



Shelby County Plan Commission & Building Inspector

Annual Report 2021

Photo courtesy Addison Times

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Executive Summary

This report serves as a brief summary of the 2021 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.

Construction activity in 2020 dramatically increased in comparison to recent years likely due to the impacts of COVID-19 on the global, national, and local economies. This increase in construction activity continued through 2021.

In 2021, an unprecedented amount of commercial and industrial development activity occurred in Shelby County. Five Below, Inc. selected an industrial-zoned site near the Pleasant View / I-74 interchange for development of their Midwest distribution facility and national E-commerce fulfillment facility, spurred substantial interest in development opportunities on the south side of the I-74 / Pleasant View exit. The County took several actions to prepare the area for the new development:

- Established a Redevelopment Commission.
- Adopted an Economic Development Plan and Established a Tax Increment Financing District for the Pleasant View Area.

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- Funded road and utility improvement projects in the Pleasant View area.
 - Reached an agreement with Citizens Energy to provide sanitary sewer to the Pleasant View area.
 - Began construction of improvements to McGregor Rd. and Frontage Rd.
 - Approved rezoning of over 370-acres to allow for low intensity industrial development.
 - Amended ordinance standards to reflect current industrial development patterns, thereby eliminating the need for future industrial developments to obtain several of the variances approved by the BZA in 2021.

In 2021, the Department saw an unprecedented increase in planning approval and permitting revenue due to the implementation of an updated fee schedule and the permitting of several large commercial projects. For the first time in the Department's history revenue completely funded the Department's operating costs. The updated fee schedule, approved by the County Commissioners in December of 2020, adjusted all fees to account for inflation and added a premium to commercial project fees. Commercial project fees helped to offset tax dollars and permitting fees typically paid by homeowners that fund the Department's operating costs.

In 2021, Mark McNeely retired from his position as Plan Commission Attorney. He had held the role since 2003 and served with four Planning Directors. Jody Butts with McNeely law filled his position.

While this report serves as a more comprehensive review of 2021, below are some basic figures that show the work performed:

Plan Commission Petitions: 29

Board of Zoning Appeals Petitions: 43

Total Building Permits: 219

Total Value of Construction: \$75,269,850

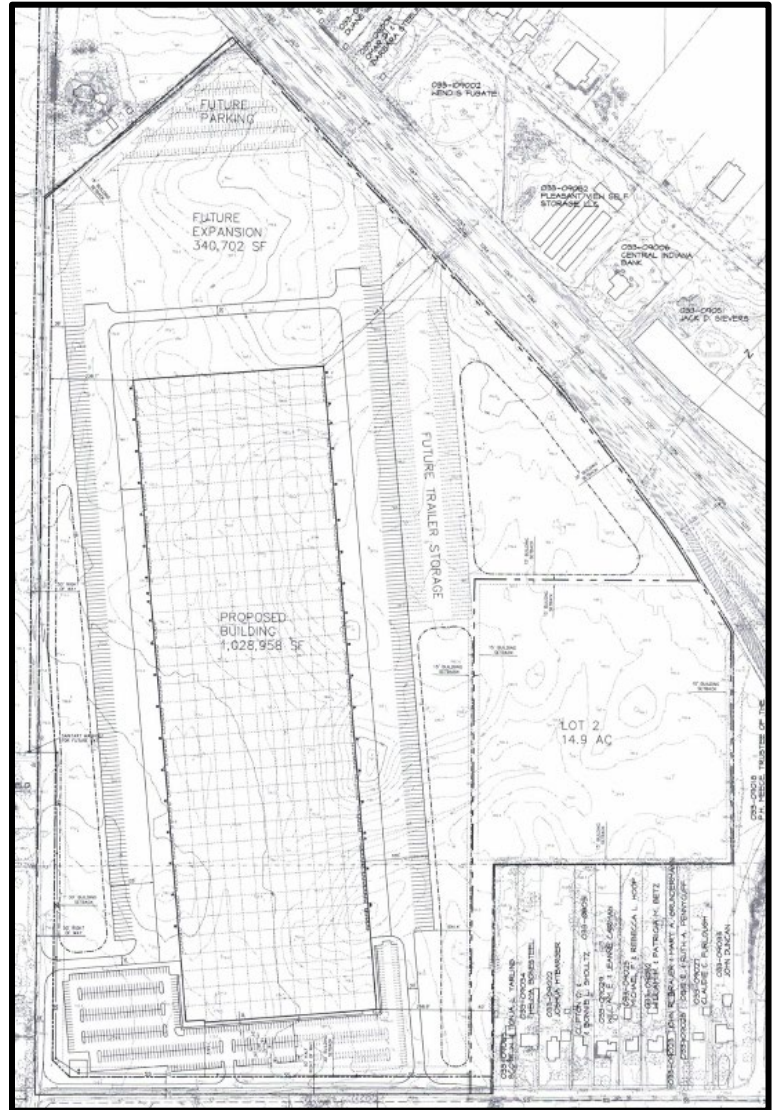
New Single-Family Home Permits: 49

Exceptional Projects and Accomplishments

Five Below, Inc.

In the Spring of 2021 Five Below, Inc. announced its plans to develop their Midwest distribution facility and national E-commerce fulfillment facility in northwestern Shelby County. Five Below states that the project will include an investment of over \$105 million in real and personal property and the creation of over 400 direct jobs over the next five years. The 80+ acre development site located at 12050 E McGregor Rd. includes a 100 million + sq. ft. warehouse (with option to add a 34,000 sq. ft. addition), landscaping in excess of ordinance requirements, and stormwater and detention facilities.

Development of the project has spurred substantial interest in development opportunities on the south side of the I-74 / Pleasant View exit. The County has established the Northwest Economic Development Area and Tax Increment Financing District to fund public improvements in the area, including an extension of Citizens sanitary sewer from Marion County. The Shelby County Plan Commission & Building Inspector will manage all zoning, building, and development approvals for Five Below and other projects in the area.



Source: Five Below, Inc. variance application

Development Standards Variances

On March 9th, 2021 the BZA approved several development standards variances for the project related to structure height, driveway requirements, fence standards, loading berth standards, signage, and lot dimensions.



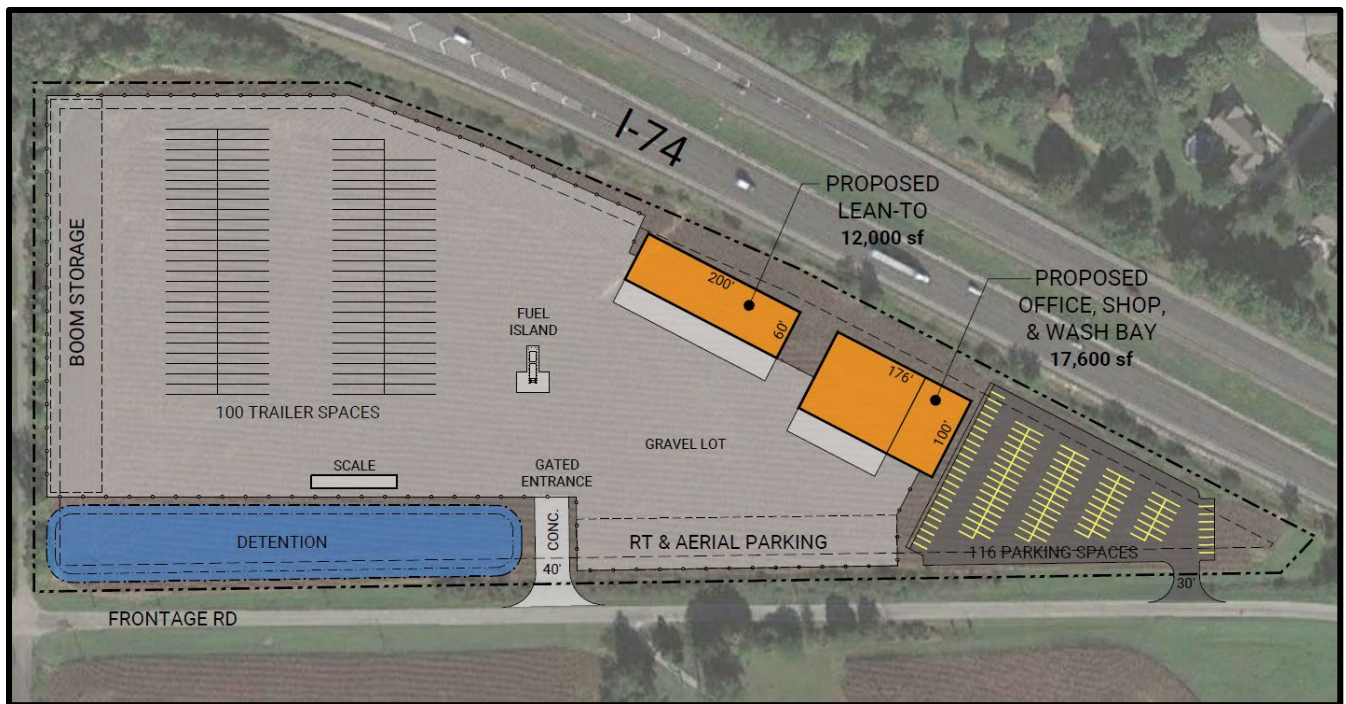
Source: Five Below, Inc. variance application

Permitting

The Technical Review Committee reviewed the Site Plan for the project in the Spring of 2021. The plans complied with all zoning, drainage, and fire department code requirements. The Department issued the improvement location and construction permits for the project to ARCO Design/Build Industrial on May 24th, 2021. The permit application listed the value of structural improvements at \$40 million. In the Fall of 2021, the Department's contracted commercial building inspector from Banning Engineering conducted and passed all foundation and footing inspections and began electrical and framing inspections. By December of 2021, ARCO had erected all exterior walls and the roof, and had supplied power to the east side of the building. The building inspector will grant the project Temporary Certificates of Occupancy in phases to allow Five Below to stock product prior opening the facility. Five Below plans to be fully operational in June of 2022.

Central Rent-A-Crane, Inc.

Central Rent-A-Crane, Inc. plans to relocate their Indianapolis location to northwest Shelby County. The facility would offer rental of commercial construction equipment such as cranes, boom trucks, and aerial lifts. Development plans for the site located at 9250 N Frontage Rd. include an office and shop building having brick and metal siding, covered and uncovered outdoor storage area, landscaping in excess of ordinance requirements, and stormwater and detention facilities.



Source: Central Rent-A-Crane variance application

Rezoning

On June 22nd, 2021 the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District to the I1 (Low Intensity Industrial) District. The County Commissioners approved the rezoning on July 6th, 2021. Approval included stipulations regarding site and building design to protect the visual quality of the I-74 gateway into Shelby County.

Development Standards Variances

On July 13th, 2021 the BZA approved several development standards variances for the project related to structure height, driveway requirements, fence standards, outdoor storage, signage, and storage tank location.

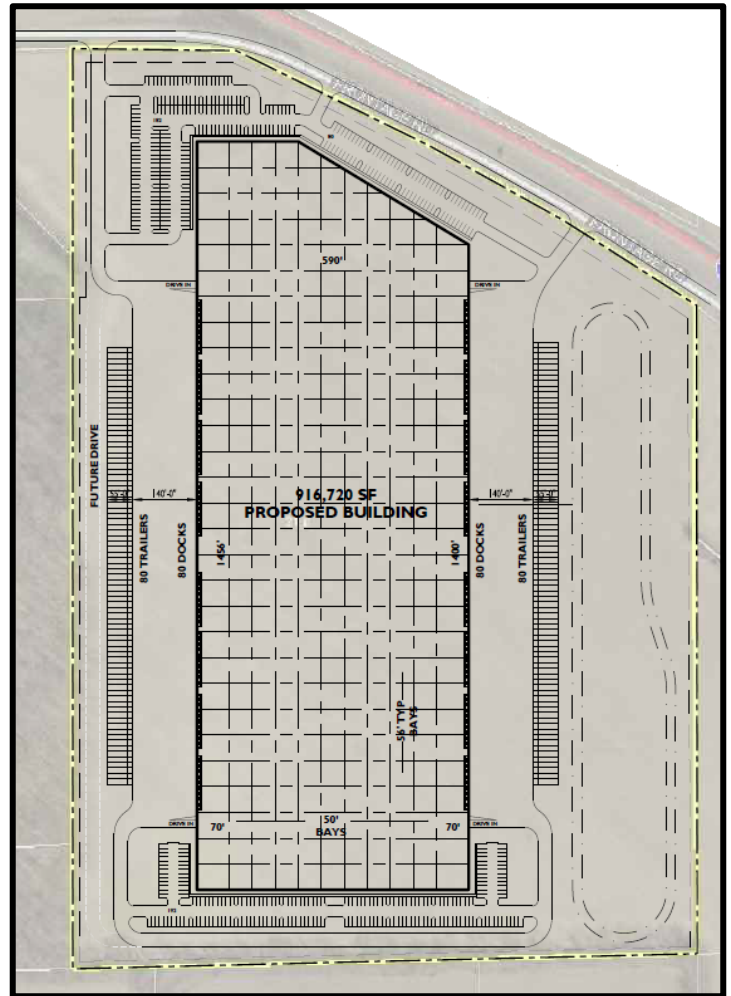
Browning Investments

Browning Investments has secured 56.27 acres of property located at 9175 N Frontage Rd. for development of a warehouse facility. Browning plans to develop the site on a speculative basis and therefore has not identified an end-user for the facility. The concept plan for the site includes a 916,720 sq. ft. warehouse, landscaping in excess of ordinance requirements, and stormwater and detention facilities.

Rezoning

On July 27th, 2021 the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District to the I1 (Low Intensity Industrial) District. The County Commissioners approved the rezoning on August 9th, 2021. Approval included stipulations regarding site and building design to protect the visual quality of the I-74 gateway into Shelby County and to ensure that development of the site would not conflict with the character of previously approved industrial development in the Pleasant View area.

Development Standards Variance



On August 10th, 2021 the BZA approved a development standards variance to allow an amount of building signage consistent with Marion County’s sign standards for industrial development and consistent with previously approved signage in the Pleasant View area. Browning Investments filed their variance application after the County approved amendments to industrial zoning standards, which eliminated the need for several additional variances.

Shelby Gravel, Inc.



Source: Shelby Gravel, Inc. rezoning exhibit

In 1999 Shelby Gravel purchased 250+ acres of property located at the southwest corner of I-65 & W 1000 S for future use as a development site for its sand and gravel mining operations. Shelby Gravel plans to transition its mining

operations to this property as they complete mining operations at their current Johnson County site.

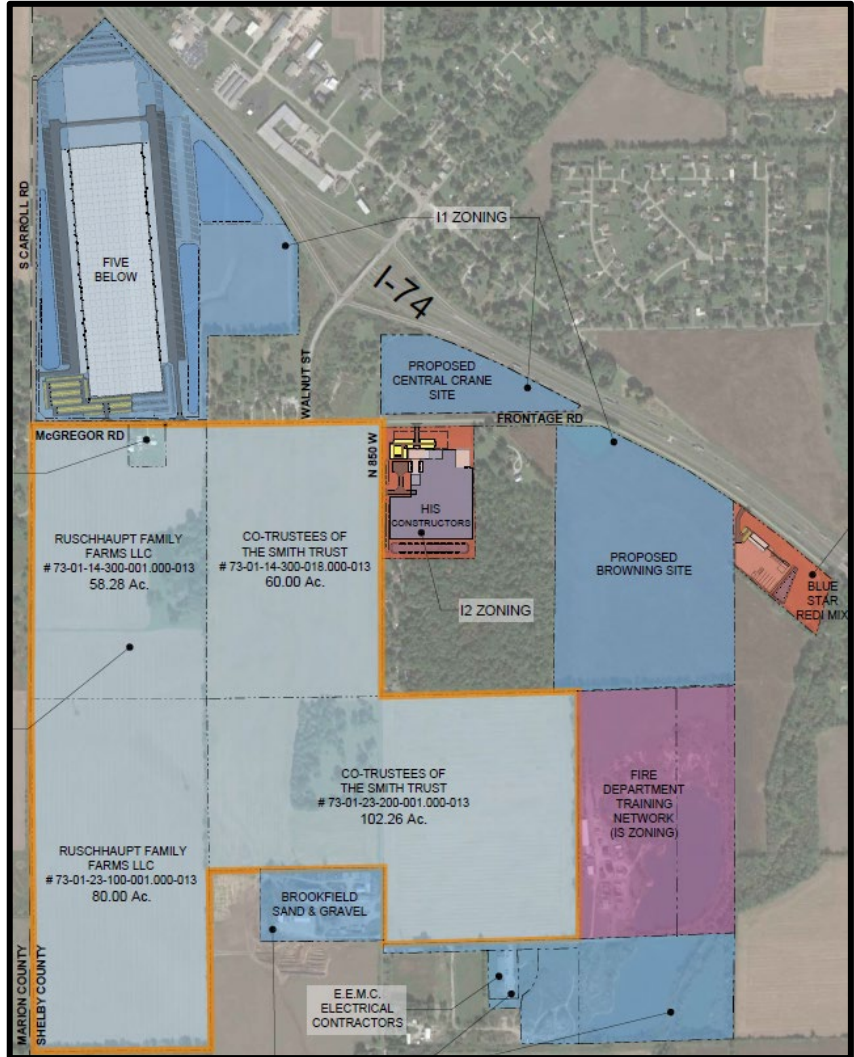
On July 27th, 2021 the Plan Commission granted a favorable recommendation to rezone the 250+ acre property from the A1 (Conservation Agricultural) District to the HI (High Impact) District. The County Commissioners approved the rezoning on August 9th, 2021. Several neighbors expressed concerns with the petition, however the Plan Commission found the request consistent with the Comprehensive Plan and determined that proposed commitments would mitigate impacts to adjacent property, mitigate environmental impacts, and protect the aesthetic character of the Shelby County portion of the I-65 Corridor.

Surge Industrial Pleasant View

Surge Industrial Pleasant View LLC, formed by local residents Chris King and Mike Runnebohm in June of 2021, conducts due-diligence site preparation work to prepare commercial/industrial sites in the Pleasant View area for market, including obtaining purchase options, conducting environmental analysis, and obtaining necessary zoning approvals.

In October of 2021 the LLC filed a petition to rezone +/- 302-acres of property in the Pleasant View area from the A1 (Conservation Agricultural) District and R1 (Single-Family Residential) District to the I1 (Low Intensity Industrial) District to allow for speculative low-intensity industrial development. The Shelby County Comprehensive Plan designates this area for industrial development and the Shelby County Northwest Economic Development Area (EDA) and Tax Increment Financing District (TIF) will fund needed infrastructure improvements to support the proposed development.

The petition differed from typical requests for rezoning in that the petitioner submitted their application on a speculative basis without a specific end user and site development plan. At the Plan Commission hearing the petitioner stressed the importance of rezoning the property as the first step in the master-planning process. The zoning of the property would determine the needed infrastructure to support the



end users permitted in the zoning district. The end users would submit specific site development plans to the Plan Commission for review and approval. Nearby property owners and County residents in attendance at the Plan Commission hearing expressed concerns with the speculative nature of the proposal, limited existing infrastructure and emergency services, and potential impacts to nearby properties. After taking these concerns along with the petitioner's testimony and Comprehensive Plan into consideration, the Plan Commission voted 6-1 to grant a favorable recommendation to rezone the property. The County Commissioners adopted an ordinance rezoning the property on November 8, 2021.

Approval of the rezoning will allow the petitioner to establish development sites having a shovel-ready site designation to attract industrial end users. Attracting new development opportunities to the County will reflect the economic development goals identified in the Comprehensive Plan, create new jobs, increase property values, and improve the diversity of the County's economic base.

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 Elsrod).

Accomplishments of the Office of the Plan Commission & Building Inspector Department in 2021 include:

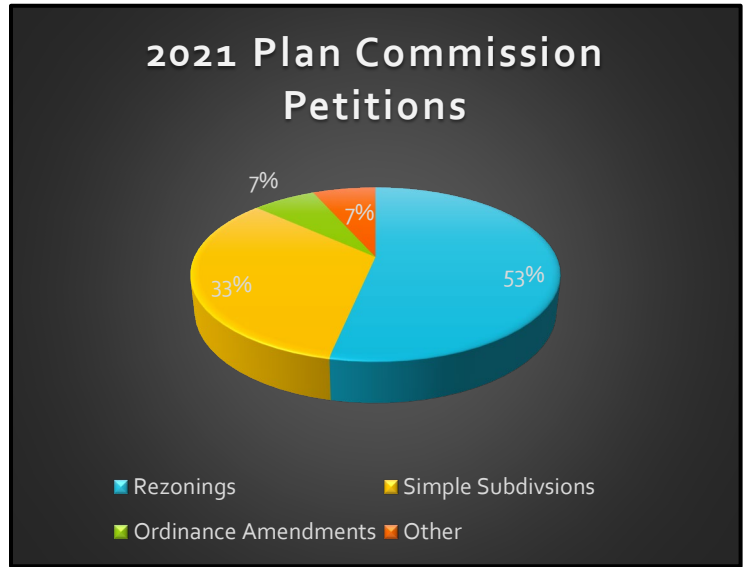
- Contracted with Banning Engineering to provide all commercial inspections. David Adams has 12-years of experience conducting residential inspections, however, has conducted few commercial inspections. Dennis Nail with Banning Engineering has 16-years of industry experience, a broad knowledge of building code requirements, and experience conducting residential and commercial inspections. He has conducted inspections for Banning Engineering in Hendricks County, Pendleton, Sheridan, and Plainfield.
- Administered the Shelby County COVID-19 Small Business Relief Grant Program. Shelby County received a grant from the Indiana Office of Community and Rural

Affairs (OCRA) to provide funding to small businesses financially impacted by the COVID-19 pandemic. Twenty-seven small businesses in Shelbyville and Shelby County received a check for \$9,037.04 to use toward employee retention, rent, purchase of equipment, and supplies.

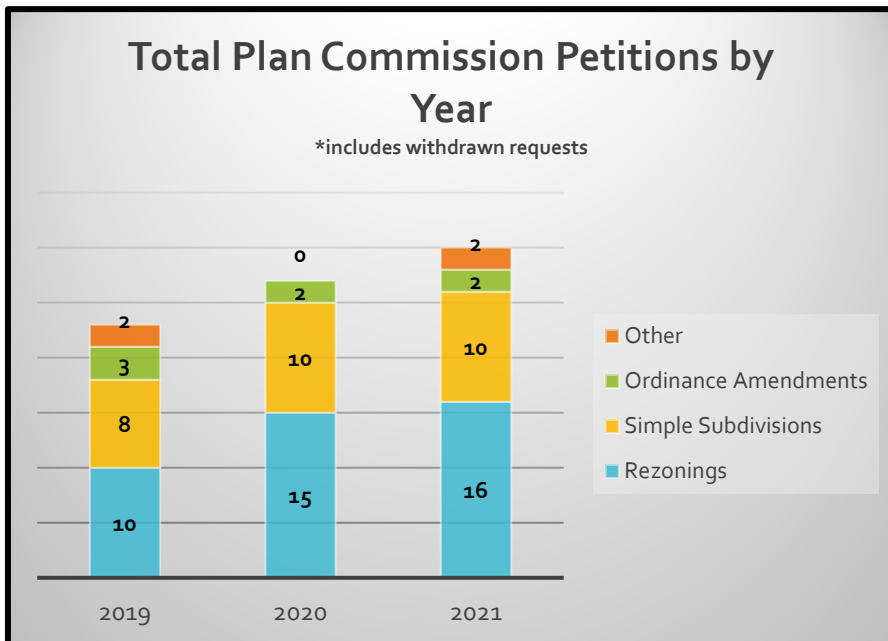
- Mapped all rezoning and BZA petitions approved after adoption of the 2008 Unified Development Ordinance into GIS. Members of the public often contact the department to determine if the County has legally approved use of a particular piece of property not permitted by ordinance. Petition history can also assist the Plan Commission and Board of Zoning Appeals in making decisions. The mapping of petitions will allow the department to conveniently located information regarding any petition related to a particular piece of property by entering the case number, petitioner's name, address, or parcel number into GIS.
- Updated department policy to require site plans drawn on aerial maps at the time of permit application to limit misunderstandings regarding the placement of structures.
- Began conducting a site inspection prior to issuing a certificate of occupancy for all new homes. The site inspection ensures that the builder has provided the homeowner with a completed site and that the site complies with the site plan approved by the Technical Review Committee.

Plan Commission

In the 2021 calendar year, the Plan Commission heard **twenty-nine (29) petitions**. One additional petition was submitted to the Plan Commission however withdrawn by the petitioner prior to the public hearing. Petitions included sixteen **(16) Rezoning**s, ten **(10) Simple Subdivisions**, two **(2) Ordinance Amendments**, and two **(2) Economic Development Area Resolutions**. The Plan Commission approved all but one petition. The County Commissioners approved all petitions approved by the Plan Commission. The approved petitions will allow for development of ten (10) new single-family residential building lots, three (3) new industrial lots, and one (1) speculative industrial development. Petitions involving residential properties applied mostly to properties in the southern



portion of the County. Petitions involving industrial properties applied mostly to properties within Moral Township. In 2021, the County established the Northwest Shelby County Economic Development Area and TIF District to fund needed water, sewer, and road improvements to Moral Township. Establishment of the



District initiated requests to rezone an unprecedented 370-acres in the township to low-intensity industrial to allow for proposed and speculative low intensity industrial development. Rezoning petitions for speculative industrial development prompted discussions regarding the need for zoning designation approval as part of the due-diallage process prior to determining the end-user for a property.

Economic Development Area Resolutions

	Case	Approval Date
<i>Resolution Determining that a Resolution and an Economic Development Plan Approved and Adopted by the Shelby County Redevelopment Commission Conform to the Plan of Development for Shelby County and Approving the Resolution and Plan</i>	RS 21-01	1/26/2021
<i>Resolution Approving Amendments to the Declaratory Resolution of the Shelby County Redevelopment Commission that Established the Northwest Shelby County Economic Development Area</i>	RS 21-02	6/22/2021

Ordinance Amendments

	Case	Plan Commission	Commissioners Ordinance
<i>Article 5: Specifically, amendment to sections 5.04 C, 5.11 A, 5.12 A, 5.17 B, 5.17 D, 5.19 C, and Fence & Wall Standards; addition of sections 5.05 D, 5.06 E, 5.17 H, and 5.69 A 3; deletion of section 5.68 H 1 f.</i>	RZ 21-10	Approved 5/25/21	Ord # 2021-21 Approved 6/7/2021
<i>Article 2 & Article 5: Specifically, amendment to 2.34, 2.36, 5.17 C 4, and 5.20 B and addition of section DPI-01.</i>	RZ 21-15	Approved 7/27/21	Ord # 2021-26 Approved 8/9/2021

Rezoning

<i>Case</i>	<i>Location</i>	<i>Rezoning</i>	<i>Plan Commission</i>	<i>Commissioners Ordinance</i>
<i>RZ 21-01 Petro</i>	10550 N 600 W, Fountaintown, Moral Township.	<u>RE to A2</u> Development of ag. building	Approved 1/26/21	Ord # 2021-03 Approved 2/8/21
<i>RZ 21-02 Shelby County Commissioners / Elliott</i>	4333 E SR 244, Shelbyville, Liberty Township.	<u>IS to C2</u> To correct zoning	Approved 1/26/21	Ord # 2021-04 Approved 2/8/21
<i>RZ 21-03 Smith</i>	11949 S 300 W, Flat Rock, Washington Township.	<u>RE to R1</u> 1 Lots	Approved 3/23/21	Ord # 2021-12 Approved 4/5/21
<i>RZ 21-04 Searle</i>	7795 W 725 S, Edinburgh, Jackson Township.	<u>A2 to RE</u> 1 Lot	Approved 2/23/21	Ord # 2021-09 Approved 3/22/21
<i>RZ 21-05 Mohr</i>	north side of W 900 S, between Mt. Auburn Cemetery & 5554 W 900 S, Jackson Township	<u>A1 to RE</u> 1 Lot	Approved 2/22/21	Ord # 2021-10 Approved 3/22/21
<i>RZ 21-06 Paul</i>	3136 E 500 S, Waldron, Shelby Township.	<u>A1 to RE</u> 1 Lot	Approved 4/27/21	Ord # 2021-14 Approved 5/10/21
<i>RZ 21-07 Carlton</i>	south of and adjoining 10787 N 800 E, Arlington, Hanover Township	<u>A1 to RE</u> 1 Lot	Approved 4/27/21	Ord # 2021-15 Approved 5/10/21
<i>RZ 21-08 Cossairt Irrevocable Trust</i>	123 W Boggstown Rd, Shelbyville, Addison Township.	<u>C1 to VR</u> To correct zoning	Approved 5/25/21	Ord # 2021-20 Approved 6/7/21
<i>RZ 21-09 Ford</i>	6752 W 850 S, Edinburgh, Jackson Township.	<u>A1 to RE</u> 1 Lot	Approved 6/22/21	Ord # 2021-22 Approved 7/6/21
<i>RZ 21-11 Tennell</i>	On the west side of Sugar Creek Rd., ¼-mile north of W Shelby 500 S, Hendricks Township.	<u>A1 to RE</u> 1 Lot	Approved 6/22/21	Ord # 2021-23 Approved 7/6/21
<i>RZ 21-12 Central Rent-A- Crane, Inc.</i>	9250 N Frontage Rd, Fairland, Moral Township.	<u>A1 to I1</u> Heavy equipment rental facility	Approved w/ stipulations 6/22/21	Ord # 2021-24 Approved w/ stipulations 7/6/21

<i>RZ 21-13 Shelby Gravel, Inc.</i>	Southwest corner of I-65 & W 1000 S, Edinburgh, Jackson Township.	<u>A1 to H1</u> Gravel/sand mining operation	Approved w/ stipulations 7/27/21	Ord # 2021-27 Approved w/ stipulations 8/9/21
<i>RZ 21-14 Browning Investments</i>	9175 N Frontage Rd, Fairland, Moral Township.	<u>A1 to I1</u> Warehouse facility	Approved w/ stipulations 7/27/21	Ord # 2021-25 Approved w/ stipulations 8/9/21
<i>RZ 21-16 Mt. Gilead Baptist Church</i>	4449 S Smithland Rd, Shelbyville, Hendricks Township.	<u>M2 to IS</u> Church-related purposes	Withdrawn	NA
<i>RZ 21-17 Combined Asset Development, LLC</i>	West of and adjoining 4324 E SR 244, Shelbyville, Liberty Township.	<u>A1 to I2</u> Land clearing operation and mulch distribution center	Denied 10/26/21	NA
<i>RZ 21-18 Surge Industrial Pleasant View</i>	Generally south of McGregor Road and north of the CSX Railroad, Moral Township.	<u>A1 & R1 to I1</u> Speculative low-intensity industrial development	Approved 10/26/21	Ord # 2021-34 Approved w/ stipulations 11/8/21

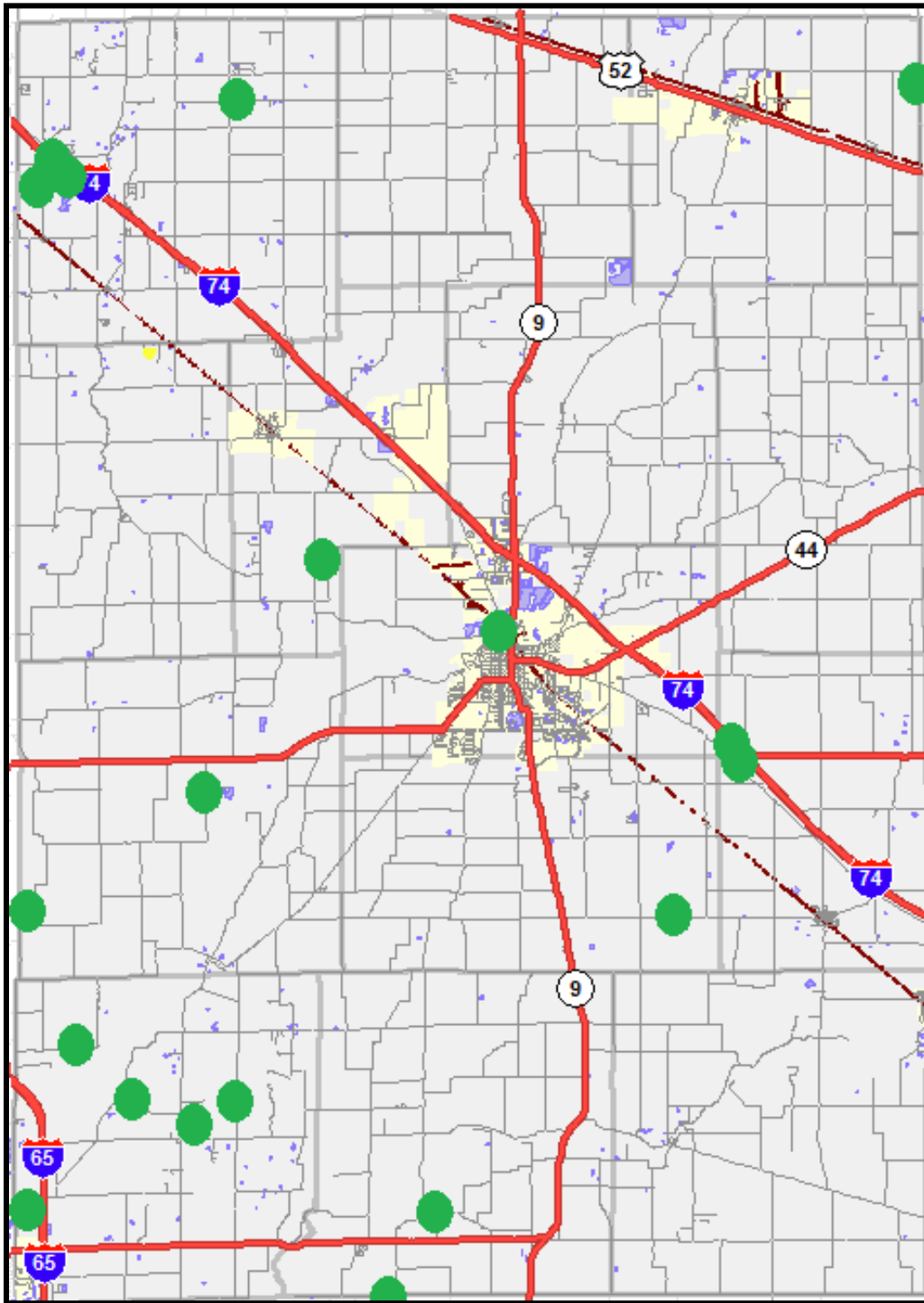
- Number of lots reflect only rezoned lots

Simple Subdivisions

Case	Location	Lots	Waivers	Date	Decision
<i>SD 21-01 Smith</i>	11949 S 300 W, Flat Rock, Washington Township.	2	Yes	3/23/21	Approved
<i>SD 21-02 Searle</i>	7795 W 725 S, Edinburgh, Jackson Township.	2	Yes	2/23/21	Approved
<i>SD 21-03 Stanton</i>	1390 W Flat Rock Rd, Flat Rock, Washington Township.	1	No	2/23/21	Approved
<i>SD 21-04 Mohr</i>	north side of W 900 S, between Mt. Auburn Cemetery & 5554 W 900 S, Jackson Township	1	Yes	2/23/21	Approved
<i>SD 21-05 Griffey</i>	east of and adjoining 8291 S 500 W, Edinburgh, Jackson Township.	1	No	4/27/21	Approved
<i>SD 21-06 Paul</i>	3136 E 500 S, Waldron, Shelby Township.	1	No	4/27/21	Approved
<i>SD 21-07 Carlton</i>	south of and adjoining 10787 N 800 E, Arlington, Hanover Township	1	Yes	4/27/21	Approved
<i>SD 21-08 Ford</i>	6752 W 850 S, Edinburgh, Jackson Township.	1	No	6/22/21	Approved
<i>SD 21-09 Tennell</i>	On the west side of Sugar Creek Rd., ¼-mile north of W Shelby 500 S, Hendricks Township.	1	Yes	6/22/21	Approved
<i>SD 21-10 Brand Hill</i>	2531 S 550 W, Shelbyville, Hendricks Township.	2	Yes	7/27/21	Approved

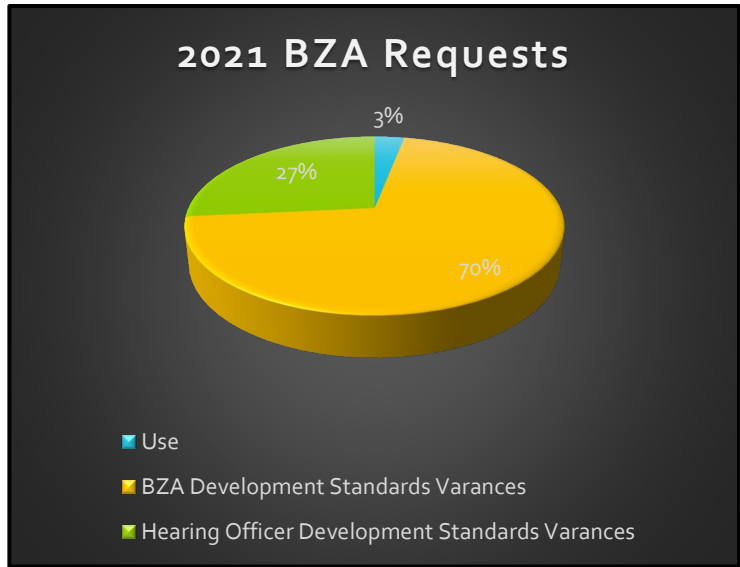
- Number of lots reflect only lots included in the subdivision, including previously developed lots and does not include remainder tracts

General Location of 2021 Plan Commission Petitions



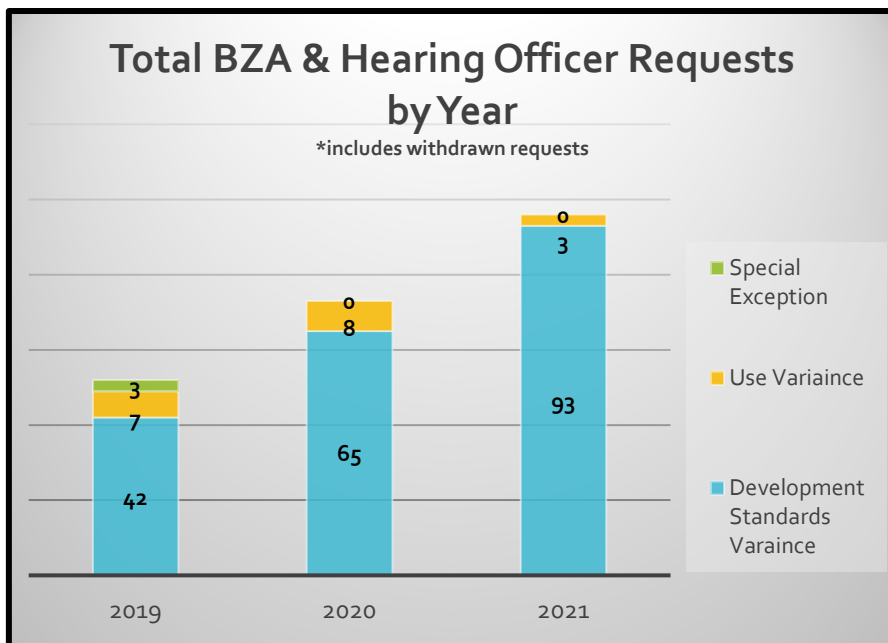
Board of Zoning Appeals (BZA)

In the 2021 calendar year, the BZA and BZA Hearing Officer heard a total of **forty-three (43) petitions**. One additional petition was 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 95 requests. Since 2019 the number of development standards variance requests has increased each year, likely due to the continued increase in construction activity. Petitions applied mostly to properties within the north half of the County. Common requests included



variances from accessory structure maximum size requirements, variances to allow accessory structures in the front yard, variances from setback requirements, variances from sign requirements, and variances from standards applicable to industrial

development. The County amended its ordinance standards in the summer of 2021 to reflect current industrial development patterns, thereby eliminating the need for future industrial developments to obtain several of the variances approved by the BZA in 2021.



BZA Petitions

The BZA heard **twenty-six (26) petitions**. Petitions included requests for Use Variances and Development Standards Variances. Several petitions included multiple requests. In total, the BZA heard sixty-nine (69) requests, including sixty-six (66) Development Standards Variances and three (3) Use Variances. No applications for Special Exception were submitted during the 2021 calendar year. The BZA dismissed one petition, but did not deny any petitions. One petition was withdrawn by the petitioner and not heard by the BZA.

Case	Location	Requests	Date	Decision
<i>BZA 21-02 Northwest Consolidated School District of Shelby County</i>	4740 W 600 N, Fairland, Moral Township.	3 Development Standards	3/9/21	Approved
<i>BZA 21-03 Steve Apple</i>	15-17 Hale Rd, Shelbyville, Addison Township.	Use 3 Development Standards	2/8/21	Approved
<i>BZA 21-04 Nancy Esters</i>	108 E Carey St, Fairland, Brandywine Township.	Use Development Standards	3/9/21	Approved
<i>BZA 21-05 Five Below, Inc.</i>	12050 East McGregor Road, Indianapolis, Moral Township.	7 Development Standards	3/9/21	Approved w/ stipulations
<i>BZA 21-06 John R. & Sandra Scudder</i>	2405 E 400 N, Shelbyville, Marion Township.	Development Standards	3/9/21	Approved
<i>BZA 21-07 Dennis Chaney</i>	3114 E German Rd, Shelbyville, Addison Township.	Development Standards	4/13/21	Approved
<i>BZA 21-08 Faith Baptist Church</i>	2759 E US 52, Morristown, Hanover Township.	6 Development Standards	5/11/21	Approved
<i>BZA 21-10 Guy Nicholson</i>	2806 S Rosewood Dr, Shelbyville, Shelby Township.	3 Development Standards	4/13/21	Approved w/ stipulations
<i>BZA 21-11 Scott Mullins & Cynthia Gastel</i>	8531 N 700 W, Fairland, Moral Township.	3 Development Standards	4/13/21	Approved w/ stipulations

<i>BZA 21-13 Laura Newby</i>	6894 W SR 44, Shelbyville, Hendricks Township.	Development Standards	6/8/21	Approved w/ stipulations
<i>BZA 21-15 Jeffery Legear</i>	9536 N Louann Dr, Fairland, Moral Township.	Development Standards	5/11/21	Approved w/ stipulations
<i>BZA 21-19 Andrew L Milby</i>	4622 W 1120 N, New Palestine, Moral Township.	Development Standards	7/13/21	Approved
<i>BZA 21-20 Louis N. Hudson</i>	6435 E 1100 N, Morristown, Hanover Township.	Development Standards	6/8/21	Approved
<i>BZA 21-23 Central Rent-A- Crane, Inc.</i>	9250 N Frontage Rd, Fairland, Moral Township.	6 Development Standards	7/13/21	Approved w/ stipulations
<i>BZA 21-24 Charles Williams & Kayleigh Keener</i>	3615 W 1200 N, New Palestine, Moral Township.	Use & 3 Development Standards	9/14/21	Dismissed
<i>BZA 21-25 Faith Baptist Church</i>	2795 E US 52, Morristown, Hanover Township.	Development Standards	8/10/21	Approved w/ stipulations
<i>BZA 21-28 Browning Investments</i>	9175 N Frontage Rd, Fairland, Moral Township.	Development Standards	8/10/21	Approved w/ stipulations
<i>BZA 21-29 William & Shannon Callon</i>	7988 W Shelby 250 S, Franklin, Hendricks Township.	2 Development Standards	9/14/21	Approved
<i>BZA 21-30 Ryan Turner</i>	301 E 275 S, Shelbyville, Shelby Township.	2 Development Standards	10/12/21	Approved
<i>BZA 21-31 Richard T & JoAnn N Abbate</i>	8646 S 600 W, Edinburgh, Jackson Township.	Development Standards	10/12/21	Approved w/ stipulations
<i>BZA 21-32 Jerald T Doddridge</i>	508 S Main St, Waldron, Liberty Township.	3 Development Standards	10/12/21	Approved
<i>BZA 21-34 Richard Conover</i>	413 E Edgewood Dr, Shelbyville, Addison Township.	2 Development Standards	12/14/21	Approved
<i>BZA 21-35 Combined Asset Development, LLC</i>	West of and adjoining 4324 E SR 244, Shelbyville, Liberty Township.	Development Standards	NA	Withdrawn
<i>BZA 21-36 Edward Marlow</i>	6509 N London Rd, Fairland, Moral Township.	Development Standards	12/14/21	Approved
<i>BZA 21-39 United Energy</i>	11650 N Cooperative Dr, Fountaintown, Van Buren Township.	8 Development Standards	12/14/21	Approved
<i>BZA 21-40 Kimberly Jones</i>	6933 N 325 W, Fairland, Moral Township	Development Standards	12/14/21	Approved

<i>BZA 21-41 Debie & Tim England</i>	949 W 1080 N, Fountaintown, Van Buren Township.	3 Development Standards	12/14/21	Approved w/ stipulations
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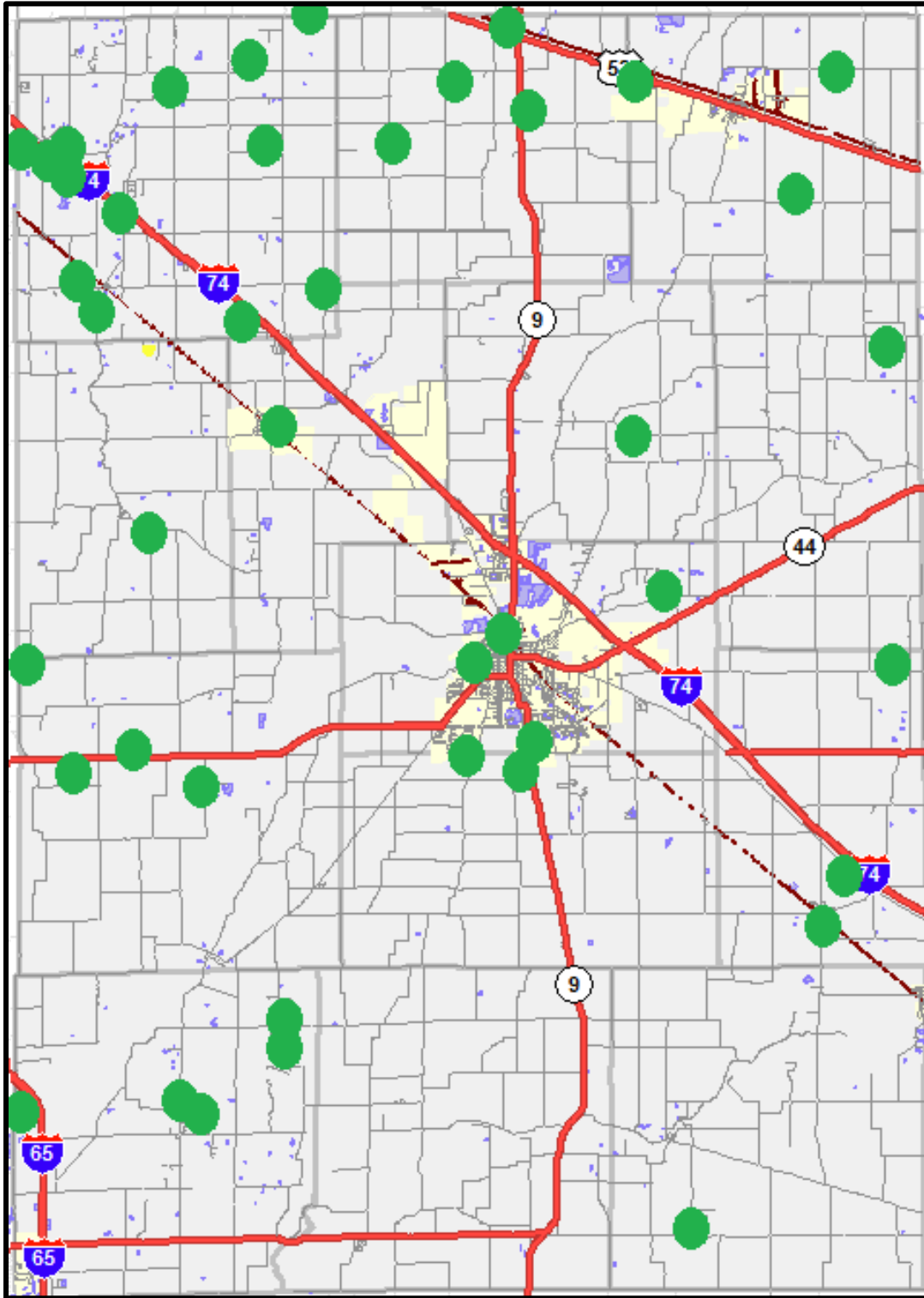
BZA Hearing Officer Petitions

The BZA Hearing Officer heard and approved **seventeen (17) petitions** for development standards variances. A few petitions included multiple requests. In total, the BZA Hearing Officer heard and approved twenty-six (26) requests. Several of the requests related to new primary dwellings constructed on lots created under previous ordinance requirements having dimensional lot constraints

<i>Case</i>	<i>Location</i>	<i>Requests</i>	<i>Approval Date</i>
<i>BZA 21-01 Sherri D Livingstone</i>	10160 N SR 9, Fountaintown, Van Buren Township.	1	1/26/21
<i>BZA 21-09 Amanda Mitchell</i>	4068 W 700 S, Shelbyville, Jackson Township.	1	4/14/21
<i>BZA 21-12 Ronald L Rhoades</i>	7580 E Blue Ridge Rd, Shelbyville, Liberty Township.	2	4/14/21
<i>BZA 21-14 Jay & Diann Griffith</i>	5620 E 850 N, Shelbyville, Hanover Township.	1	5/10/21
<i>BZA 21-16 Jared Lasiter</i>	7280 N Woodnotes Addition, Fairland, Moral Township.	1	5/10/21
<i>BZA 21-17 Kevin M Durbin</i>	4322 W 950 N, Fountaintown, Moral Township.	1	5/27/21
<i>BZA 21-18 Cossairt Irrevocable Trust</i>	123 W Boggstown Rd, Shelbyville, Addison Township.	1	6/8/21
<i>BZA 21-21 Jeff Scott</i>	6625 E 425 S, Waldron, Liberty Township.	1	6/22/21
<i>BZA 21-22 Kevin & Joy Smith</i>	8835 W Range Rd, Needham, Hendricks Township.	1	6/22/21
<i>BZA 21-26 Henry A & Penelope K Brinegar</i>	5800 N PR 725 E, Manilla, Union Township.	3	8/9/21
<i>BZA 21-27 Blue River Estates MHP LLC</i>	8901 W Del Char South Dr, Edinburgh, Jackson Township.	2	8/9/21
<i>BZA 21-28 Arec Burton</i>	10889 S 350 E, Flat Rock, Nobel Township.	1	10/14/21
<i>BZA 21-37 Glen Kuntz</i>	6088 W 850 S, Edinburgh, Jackson Township.	3	10/28/21

<i>BZA 21-38 Kenneth & Brittani Willoughby</i>	4155 W PR 733 S, Shelbyville, Edinburgh, Jackson Township.	1	12/2/21
<i>BZA 21-42 Alexa S Karmire & Josh Southworth</i>	6531 W Boggstown Rd, Boggstown, Sugar Creek Township.	2	12/13/21
<i>BZA 21-43 Ray Brand</i>	2533 S 550 W, Shelbyville, Hendricks Township.	3	12/20/21
<i>BZA 21-45 Joseph N Popp</i>	10831 N 600 W, Fountaintown, Moral Township.	1	12/29/21

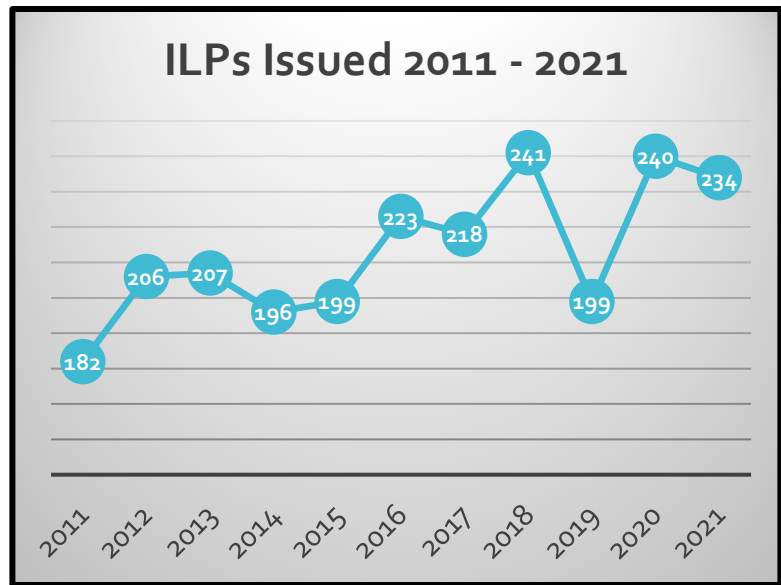
General Location of 2021 BZA Petitions



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

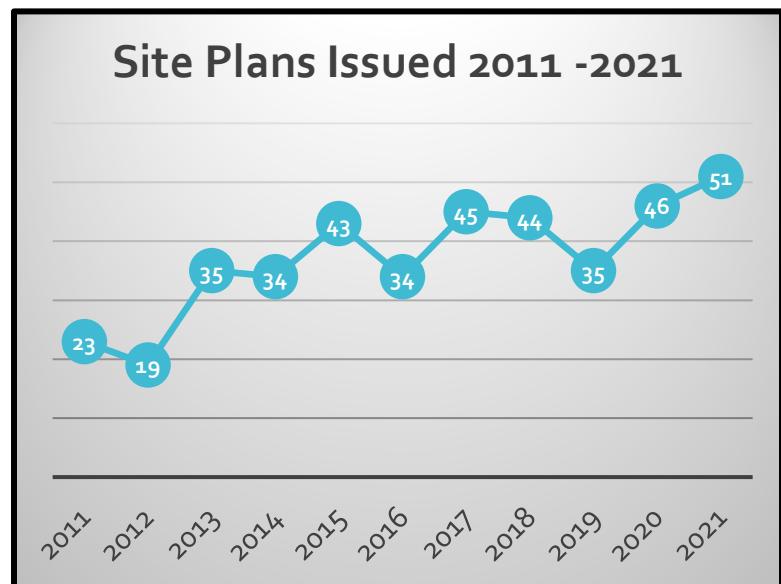
2021, the Plan Commission office issued **234 Improvement Location Permits**. The number of ILPs reflects the continued increase in construction activity which began in 2020.



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 2021, the Site



Plan Committee reviewed 1 commercial site plan and 50 residential site plans, for a total of 51 site plans. Of these plans, 49 were approved and 2 are awaiting revisions. Industrial developments which received zoning approval in 2021 plan to submit site plans in 2022.

Construction Permits & Structural Improvements

Inspections

In 2021, the County Inspector conducted 719 agricultural, residential, and small-scale commercial project inspections and Banning Engineering conducted 55 commercial project inspections, for a total of 774 inspections in 2021. 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 18,679 miles in 2021. Cost of travel per the County mileage rate of \$0.58 per mile was \$10,180.06. Banning Engineering billed the County \$10,510 for commercial inspections.

Permits Issued

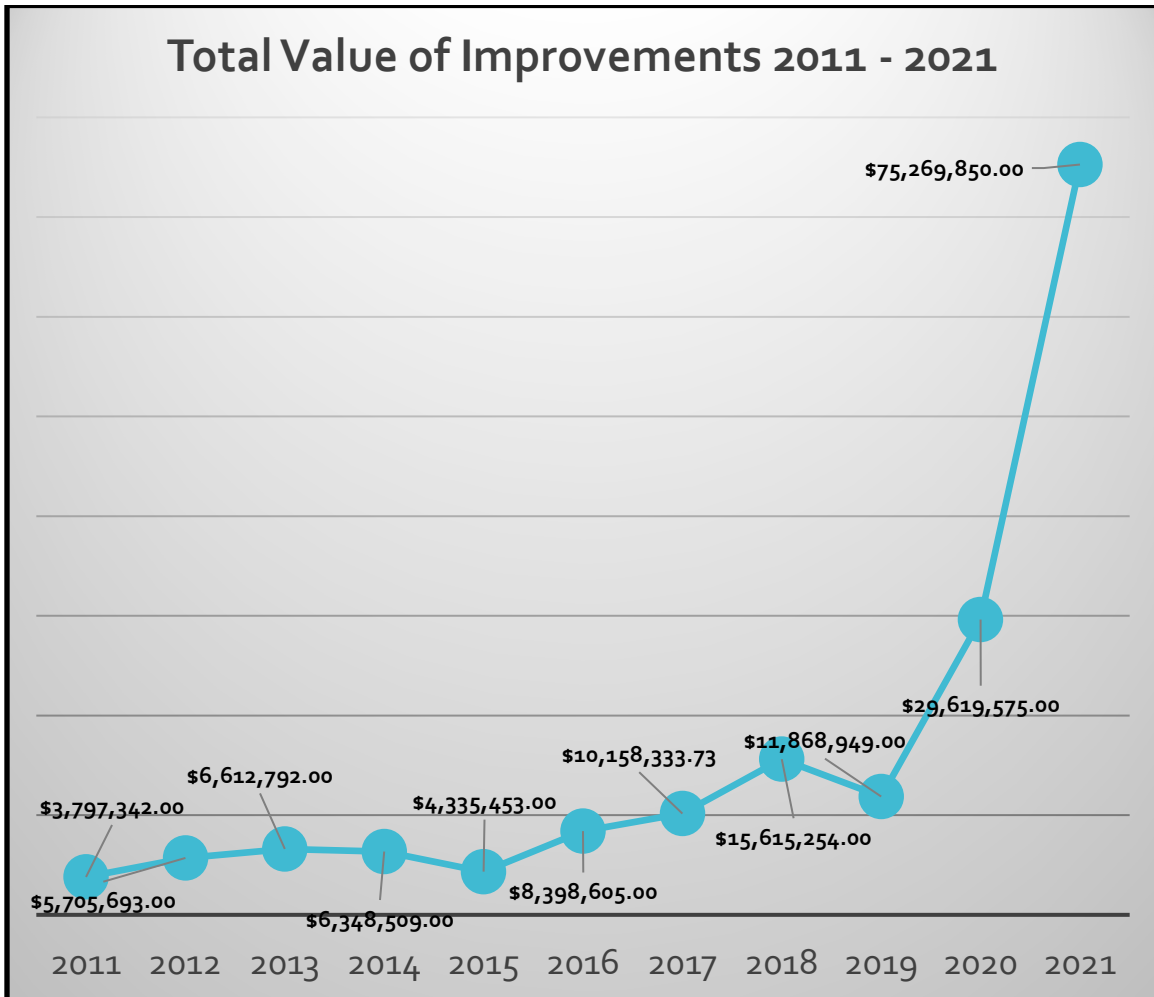
The total number of permits issued increased from 637 in 2020 to **670** in 2021. In 2021, the office issued **219 building permits** (33% of total permits), **367 electric permits** (55% of total permits), and **84 plumbing permits** (13% of total permits). The increase in the number of permits



reflects the continued increase in construction activity which began in 2020.

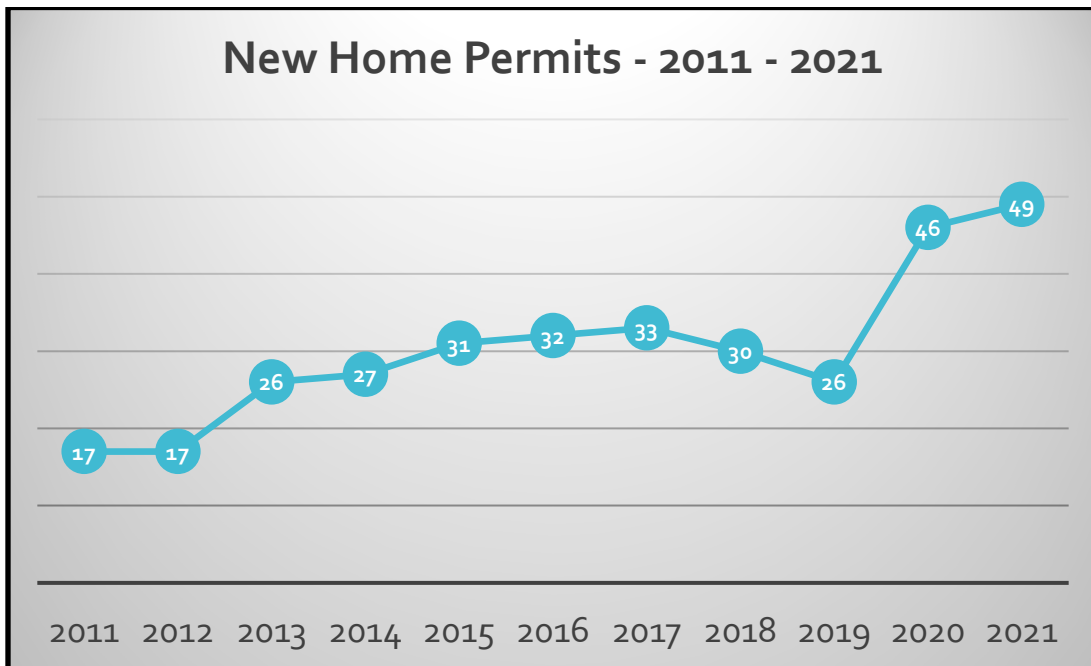
Value of Structural Improvements

The value of all structural improvements increased from \$29,619,575 in 2020 to **\$75,269,850** in 2021. The Five Below warehouse, valued at \$40,000,000, had the largest impact on the increase in structural improvements. Several smaller commercial projects also contributed to the increase in value.

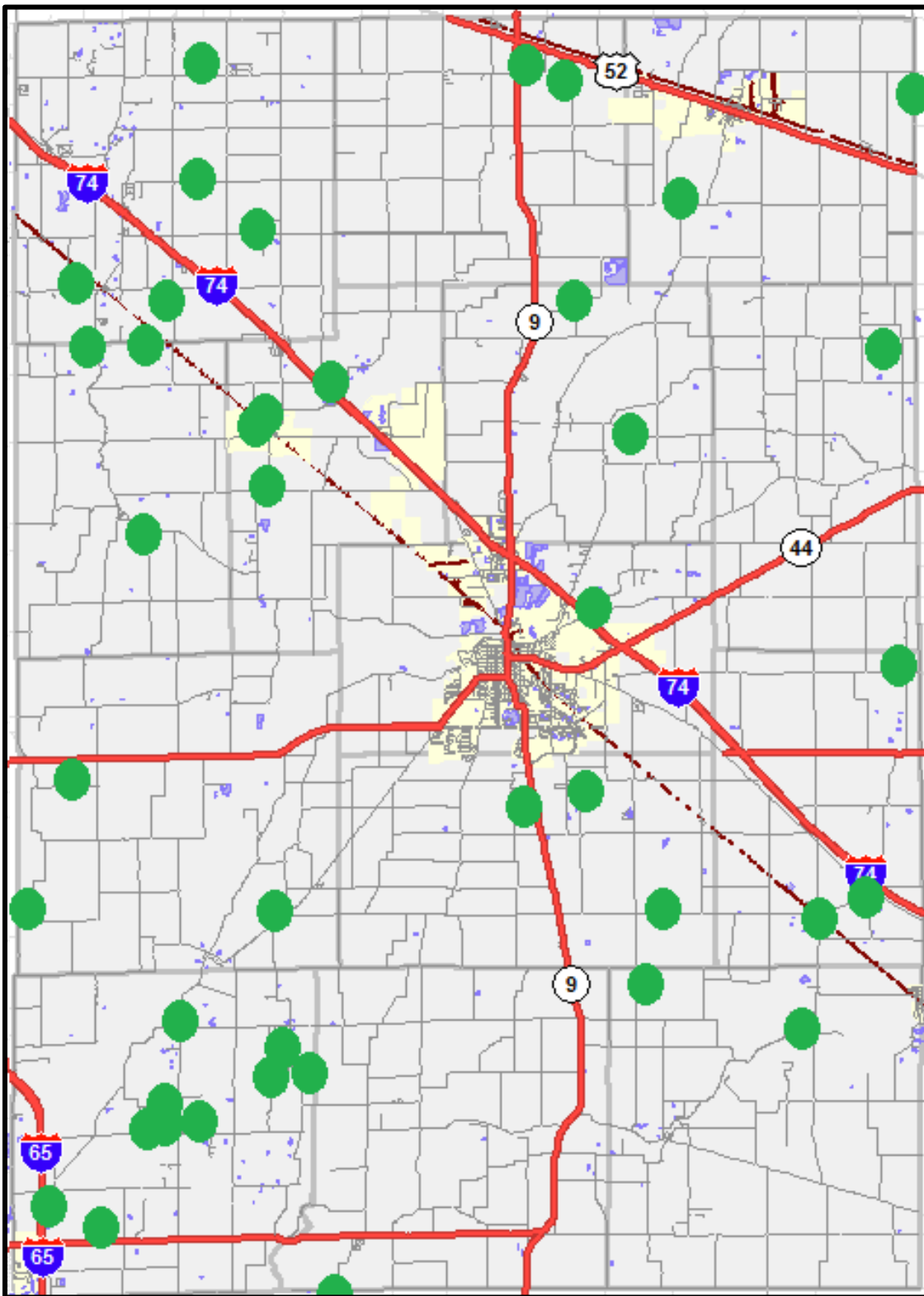


New Home Permits

The number of new home permits increased from 46 permits in 2020 to **49 permits** in 2021. Five (5) permits permitted mobile homes (versus ten (10) issued in 2020), two (2) permits permitted modular homes, and the remaining permits permitted stick-built and pole-structure homes. The **average value of new home construction was approximately \$300,000** (excluding mobile homes). New home development occurred primarily in the northwest and southwest portions of the County. New home construction occurred on many of the remaining lots in older residential neighborhoods, therefore the County may see an increase in requests to subdivide properties if the demand for housing continues to increase.



General Location of 2021 New Home Permits



Commercial/Industrial/Institutional Construction

The Building Inspector issued permits for **eleven (11)** commercial / industrial / institutional projects in 2021. The **total value of construction was \$55 million**, and the office collected **\$59,215 in permit fees**. The fee schedule adopted by the County Commissioners in 2020 calculates commercial building permit fees based on square footage. The Five Below warehouse has a significantly large footprint, therefore that project accounted for most of the commercial fees collected.

Commercial/Industrial/Institutional Construction Projects							
Project Name	Address	Description of Work	Value of Construction	ILP Fee	Building Fee	Plumbing Fee	Electric Fee
Indy Quick Stop	12740 E Southeastern Ave	Remodel Gas Station	\$50,000		\$160	\$120	\$120
Blue Star	9100 N Frontage Rd	Concrete Batch Plant	\$1,500,000	\$315	\$534	\$150	\$150
Blue Star	9100 N Frontage Rd	Hopper Screening Structure	NA		\$157		
Faith Baptist Church	2795 E St Rd 52	Church Permits	\$8,000,000	\$200	\$420	\$150	\$100
Shelby Materials	157 E Ramphart	Office Remodel	\$25,000	\$200	\$200	\$100	\$100
HIS	9295 N Frontage Rd	Primary Commercial Structure	\$5,000,000		\$1,712	\$150	\$150
Bowen Engineering	3854 W 400 N	Remodel	\$250,000		\$416	\$100	\$100
FOP Lodge	1237 N Knightstown Rd	Cold Storage	\$9,000	\$60	\$100		\$50
Five Below	12050 E McGregor Rd	Distribution Center	\$40,000,000	\$315	\$51,692	\$150	\$150
Northwestern Consolidated Schools	4774 W 600 N	Field Press Box	\$140,000	\$315	\$150		\$100
New Life United Methodist	6145 N 400 W	Shelter House	\$38,000	\$125	\$104		\$100
TOTAL			\$55,012,000	\$1,530	\$55,645	\$920	\$1,120

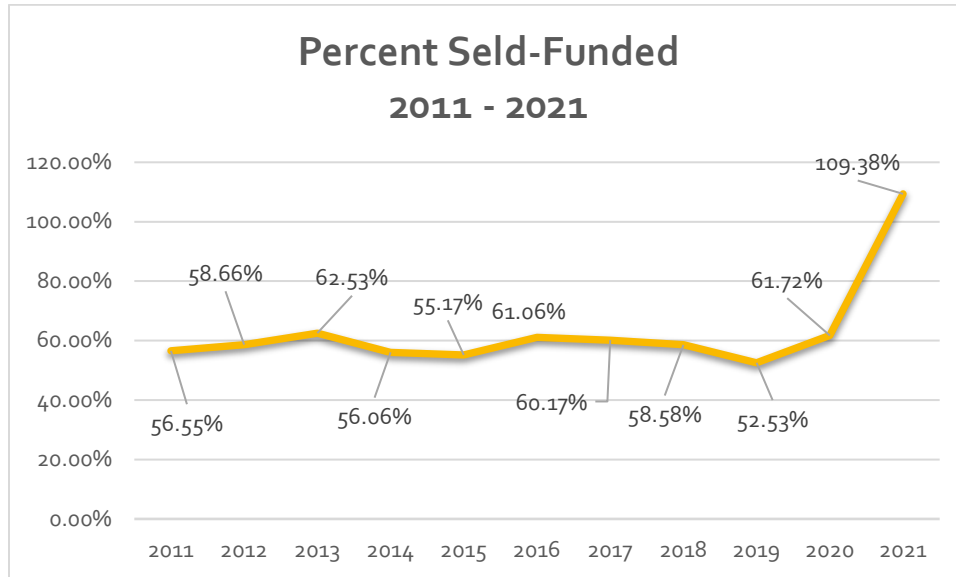
Department Finances

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. 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, in 2021 the department implemented a new fee schedule (last updated in 2007) and approved several large commercial projects which resulted in a dramatic increase to revenue.

In 2021, the department generated \$201,107.09 in revenue and spent \$183,866.68 in operating costs. Revenue covered 109.38% of the department's operating costs. Therefore, department operations were completely self-funded by planning and permitting fees and the department contributed \$17,150.41 over operating costs to the County General Fund.

Plan Commission revenue increased by almost \$100,000, from \$104,426.00 in 2020 to \$201,107.09 in 2021. The permit fee for construction of the Five Below warehouse contributed to about half of the revenue increase. The new fee schedule, an increase in Plan Commission & BZA petitions, and an increase in overall permits contributed the remaining portion of the revenue increase.

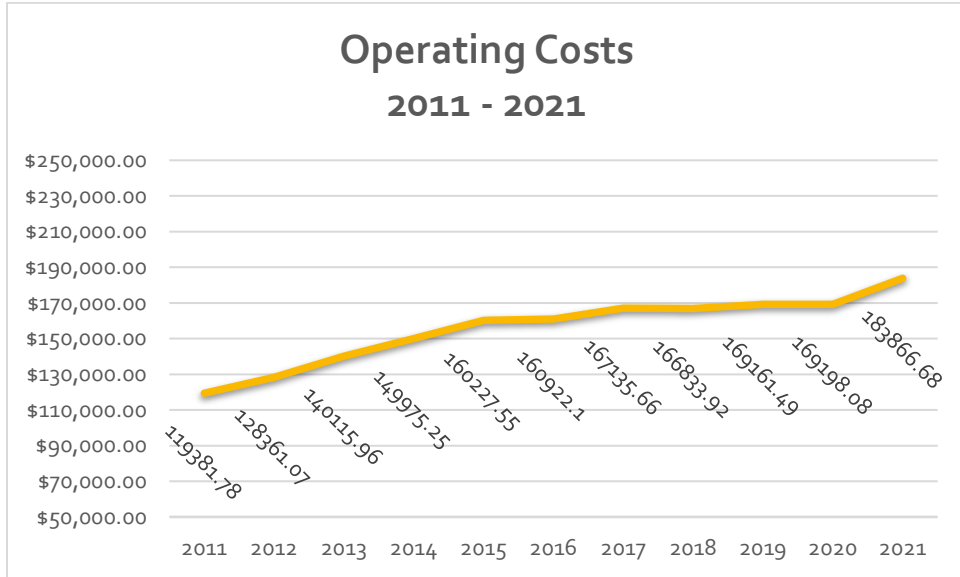
Operating costs increased, from \$169,198.08 in 2020 to \$183,866.68 in 2021. Costs within most line items of the budget increased slightly, reflecting inflation in prices seen within the national economy in 2021. Payments made for commercial building inspection services had the largest impact on the operating cost increase. However, the fees charged for commercial building inspections covered the costs of all commercial inspections.



Operating Costs

Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$161,377.00	\$158,535.96
<i>Supplies</i>	\$1,700.00	\$1,347.99
<i>Legal Services</i>	\$6,000.00	\$6,070.00
<i>Mileage/Gas/Vehicle Maintenance</i>	\$6,000.00	\$3,694.42
<i>Printing & Advertising</i>	\$100.00	\$74.00
<i>Publication of Legal Ads</i>	\$700.00	\$1,094.90
<i>Cellular Service</i>	\$1,800.00	\$1,079.02
<i>Maintenance Contracts</i>	\$900.00	\$615.85
<i>Dues & Subscriptions</i>	\$1,300.00	\$844.54
<i>Conferences / Meetings</i>	\$1,400.00	\$0
<i>Books & Disks</i>	\$100.00	\$0
<i>Contracted Labor</i>	\$10,000.00	\$10,510.00
Total	\$191,377.00	\$183,866.68



Revenue

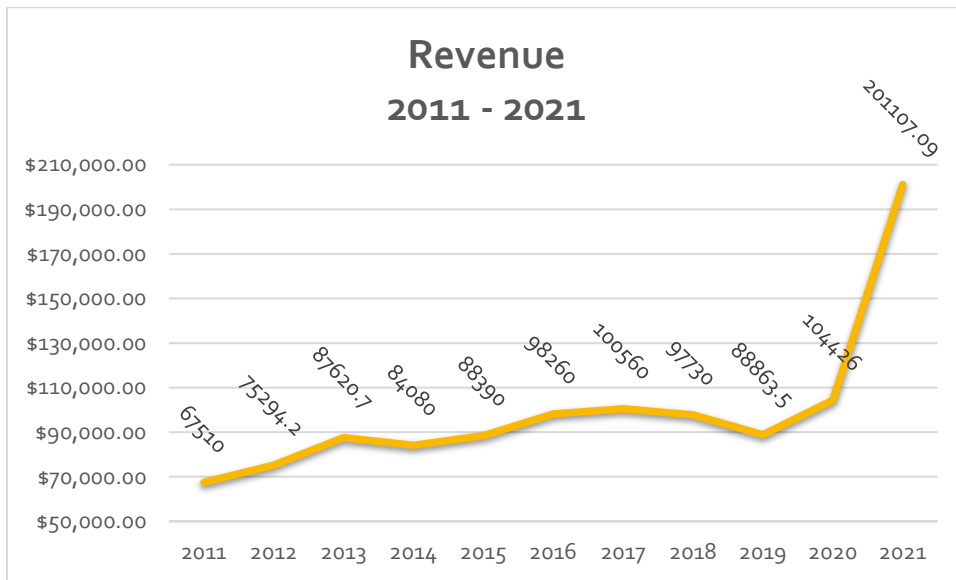
Plan Commission Revenue

	Improvement Location Permits	Site Plan Applications	BZA Applications	Simple Subdivision Applications	Rezoning Applications	Fee Total
January	9	2	3	0	1	\$2,830.00
February	5	2	3	4	3	\$5,550.00
March	36	9	6	1		\$7,955.00
April	39	6	5	2	2	\$8,355.00
May	21	7	3	1	2	\$5,865.00
June	24	5	4	1	3	\$6,980.00
July	20	1	4	1	1	\$5,315.00
August	12	3	1	0	0	\$3,190.00
September	18	5	4	0	1	\$3,540.00
October	29	6	4	0	2	\$7,245.00
November	9	4	6	0	0	\$3,120.00
December	12	1	4	1	2	\$5,200.00
Year Totals	234	51	47	11	17	\$65,145.00

*Petitions paid for in 2021 scheduled for hearing in 2022 are included in the totals.

Building Inspector Revenue

Month	Building Permits		Plumbing Permits		Electric Permits		Total Fees
	Permits	Fee Total	Permits	Fee Total	Permits	Fee Total	
January	11	\$2,752.80	5	\$820.00	20	\$1,570.00	\$5,142.80
February	5	\$760.00	2	\$300.00	10	\$650.00	\$1,710.00
March	35	\$7,489.20	12	\$1,690.00	47	\$4,000.00	\$13,179.20
April	35	\$5,554.68	10	\$1,250.00	51	\$3,900.00	\$10,704.68
May	22	\$55,087.88	7	\$1,150.00	39	\$3,200.00	\$59,437.88
June	22	\$3,182.94	8	\$1,260.00	40	\$3,350.00	\$7,792.94
July	19	\$3,440.85	10	\$1,510.00	29	\$2,550.00	\$7,500.85
August	14	\$2,173.43	8	\$1,150.00	27	\$2,400.00	\$5,723.43
September	15	\$2,370.58	4	\$550.00	27	\$2,050.00	\$4,970.58
October	22	\$3,498.23	10	\$1,345.00	37	\$3,300.00	\$8,143.23
November	9	\$1,475.00	4	\$650.00	17	\$1,400.00	\$3,525.00
December	10	\$4,691.50	4	\$1,500.00	23	\$1,850.00	\$8,041.50
Year Totals	219	\$92,477.09	84	\$13,175.00	367	\$30,220.00	\$135,872.09



Appendix

2021 Calendar Year Reporting Table

REPORTING 2021																		
Month	Plan Commission						Value of Improvements	Building Permits		Plumbing Permits		Electric Permits		B+P+E	New Homes		Inspections	
	# of ILPs	# of SP	# of BZA	# of SD	# of RZ	Fee Total		#	Fee Total	#	Fee Total	#	Fee Total		#	Total Value		Total
January	9	2	3		1	\$2,830.00	\$663,750.00	11	\$2,752.80	5	\$820.00	20	\$1,570.00	\$5,142.80	2	\$290,000	\$7,972.80	
February	5	2	3	4	3	\$5,550.00	\$412,815.00	5	\$760.00	2	\$300.00	10	\$650.00	\$1,710.00	1	\$320,000	\$7,260.00	
March	36	9	6	1		\$7,955.00	\$16,350,067.00	35	\$7,489.20	12	\$1,690.00	47	\$4,000.00	\$13,179.20	5	\$1,045,000	\$21,134.20	
April	39	6	5	2	2	\$8,355.00	\$2,815,200.00	35	\$5,554.68	10	\$1,250.00	51	\$3,900.00	\$10,704.68	10	\$2,012,000	\$19,059.68	
May	21	7	3	1	2	\$5,865.00	\$42,512,350.00	22	\$55,087.88	7	\$1,150.00	39	\$3,200.00	\$59,437.88	4	\$1,450,000	\$65,302.88	
June	24	5	4	1	3	\$6,980.00	\$2,131,572.00	22	\$3,182.94	8	\$1,260.00	40	\$3,350.00	\$7,792.94	4	\$1,355,000	\$14,772.94	
July	20	1	4	1	1	\$5,315.00	\$2,735,000.00	19	\$3,440.85	10	\$1,510.00	29	\$2,550.00	\$7,500.85	6	\$2,176,000	\$12,815.85	
August	12	3	1			\$3,190.00	\$1,642,750.00	14	\$2,173.43	8	\$1,150.00	27	\$2,400.00	\$5,723.43	3	\$896,750	\$8,913.43	
September	18	5	4		1	\$3,540.00	\$1,119,123.00	15	\$2,370.58	4	\$550.00	27	\$2,050.00	\$4,970.58	2	\$650,000	\$8,510.58	
October	29	6	4		2	\$7,245.00	\$2,149,275.00	22	\$3,498.23	10	\$1,345.00	37	\$3,300.00	\$8,143.23	5	\$1,394,875	\$15,388.23	
November	9	4	6			\$3,120.00	\$1,614,200.00	9	\$1,475.00	4	\$650.00	17	\$1,400.00	\$3,525.00	4	\$1,479,000	\$6,645.00	
December	12	1	4	1	2	\$5,200.00	\$1,123,748.00	10	\$4,691.50	4	\$1,500.00	23	\$1,850.00	\$8,041.50	3	\$725,748	\$13,241.50	
Year Totals	234	51	47	11	17	\$65,145.00	\$75,269,850.00	219	\$92,477.09	84	\$13,175.00	367	\$30,220.00	\$135,872.09	49	\$13,794,373	\$201,017.09	

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

Yearly Reporting Table 1980-2021

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	774	18679	\$10,180.00	\$75,269,850.00
Total	2741	32,474	\$1,975,268.48	61,809	824156	\$297,045.53	\$615,421,011.26