represents electric permits, while approximately 4/10s represents building permits and 1/10 represents plumbing permits. In 2020, the office issued **234 building permits**, **338 electric permits**, and **65 plumbing permits**. The increase in construction activity due to the impacts of COVID-19 likely contributed to an increase in the number of permits issued in comparison to previous years.



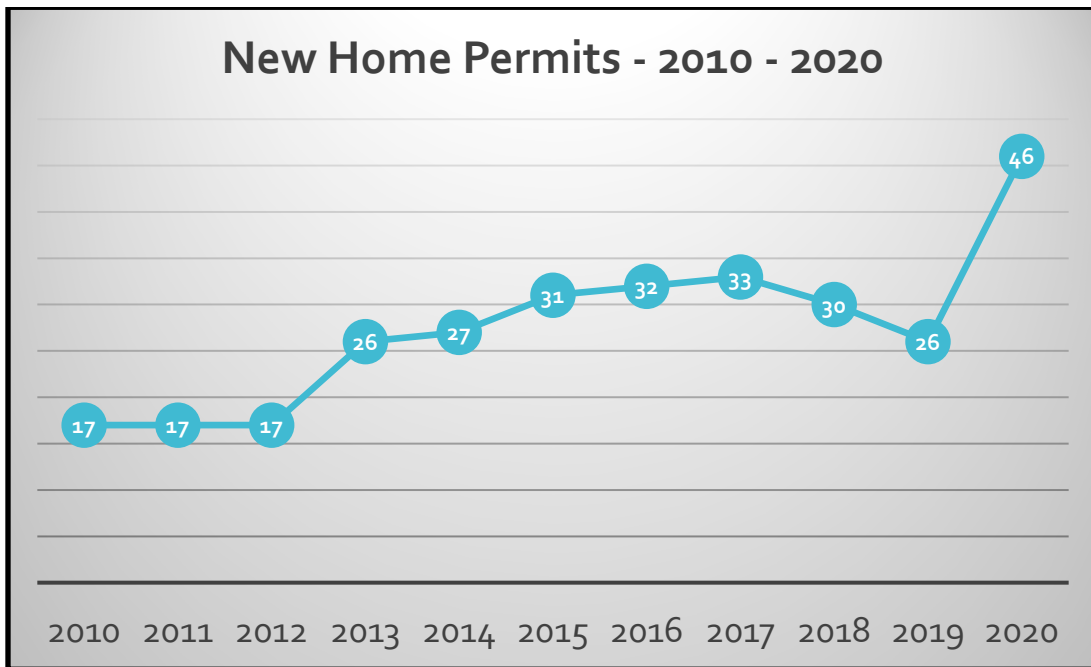
Value of Improvements

The value of all structural improvements increased from \$11,868,949 in 2019 to **\$29,619,575** in 2020. Four large commercial/industrial/institutional projects, the increase in the number of new home permits, and the increase in construction activity due to COVID-19 contributed to the dramatic increase in value of improvements in 2020 as compared to previous years. The commercial/industrial/institutional projects included: Fountaintown Christian Church Addition (\$1.7 million), Bowen Engineering Maintenance Building (\$2.5 million), Triton Schools Building Addition (\$2.8 million) and Southwestern Schools Fieldhouse Addition (\$4 million). All applicants must list the approximate value of construction on their building permit application.

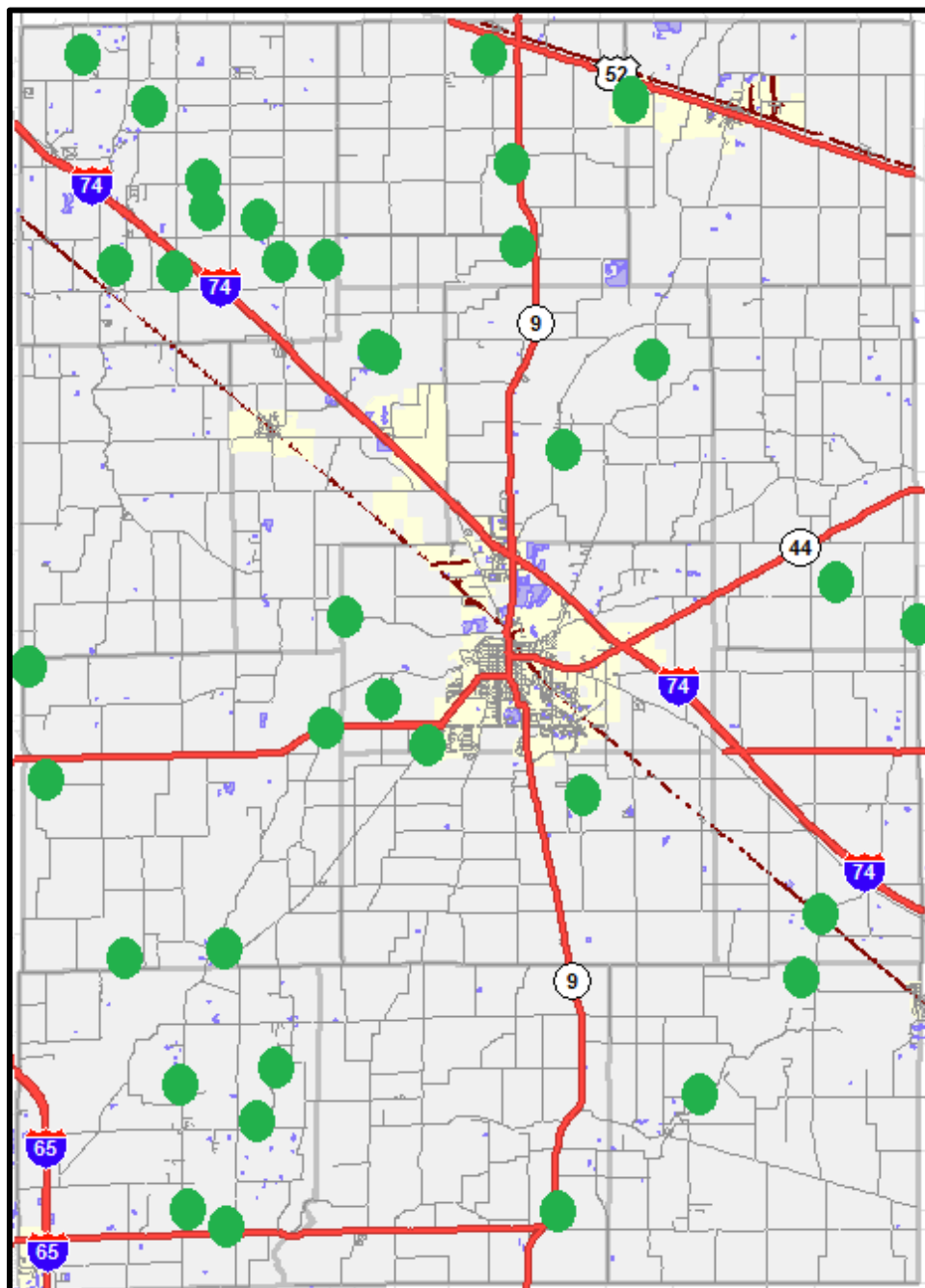


New Home Permits

The number of new home permits increased from 26 permits in 2019 to **47 permits** in 2020. In 2019 a new company purchased the Countryside Estates Mobile Home Park, and the Inspector's Office issued ten of the new home permits for new mobile homes within the park. The Inspector's Office issued the remaining 37 permits for mostly stick-built homes, but also for a few pole-structure homes and modular homes. The dramatic increase in new home permits likely resulted from the impacts of COVID-19.



General Location of 2020 New Home Permits



Department Finances

The Plan Commission and Building Inspector assess fees to individuals using the department's services in order to lessen the burden on the County's tax base as a whole. Historically, permit fees and other revenue sources have covered slightly greater than 50% of the department's operating costs. The remaining operating costs are funded by the County General Fund, which is primarily funded by property taxes. The percentage of operating costs funded by department revenue has generally decreased each year, likely due to the effects of inflation on permit fees. However, due to increased construction activity in 2020, revenue covered over 60% of operating costs. **The Plan Commission and Building Inspector generated a combined revenue of \$104,426, higher than any other year in the departments' history.**

Plan Commission Finances

In 2020, the Plan Commission generated \$46,306.00 in revenue and spent \$74,086.45 in operating costs. Revenue covered 62.50% of the department's operating costs.

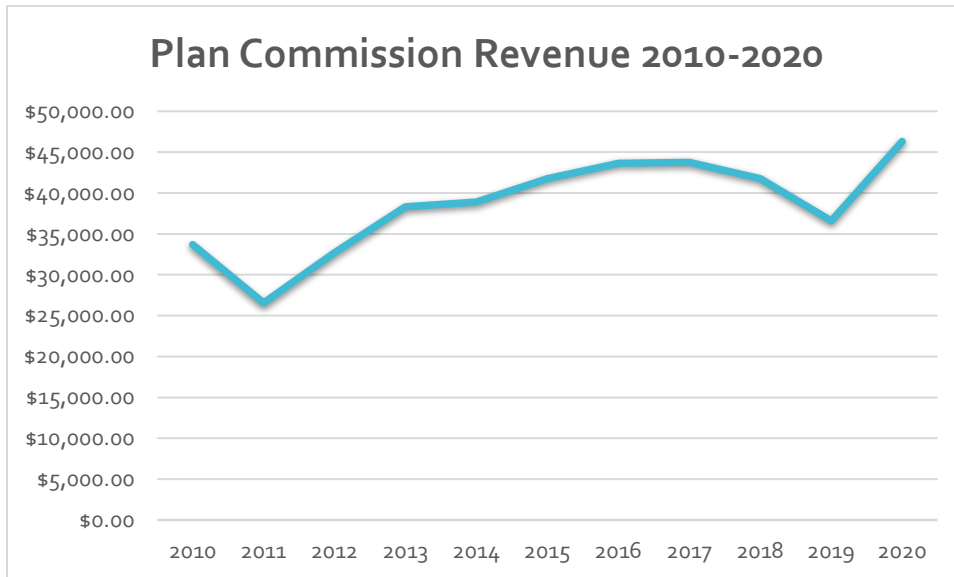
Plan Commission revenue increased by almost \$10,000, from \$36,595.50 in 2019 to \$46,306.00 in 2020. The increase in ILPs, from 199 in 2019 to 240 in 2020 had the greatest impact on revenue.

Operating costs decreased slightly, from \$77,174.41 in 2019 to \$74,086.45 in 2020. Significant cost savings included elimination of board member per diem, reduction in cost of legal services (legal action regarding the Speedway Solar case increased spending on legal services in 2019), and reduction in fuel and conference costs due to COVID-19 travel restrictions. Costs associated with publication of legal adds did increase due an ordinance amendment allowing the Plan Commission to publish public hearing legal notice at the government rate, thereby eliminating costly publication fees for petitioners.

Plan Commission Revenue

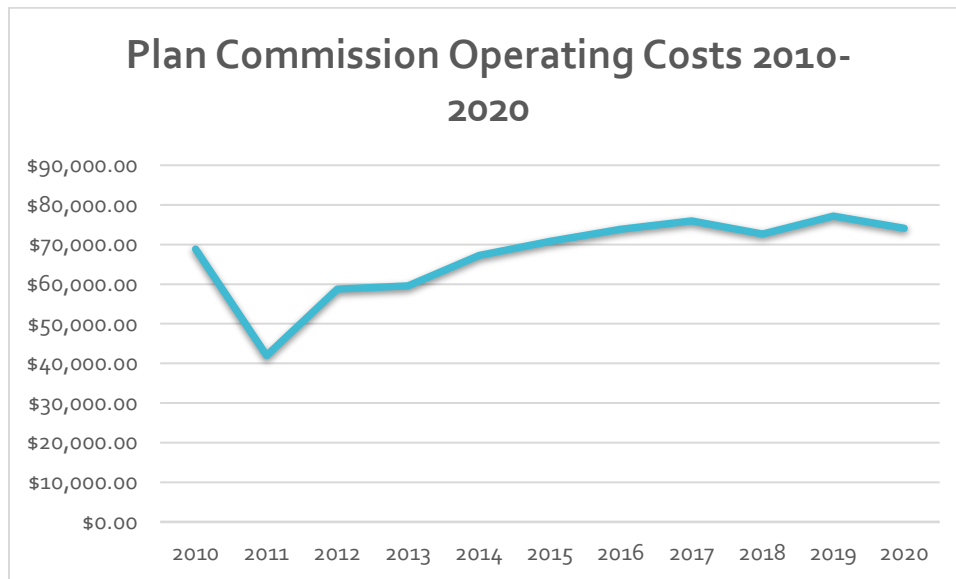
	Improvement Location Permits	Site Plan Applications	BZA Applications	Simple Subdivision Applications	Rezoning Applications	Fee Total
January	13	2	0	1	1	\$2,850.00
February	18	1	3	0	0	\$3,050.00
March	22	4	3	1	3	\$4,700.00
April	18	2	3	0	1	\$3,200.00
May	16	3	3	2	0	\$3,550.00
June	26	8	4	0	1	\$3,700.00
July	31	5	1	2	3	\$5,650.00
August	19	4	5	0	0	\$2,950.00
September	25	4	5	1	1	\$5,150.00
October	26	5	8	1	3	\$6,050.00
November	16	6	4	0	1	\$3,900.00
December	10	2	1	0	0	\$1,556.00
Year Totals	240	46	40	8	14	\$46,306.00

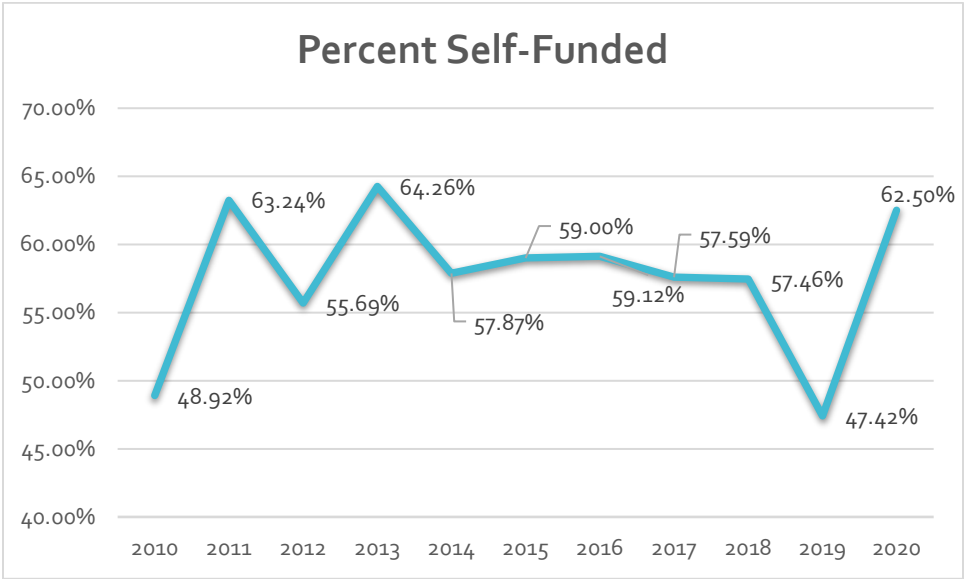
*one rezoning and one simple subdivision heard in 2019 were submitted in 2018 and therefore included in 2018 total revenue



Plan Commission Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$64,666.00	\$64,666.00
<i>Supplies</i>	\$750.00	\$338.49
<i>Legal Services</i>	\$6,000.00	\$6,500.00
<i>Mileage</i>	\$1,900.00	\$0.00
<i>Travel</i>	\$200.00	\$46.33
<i>Printing</i>	\$100.00	\$56.47
<i>Publication of Legal Ads</i>	\$100.00	\$1,1089.97
<i>Mobile Phone</i>	\$600.00	\$360.14
<i>Equipment Maintenance</i>	\$1,000.00	\$142.00
<i>Dues</i>	\$800.00	\$747.05
<i>Conferences</i>	\$1,450.00	\$140.00
<i>Plan Comm. Per Diem</i>	\$0.00	\$0.00
<i>BZA Per Diem</i>	\$0.00	\$0.00
Total	\$77,566.00	\$74,086.45





Building Inspector Finances

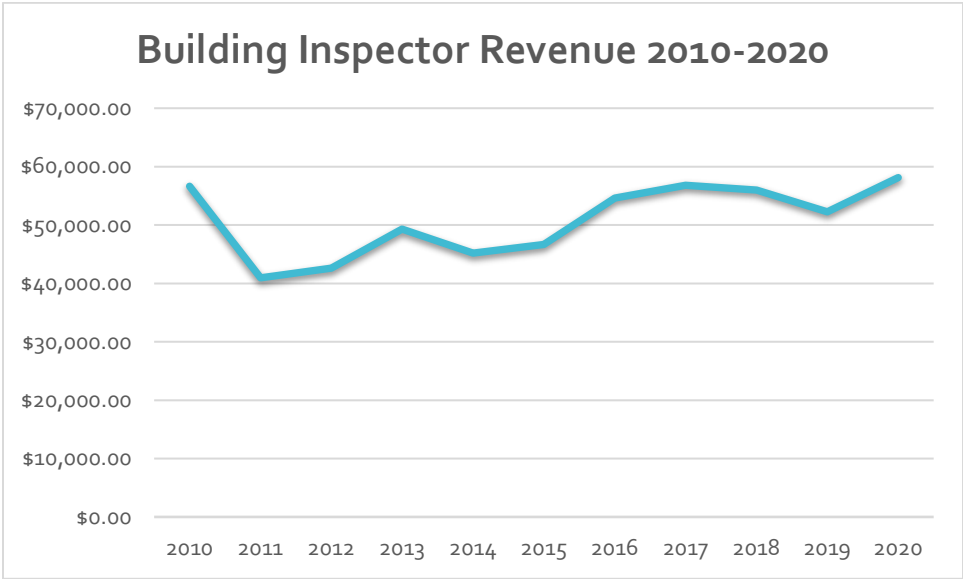
In 2020, the Building Inspector Department generated \$58,120.00 in revenue and spent \$95,111.63 in operating costs. Revenue covered 61.11% of the department's operating costs.

Building Inspector revenue increased slightly, from \$52,270 in 2019 to \$58,120 in 2020. The increase in revenue reflects the increase in permits issued. However, the type of permits issued and associated costs per permit effect total revenue, therefore the revenue trend may not always reflect the number of permits issued.

Operating costs increased slightly, from \$91,987.08 in 2019 to \$95,111.63 in 2020. The increase resulted from an increase in funds allocated toward the salary of the Administrative Assistant. The office did not have an Administrative Assistant in January of 2019, and therefore had lower personal costs in 2019.

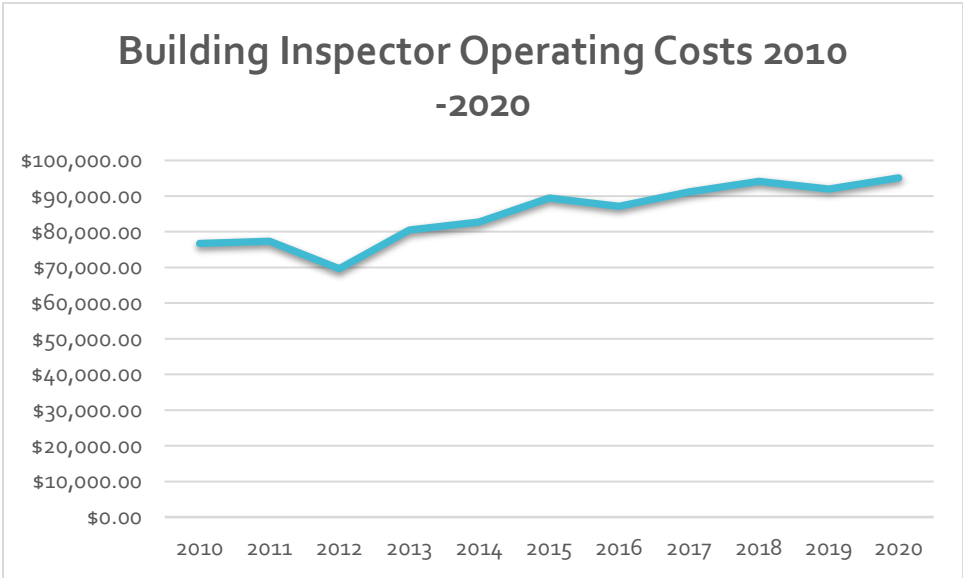
Building Inspector Revenue

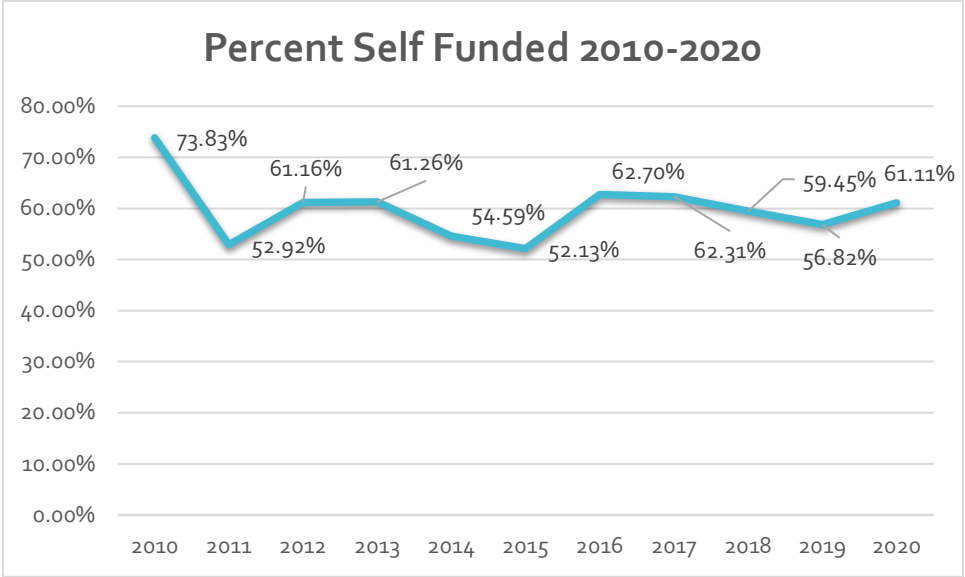
Month	Building Permits		Plumbing Permits		Electric Permits		Total Fees
	Permits	Fee Total	Permits	Fee Total	Permits	Fee Total	
January	15	\$3,070.00	8	\$1,330.00	21	\$1,680.00	\$6,080.00
February	16	\$2,020.00	2	\$300.00	22	\$1,320.00	\$3,640.00
March	24	\$2,530.00	2	\$200.00	29	\$1,720.00	\$4,450.00
April	19	\$1,710.00	5	\$480.00	21	\$1,240.00	\$3,430.00
May	18	\$1,800.00	7	\$680.00	27	\$1,360.00	\$3,840.00
June	23	\$2,130.00	5	\$560.00	27	\$1,720.00	\$4,410.00
July	27	\$3,120.00	5	\$640.00	45	\$3,040.00	\$6,800.00
August	17	\$1,980.00	7	\$760.00	31	\$2,200.00	\$4,940.00
September	24	\$2,660.00	6	\$560.00	37	\$2,360.00	\$5,580.00
October	25	\$2,530.00	10	\$1,080.00	35	\$2,480.00	\$6,090.00
November	17	\$2,080.00	5	\$630.00	25	\$1,800.00	\$4,510.00
December	9	\$2,550.00	3	\$680.00	18	\$1,120.00	\$4,350.00
Year Totals	234	\$28,180.00	65	\$7,900.00	338	\$22,040.00	\$58,120.00



Building Inspector Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$93,004.00	\$89,909.14
<i>Office Supplies</i>	\$750.00	\$663.07
<i>Mobile Phones</i>	\$800.00	\$701.82
<i>Mileage</i>	\$5,000.00	\$3,426.50
<i>Dues</i>	\$250.00	\$235.00
<i>Seminars</i>	\$350.00	\$71.75
<i>Return of Permits</i>	\$0.00	\$0.00
<i>Code Books</i>	\$250.00	\$104.35
Total	\$100,404.00	\$95,111.63





Appendix

2020 Calendar Year Reporting Table

REPORTING 2020																		
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	13	2		1	1	\$2,850.00	\$2,146,373.00	15	\$3,070.00	8	\$1,330.00	21	\$1,680.00	\$6,080.00	6	\$1,849,973	\$8,930.00	95
February	18	1	3			\$3,050.00	\$3,033,212.00	16	\$2,020.00	2	\$300.00	22	\$1,320.00	\$3,640.00	7	\$321,000	\$6,690.00	88
March	22	4	3	1	3	\$4,700.00	\$1,748,600.00	24	\$2,530.00	2	\$200.00	29	\$1,720.00	\$4,450.00	4	\$1,285,000	\$9,150.00	48
April	18	2	3		1	\$3,200.00	\$7,173,664.00	19	\$1,710.00	5	\$480.00	21	\$1,240.00	\$3,430.00			\$6,630.00	
May	16	3	3	2		\$3,550.00	\$1,275,500.00	18	\$1,800.00	7	\$680.00	27	\$1,360.00	\$3,840.00	5	\$765,000	\$7,390.00	38
June	26	8	4		1	\$3,700.00	\$2,097,724.00	23	\$2,130.00	5	\$560.00	27	\$1,720.00	\$4,410.00	4	\$1,659,000	\$8,110.00	140
July	31	5	1	2	3	\$5,650.00	\$2,243,122.00	27	\$3,120.00	5	\$640.00	45	\$3,040.00	\$6,800.00	5	\$1,111,000	\$12,450.00	104
August	19	4	5			\$2,950.00	\$1,391,100.00	17	\$1,980.00	7	\$760.00	31	\$2,200.00	\$4,940.00	3	\$952,000	\$7,890.00	88
September	25	4	5	1	1	\$5,150.00	\$1,667,200.00	24	\$2,660.00	6	\$560.00	37	\$2,360.00	\$5,580.00	3	\$879,000	\$10,730.00	105
October	26	5	8	1	3	\$6,050.00	\$1,687,695.00	25	\$2,530.00	10	\$1,080.00	35	\$2,480.00	\$6,090.00	3	\$875,000	\$12,140.00	93
November	16	6	4		1	\$3,900.00	\$4,445,385.00	17	\$2,080.00	5	\$630.00	25	\$1,800.00	\$4,510.00	4	\$1,460,000	\$8,410.00	71
December	10	2	1			\$1,556.00	\$710,000.00	9	\$2,550.00	3	\$680.00	18	\$1,120.00	\$4,350.00	2	\$493,000	\$5,906.00	68
Year Totals	240	46	40	8	14	\$46,306.00	\$29,619,575.00	234	\$28,180.00	65	\$7,900.00	338	\$22,040.00	\$58,120.00	46	\$11,649,973	\$104,426.00	938

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

Yearly Reporting Table 1980-2020

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
Total	2692	31,804	\$1,839,396.39	61,050	805477	\$286,865.53	\$540,151,161.26