

Shelby County Plan Commission & Building Inspector

Annual Report 2019

JANUARY 2020

Authored by: Desiree Calderella, AICP
Planning Director

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Executive Summary

This report serves as a brief summary of the 2019 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 City of Shelbyville Planning & Building Department annual report served as a template for this report.

The Shelby County Plan Commission and Building Inspector Department serve 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.

While this report serves as a more comprehensive review of 2019, below are some basic figures that show the work performed in 2019:

Plan Commission Petitions: 23

Board of Zoning Appeals Petitions: 35

Total Building Permits: 254

Total Value of Construction: \$11,868,949

New Single-Family Home Permits: 26

Exceptional Projects and Notable Accomplishments

Speedway Solar Farm

On March 12, 2019 the Shelby County Board of Zoning Appeals (BZA) approved a petition to allow for the development of a 199-megawatt, 1,925-acre Commercial Solar Energy System (CSES) with a panel area of approximately 1,014 acres located in the northeast portion of the County. The project is

the largest investment, physically and monetarily, ever proposed in the County. The developer indicated that the project represents a \$1.75 million to \$2 million investment in the County and that it will generate \$15.7 million in



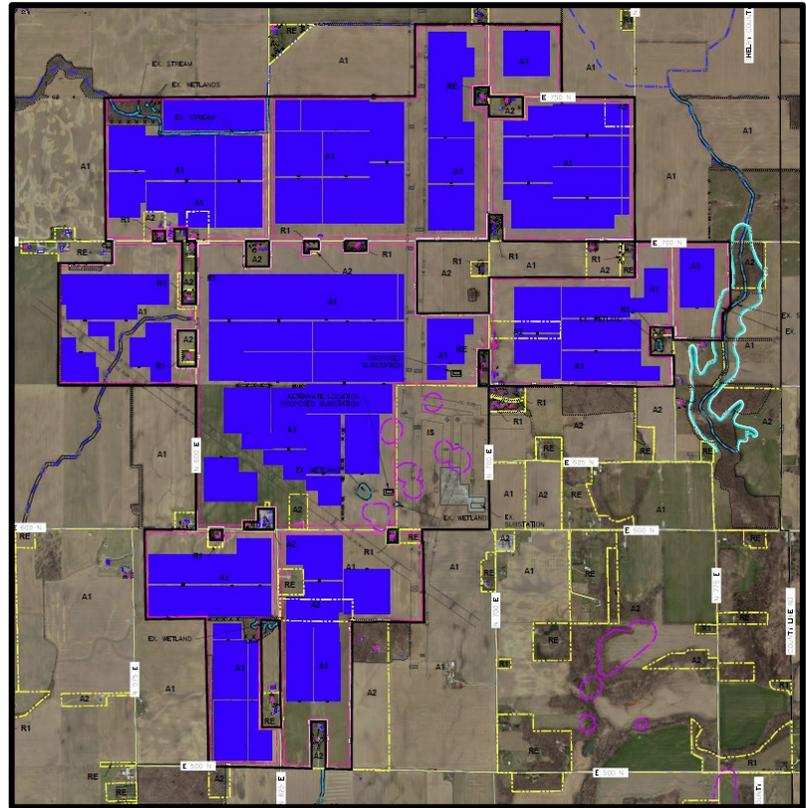
Source: <https://speedwaysolar.com/>

property taxes throughout the lifespan of the project. The developer also plans to provide \$6k to Shelby Eastern Schools and \$100k to the County General Fund. The project has generated immense public interest and spurred conversation regarding a balance between the County's rural heritage and support of new, innovative development. The developer hopes to start the operational phase of the project within the next two to five years.

Project Summary

- Location - Several parcels between 500 N, 800 N, 500 E, and the County Line, Morristown.
- The facility will include solar panels, an existing substation, a new 1200 sq. ft. substation, power lines, 6-foot tall perimeter fencing, landscaping, and access roads.

- The solar panels will not exceed 20-feet in height, will be located at least 100-feet from all residential structures, and in most areas will be located over 150-feet from the edge of the road.
- Groundcover will include maintained native or pastured grasses and legumes. Graining of livestock and crop production between the fence and the public roadways may occur during the operational phase of the project.
- A Decommissioning Plan ensures removal of the panels and infrastructure at the end of the project's lifespan in approximately 40-years. The ground can return to farmland at that time.
- Significant landscape buffers will screen the panels from adjoining residences.



Project Site Plan
Source: Speedway Solar Application

BZA Approval Summary

- On March 12, 2019 the BZA voted 3-2 to approve the project.
- The approval included three requests:
 - Special Exception – a 199-megawatt, 1,925-acre Commercial Solar Energy System (CSES) with a panel area of approximately 1,014 acres in an A1 (Conservation Agricultural) District and A2 (Agricultural) District.
 - Variance of Development Standards – to allow construction of the CSES to occur more than two-years from the date of special exception approval.
 - Variance of Development Standards - to allow the CSES to exceed the maximum lot coverage requirement (maximum 15% lot coverage permitted in the A1 & A2 Districts).

- The approval included several conditions regarding the decommissioning plan, structure setbacks, landscaping, drainage, additional submittals during the plan approval process, and a commitment to not expand the facility beyond its current proposed scope.



BZA Hearing – March 12, 2019
Source: GiantFM

- The public hearing included over four hours of testimony from the petitioner, remonstrators’ attorneys, and the public.

Caldwell Development Composting Operation

On July 23, 2019 the Plan Commission forwarded a favorable recommendation to the County Commissioners to rezone 109.33 acres of property, located on the west side



Example of a Composting Operation
Source: Petitioner’s presentation to the Plan Commission

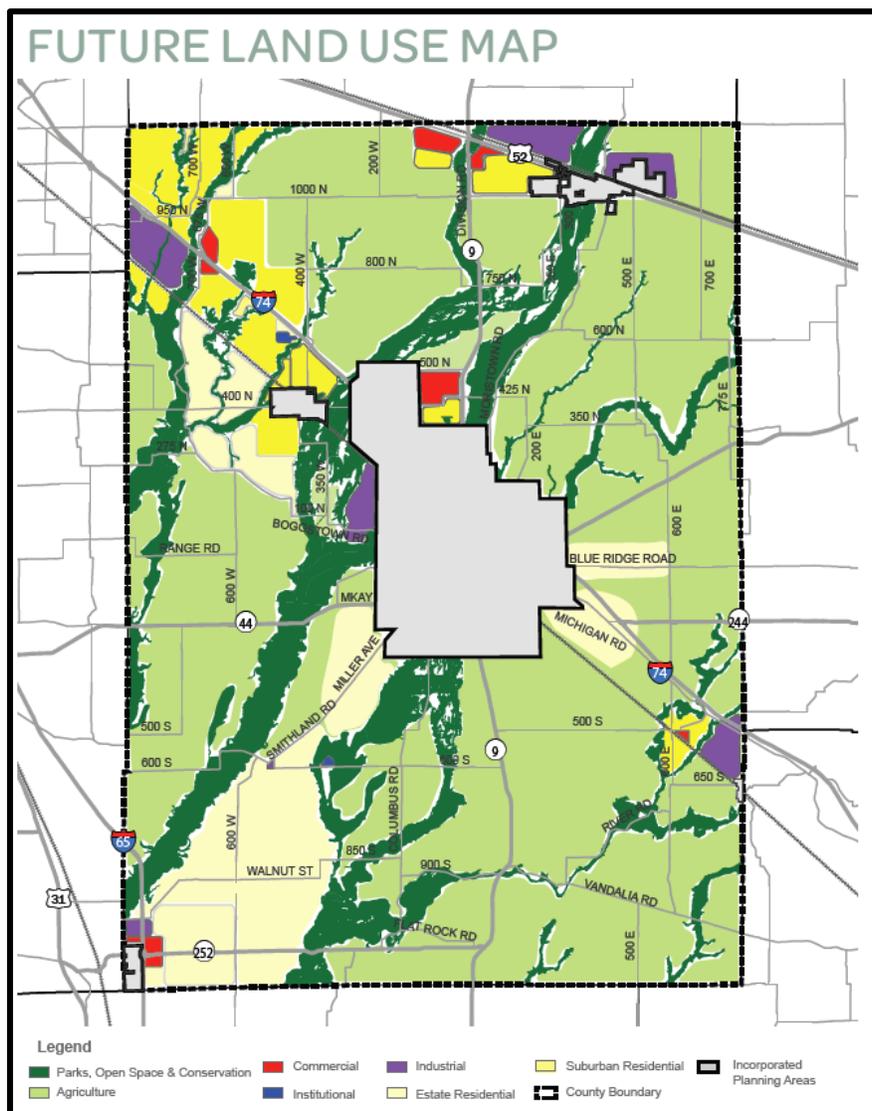
of 200 E, between US 52 & the County Line, from A1 (Conservation Agricultural) to A4 (Agricultural Commercial) to allow for a composting operation. The County

Commissioners adopted an ordinance changing the zoning on August 5, 2019. Initially the property owner plans to compost 25,000+ dry tons of material annually and may expand the operation to other portions of the site in the future. The compost material would include pre food scraps (such as stems and leaves of

harvested plants), raw food scraps (such as overstock and expired food products), and post food scraps (such as leftover organic materials from food processing) primarily provided by grocery stores. The property owner plans to use the processed compost as fertilizer for their farm and plans to sell the remainder to other local farms. Approval of this development demonstrates the County’s support of sustainable and innovative agricultural practices that support the local community.

2019 Comprehensive Plan

On September 24, 2019 the Plan Commission forwarded a favorable recommendation to the County Commissioners to adopt the 2019 Comprehensive Plan. The County Commissioners adopted the Plan by resolution on October 7, 2019.



The Plan is intended to be a tool used by Shelby County staff, the public and Elected Officials to guide the County in future decision-making processes. Over a two-year period, the Plan Commission gathered feedback from various stakeholders through person-to-person interviews, steering committee meetings, an online public survey, and public workshops at the four county high schools. This input formed the foundation of the Plan. The Plan includes analysis of

existing conditions and future strategies and goals related to community character, natural resources, transportation and utilities, land use, and economic development. The Plan also includes analysis and future strategies related to three focus areas: Northwest Corner (Moral Township), Southwest Corner (Edinburgh), and Fairland/I-74. The most critical component of Plan for the Plan Commission and Board of Zoning Appeals decision making process is the Future Land Use Map.

The Comprehensive Plan includes the following Key Themes:

- **Invest** for Managed Growth Within Specific Areas of the County Where New Development is Desired.
- **Expand** Utilities and High-Speed Internet Service to Desired Future Growth Areas.
- **Enhance** Agribusiness Expansion while **Protecting** Existing Agricultural Entities.
- **Promote** Regional Connectivity and Economic Development Cooperation.
- **Support** Schools that Offer Diverse, High-Quality Opportunities.

Plan Commission & Building Inspector Office Accomplishments

The Office of the Plan Commission and Building Inspector updated and revised several policies and procedures during the 2019 calendar year. Many of these changes occurred due to a turnover in department personal. Desiree Calderella was appointed to the position of Planning Director in November of 2018. She obtained a Master of Urban & Regional Planning at Ball State University in 2012 and previously held the position of Senior Planner for Johnson County, IN. She is also a member of the American Institute of Certified Planners. Jessica (Jessie) Eslerod was hired as the office Administrative Assistant in February of 2019. She previously held a service and accounting position at Dreyer and Reinbold BMW in Greenwood, IN. David Adams continues to serve as the County Building Inspector and has held that position for over ten years.

Accomplishments of the Office of the Plan Commission & Building Inspector in 2019 Include:

-
- Updated and Streamlined the Plan Commission and Building Inspector Excel Accounting and Permitting Tracking System.
 - Digitalized all new permit and land use petition applications.
 - Digitalized all permit applications from 2011-2018, with a goal of having all old permit applications digitalized in three to five years.
 - Updated all permit and land use petition application forms to clarify instructions and remove outdated informational fields.
 - Submitted an updated fee schedule to the County Council for review.
 - Reduced the Building Inspector budget by 18% and reduced the Plan Commission budget by 7%.
 - Initiated an ordinance amendment allowing the Plan Commission to publish public hearing legal notice at the government rate, thereby eliminating costly publication fees for petitioners.
 - Compiled an annual report.

Plan Commission

In the 2019 calendar year, the Plan Commission heard **twenty-three (23) petitions**. Petitions included Rezoning, Simple Subdivisions, Waivers from Simple Subdivision requirements, Ordinance Amendments, the County Comprehensive Plan, and a petition for extra-territorial jurisdiction by the City of Shelbyville. Approval of these petitions created fourteen (14) lots. Of these fourteen lots, eight (8) lots are eligible for single-family residences and one (1) is eligible for industrial development. These petitions prompted conversation regarding agricultural protection vs. preservation, support of modern agricultural practices and alternative energy sources, and encouragement of new housing development in areas not currently used for crop production.



Comprehensive Plan

On September 24, 2019 the Plan Commission gave a favorable recommendation to the County Commissioners to adopt the 2019 Shelby County Comprehensive Plan. The County Commissioners adopted the Plan by Resolution on October 7th, 2019.

Petition for Extra-Territorial Jurisdiction

On November 26, 2019 the Plan Commission gave a favorable recommendation to the County Commissioners to grant planning and building jurisdiction to the City of Shelbyville over 83.25-acres of property (located at approximately 1616 N Michigan Rd.) proposed for new residential development. The County Commissioners approved an Ordinance granting jurisdiction on December 9th, 2019.

Ordinance Amendments

<i>Case</i>	<i>Date</i>	<i>Decision of PC & Commissioners</i>
<i>RZ 19-05 - Small Cell Facilities & Associated Wireless Structures</i>	4/23/19	Approved
<i>RZ 19-06 - Accessory Structure Exemptions & Size</i>	4/23/19	Approved
<i>RZ 19-10 - Public Notice Requirements</i>	7/23/19	Approved

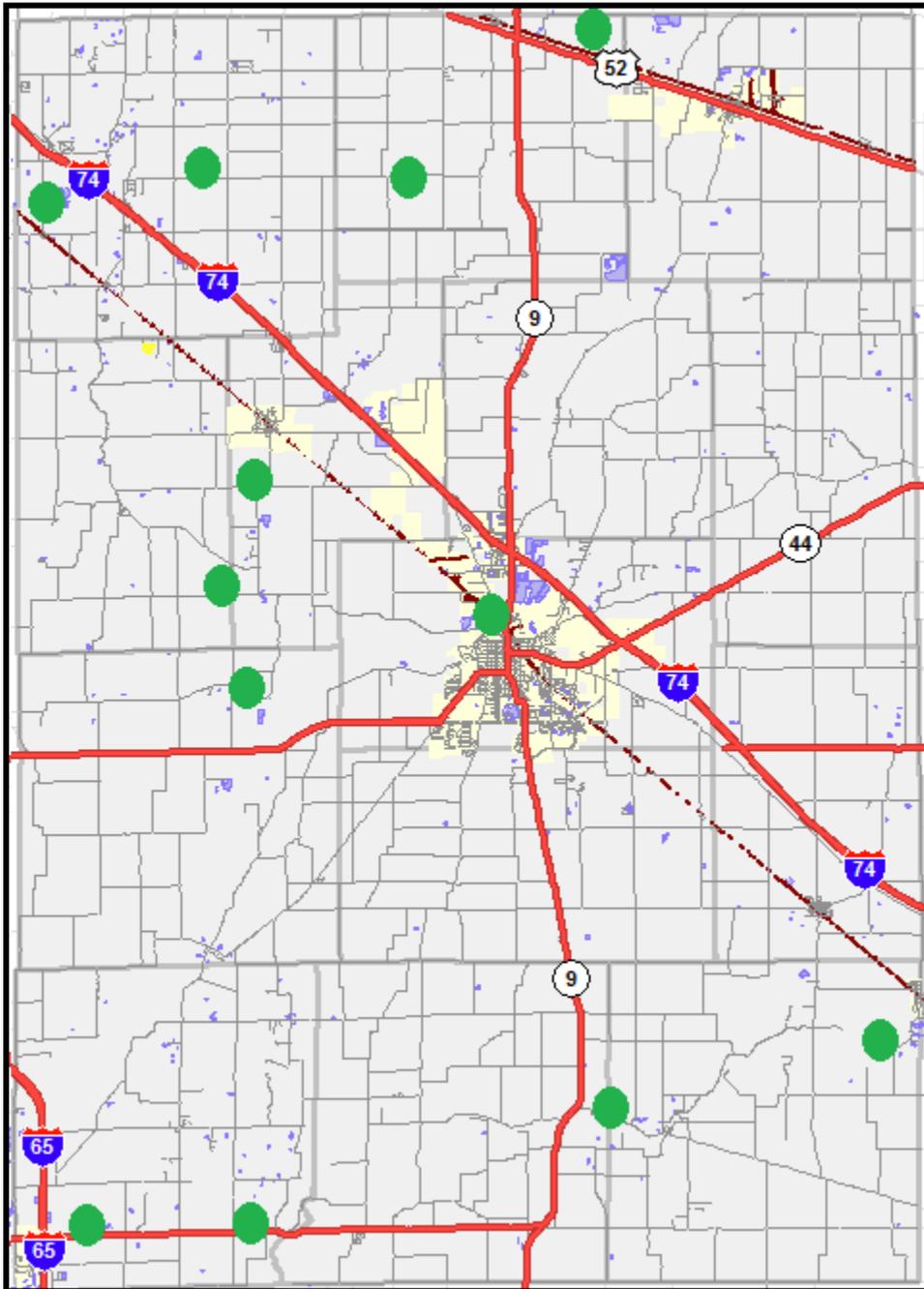
Rezoning

<i>Case</i>	<i>Location</i>	<i>Rezoning</i>	<i>Date</i>	<i>Decision of PC & Commissioners</i>
<i>RZ 19-01 - Sandefur</i>	1503 Vandalia Rd, Flat Rock	OP to RE	1/22/19	Approved
<i>RZ 19-02 - Ballard</i>	4643 W 100 S, Shelbyville	A2 to RE	2/26/19	Approved
<i>RZ 19-03 - Johnson</i>	8424 N 850 W, Fairland	IS to RE & l1	3/26/19	Approved
<i>RZ 19-04 - Yearling</i>	2590 W 900 N, Fountaintown	A1 to R1	4/23/19	Approved
<i>RZ 19-07 - Hill Farm</i>	5550 W 900 N, Fountaintown	A1 to A2	5/28/19	Approved
<i>RZ 19-08 - Taylor</i>	7400 W SR 252, Edinburgh	A2 to RE	7/23/19	Approved
<i>RZ 19-09 - Caldwell Development, LLC</i>	N 200 E, Morristown	A1 to A4	7/23/19	Approved
<i>RZ 19-11 - Morgan Rampley</i>	7547 & 7578 S 750 E, Saint Paul	A2 to RE	9/24/19	Approved
<i>RZ 19-13 - Beaty</i>	5292 W 100 N, Boggstown	l2 to RE	9/24/19	Approved
<i>RZ 19-14 - Bull & Branch</i>	5176 W SR 252, Edinburgh	A1 to RE	10/22/19	Approved

Simple Subdivisions

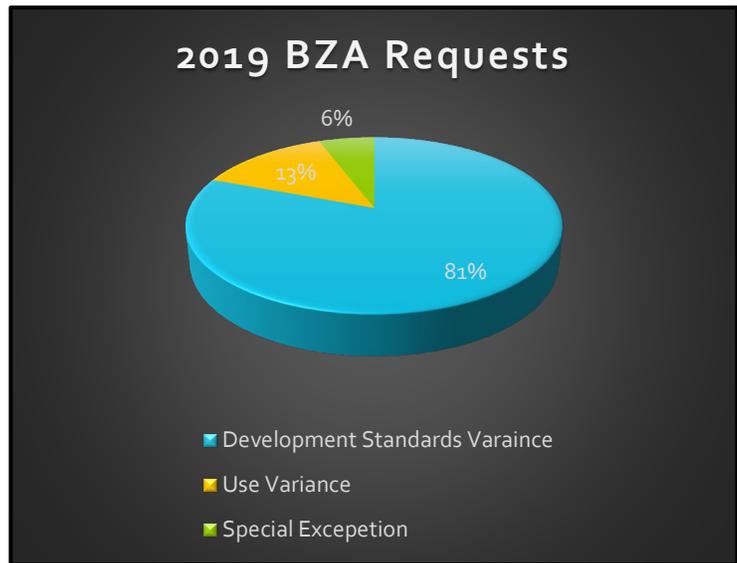
<i>Case</i>	<i>Location</i>	<i>Lots</i>	<i>Waivers</i>	<i>Date</i>	<i>Decision</i>
<i>SD19-01 - Sandefur</i>	1503 Vandalia Rd, Flat Rock	2	No	1/22/19	Approved
<i>SD 19-02 - Ballard</i>	4643 W 100 S, Shelbyville	2	Yes	2/26/19	Approved
<i>SD 19-03 - Johnson</i>	8424 N 850 W, Fairland	1	Yes	3/26/19	Approved
<i>SD 19-04 - Yearling</i>	2590 W 900 N, Fountaintown	1	Yes	4/23/19	Approved
<i>SD 19-05 - Harmon</i>	3141 N 425 E, Fairland	3	Yes	4/23/19	Approved
<i>SD 19-07 - Hill Farm</i>	5550 W 900 N, Fountaintown	2	Yes	5/28/19	Approved
<i>SD 19-11 - Morgan Rampley</i>	7547 & 7578 S 750 E, Saint Paul	2	No	9/24/19	Approved
<i>SD 19-14 - Bull & Branch</i>	5176 W SR 252, Edinburgh	1	Yes	10/22/19	Approved

General Location of 2019 Plan Commission Petitions



Board of Zoning Appeals (BZA)

In the 2019 calendar year, the BZA heard **thirty-five (35) petitions**. Petitions included requests for Use Variances, Development Standards Variances, and Special Exceptions. Several petitions included multiple requests. In total, the BZA heard 52 requests, including 42 Development Standards Variances, 7 Use Variances, and 3 Special Exceptions. The BZA denied only one petition, which included a Use Variance and two Development Standards Variances. The number of requests in 2019 exceeded the number of requests in previous years, likely due to changes in department policies regarding the enforcement of zoning regulations. The high number of requests has prompted discussions about updating portions of the Unified Development Ordinance to remove unnecessary restrictions on development.



2019 BZA Petitions

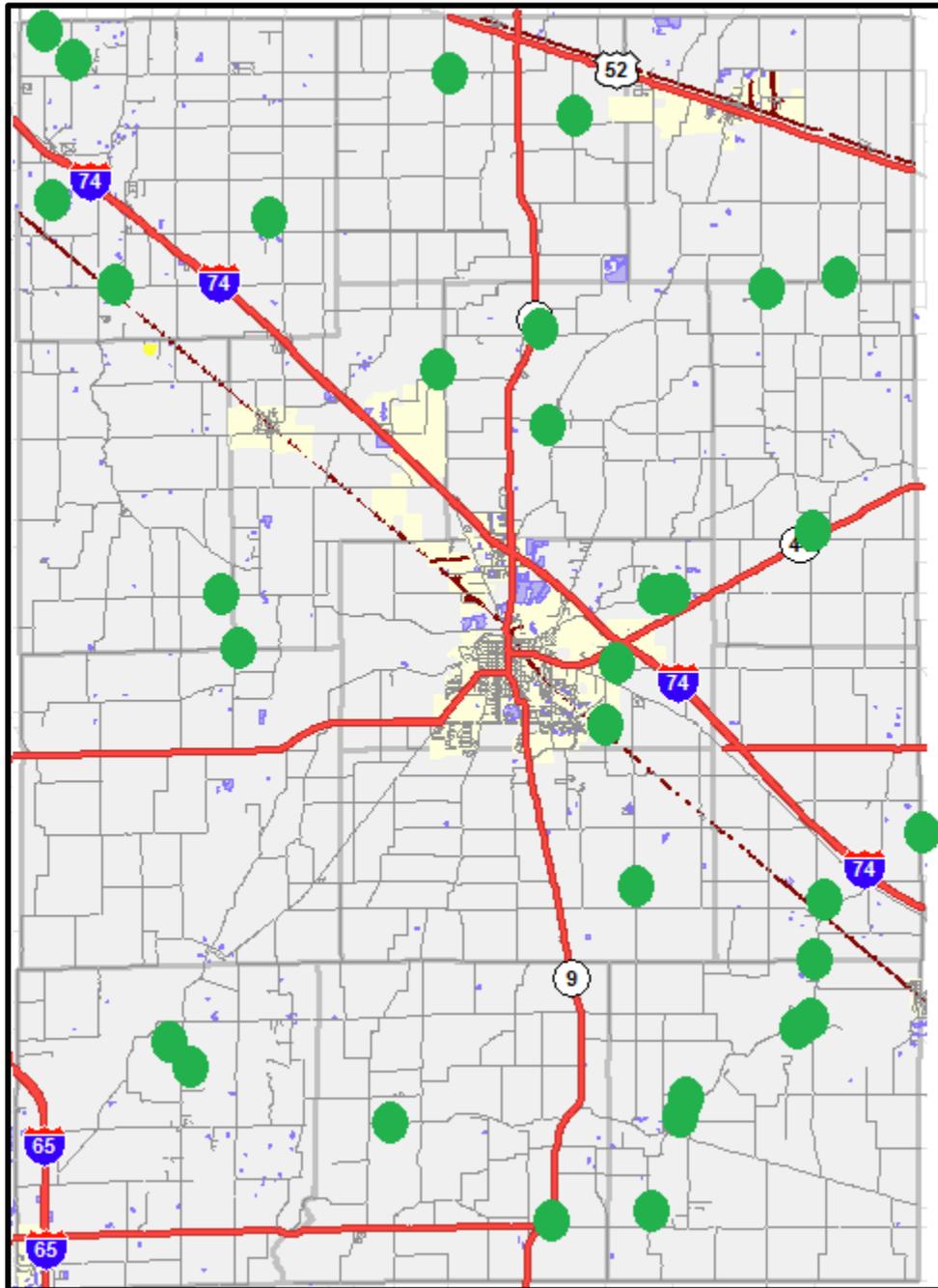
Case	Location	Requests	Date	Decision
<i>BZA 19-01 Speedway Solar, LLC</i>	Several parcels between 500 N, 800 N, 500 E, and the County Line, Morristown	Special Exception 2 Development Standards	3/12/19	Approved w/ conditions
<i>BZA 19-02 Darrell & Jaynie Thomas</i>	6248 W PR 735 S, Edinburg	Development Standards	1/8/19	Approved
<i>BZA 19-03 Kenneth DeRolf</i>	5355 N 100 W, Shelbyville	Development Standards	1/8/19	Approved
<i>BZA 19-04 Wendy Curry</i>	4980 W Range Rd, Shelbyville	Use 2 Development Standards	2/12/19	Approved w/ conditions
<i>BZA 19-05 James Clapp</i>	3060 E German Rd., Shelbyville	2 Development Standards	2/12/19	Approved w/ condition

<i>BZA 19-06 Mary Jo Nedderman</i>	6200 E Phares Ave, Shelbyville	Development Standards	4/9/19	Approved
<i>BZA 19-07 Jeffrey & Deborah Sweet</i>	5752 E River Rd, Waldron	Use	4/9/19	Approved
<i>BZA 19-08 Nathaniel Best</i>	5849 E 600 S, Waldron	Development Standards	4/9/19	Approved
<i>BZA 19-09 Anthony Muir</i>	2220 W 900 S, Flat Rock	Development Standards	4/9/19	Approved
<i>BZA 19-10 Herschel & Pamela Peoples</i>	11254 N 800 W, New Palestine	Development Standards	4/9/19	Approved
<i>BZA 19-11 Cody Lingerfelt</i>	713 E Middletown Rd, Waldron	Development Standards	5/14/19	Approved
<i>BZA 19-12 Steven D Shepperd</i>	4583 N 400 W, Fairland	Development Standards	5/14/19	Approved
<i>BZA 19-13 Patrick Lawson & Tansy Aaron Walker</i>	5800 E River Rd, Waldron	Special Exception	5/14/19	Approved w/ condition
<i>BZA 19-15 Stephen Blair</i>	3199 E 875 S, Waldron	Use 2 Development Standards	6/11/19	Denied
<i>BZA 19-16 Jerry & Joyce Ingle</i>	4195 W PR 825 N, Fairland	Development Standards	6/11/19	Approved
<i>BZA 19-17 James R & Sue A Kirschbaum</i>	3901 N Morristown Rd, Shelbyville	Development Standards	6/11/19	Approved
<i>BZA 19-18 Steve D & Cynthia L Best</i>	3187 E 850 S, Waldron	Use	6/11/19	Approved w/ condition
<i>BZA 19-19 Randy & Jeannie Duncan</i>	8520 N 850 W, Fairland	Development Standards	6/11/19	Approved
<i>BZA 19-21 Gary & Jane Larkey</i>	8609 W 1200 N, New Palestine	Use	8/13/19	Approved w/ conditions
<i>BZA 19-22 Jacob Brattain</i>	6082 N SR 9, Shelbyville	Use 5 Development Standards	7/11/19	Approved w/ condition
<i>BZA 19-23 John & Mary Fisher</i>	3550 S 800 E, Waldron	Special Exception	7/11/19	Approved
<i>BZA 19-24 Dewell Kirby Jr.</i>	940 W 1090 N, Fountaintown	Development Standards	9/10/19	Approved
<i>BZA 19-25 Alan L. Fisher</i>	7146 W 700 N, Fairland	Development Standards	8/13/19	Approved w/ conditions

<i>BZA 19-26 Colton Coffey</i>	10811 S Norristown Rd, Flat Rock	Development Standards	9/10/19	Approved
<i>BZA 19-27 F Wayne & Melanie Montgomery</i>	4610 S 250 E, Shelbyville	Development Standards	9/10/19	Approved
<i>BZA 19-28 Richard & Elizabeth Sanders</i>	3006 E Blue Ridge Orchard, Shelbyville	3 Development Standards	9/10/19	Approved w/ conditions
<i>BZA 19-29 Bradley E Fix</i>	2589 E McKay Rd, Shelbyville	Development Standards	10/8/19	Approved
<i>BZA 19-30 John & Mary Fisher</i>	3525 S 800 E, Waldron	Development Standards	10/8/19	Approved
<i>BZA 19-31 Viking Property & Land</i>	10132 N 150 E, Morristown	Use	12/10/19	Approved w/ condition
<i>BZA 19-32 Sheila Smith</i>	3256 E German Rd, Shelbyville	2 Development Standards	12/10/19	Approved w/ conditions
<i>BZA 19-33 Cassandra Camp</i>	10726 S 275 E, Flat Rock	2 Development Standards	12/10/19	Approved
<i>BZA 19-34 C Tech, Inc.</i>	5300 W 100 N, Boggstown	2 Development Standards	12/10/19	Approved
<i>BZA 19-35 Douglas E Brown</i>	8020 S 600 W, Edinburgh	2 Development Standards	12/10/19	Approved
<i>BZA 19-36 G. Todd & J. Ryan Marshall</i>	4970 E 675 N, Shelbyville	Development Standards	12/10/19	Approved

*case BZA 19-14 was withdrawn by the petitioner

General Location of 2019 BZA Petitions



Improvement Location Permits

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 all projects for compliance with zoning codes, such as building setback and structure size requirements. In 2019, the Plan Commission office issued **199 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 **2019**, the Site Plan Committee reviewed **35 site plans**. Of these plans, 26 were approved and 9 are awaiting revisions.

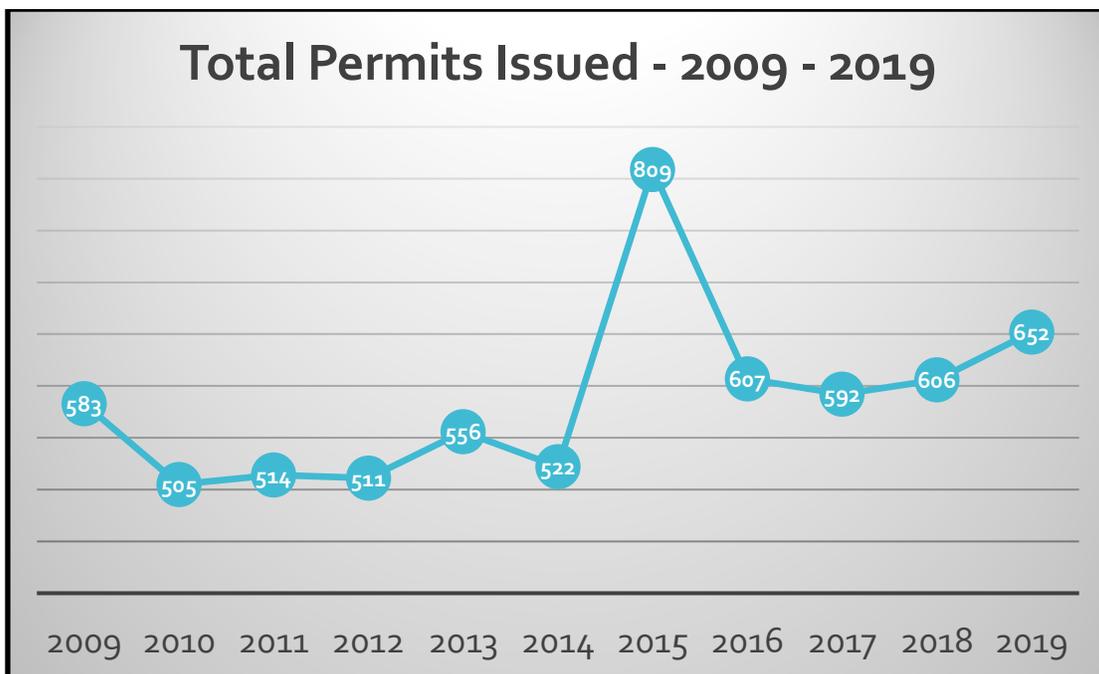
Building Inspector's Office

Inspections

In 2019, the Building Inspector conducted **1,051 inspections**. 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 17,728 miles in 2019. Cost of travel per the County mileage rate of \$0.58 per mile was \$10,140.16.

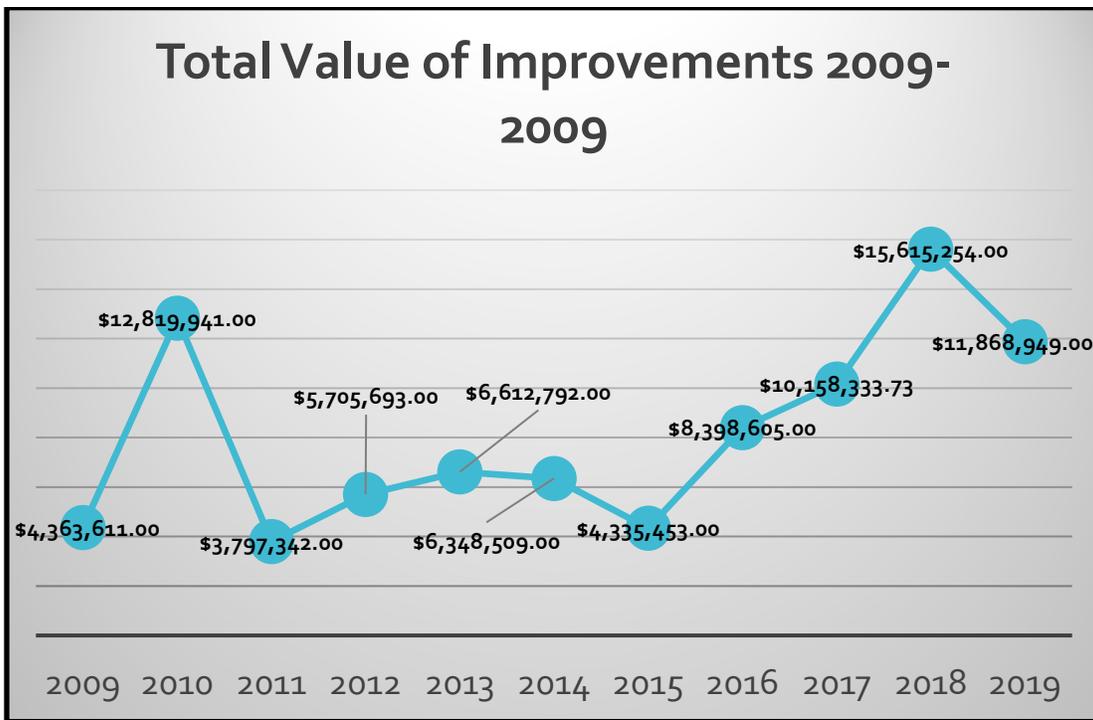
Permits Issued

The total number of permits issued increased slightly from 606 in 2018 to **652** in 2019. Approximately half of this total represents electric permits, while approximately 4/5 represents building permits and 1/5 represents plumbing permits. In 2019, the office issued **254 building permits, 323 electric permits, and 75 plumbing permits**. The general increase in permit applications over the past five years has likely resulted from the improvement of the local and national economy and resulting increase in disposal income.



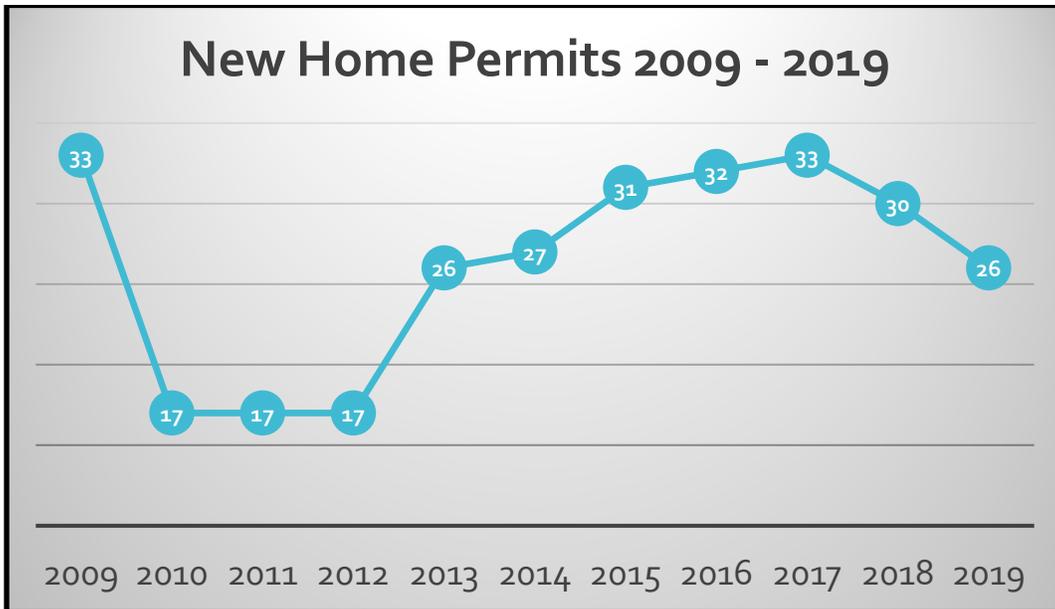
Value of Improvements

The value of all structural improvements decreased from \$15,615,254 in 2018 to **\$11,868,949** in 2019. The Premier Ag project and the Caldwell shop building increased in total value of improvements in 2018 in relation to other years. The general increase in value of improvements over the past five years has likely resulted from the improvement of the local and national economy and resulting increase in disposal income. All applicants must list the approximate value of construction on their building permit application.

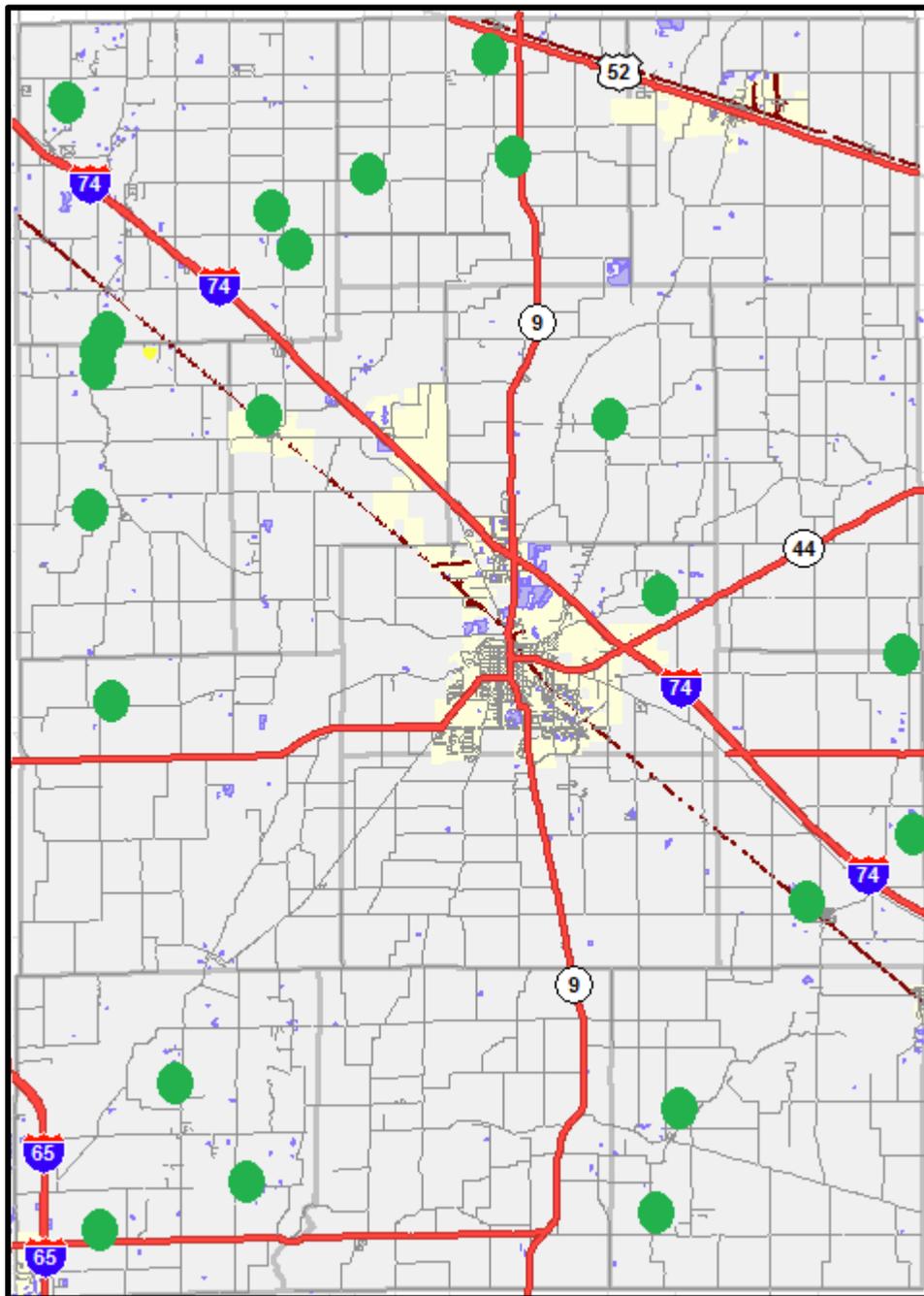


New Home Permits

The number of new home permits decreased slightly from 30 permits in 2018 to **26 permits** in 2019. Few multi-lot residential subdivisions have been proposed in the County over the past few years, which may have contributed to the decrease in new home permits.



General Location of 2019 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 review has generally decreased each year, likely due to the effects of inflation on permit fees. In efforts to increase the percentage of operating costs funded by department revenue, the Planning Director has submitted an updated fee schedule to the County Council for review and has decreased the 2020 budget.

Plan Commission Finances

In 2019, the Plan Commission generated \$36,593.50 in revenue and spent \$77,174.41 in operating costs. Revenue covered 47.42% of the department's operating costs.

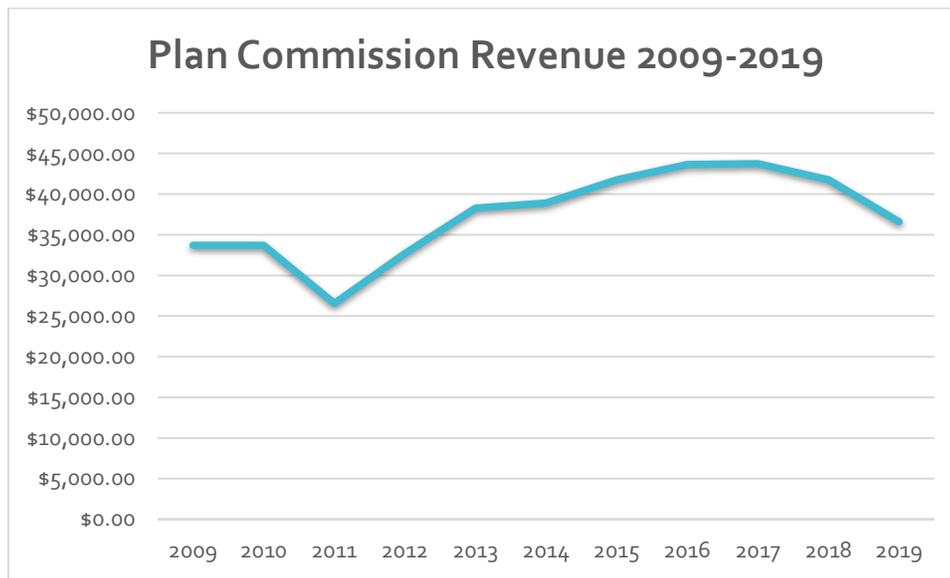
Plan Commission revenue has generally increased over the past 10 years, likely due to the increase in improvement location permits. However, revenue started to decrease slightly after 2017. In 2016 the County adopted an ordinance eliminating the rezoning requirement for subdivision of parcels including existing farmsteads. The resulting decrease in rezoning petitions likely had the largest impact on department revenue since 2017.

Operating costs have generally increased over the past 10 years, likely due to inflation. However, the replacement of the Planning Director in 2011 and resulting decrease to starting salary reduced costs for a few years.

Plan Commission Revenue

	Improvement Location Permits	Site Plan Applications	BZA Applications	Simple Subdivision Applications	Rezoning Applications	Fee Total
January	10	1	1	1	1	\$2,250.00
February	8	0	2	1	1	\$2,103.50
March	12	2	5	2	1	\$3,500.00
April	26	3	3	1	1	\$3,950.00
May	21	3	5	0	0	\$2,990.00
June	18	7	5	0	2	\$3,900.00
July	19	2	1	0	0	\$2,150.00
August	20	2	2	1	2	\$3,900.00
September	26	2	3	0	0	\$3,950.00
October	22	3	2	1	1	\$4,450.00
November	12	5	3	0	0	\$2,250.00
December	5	5	3	0	0	\$1,200.00
Year Totals	199	35	35	7	9	\$36,593.50

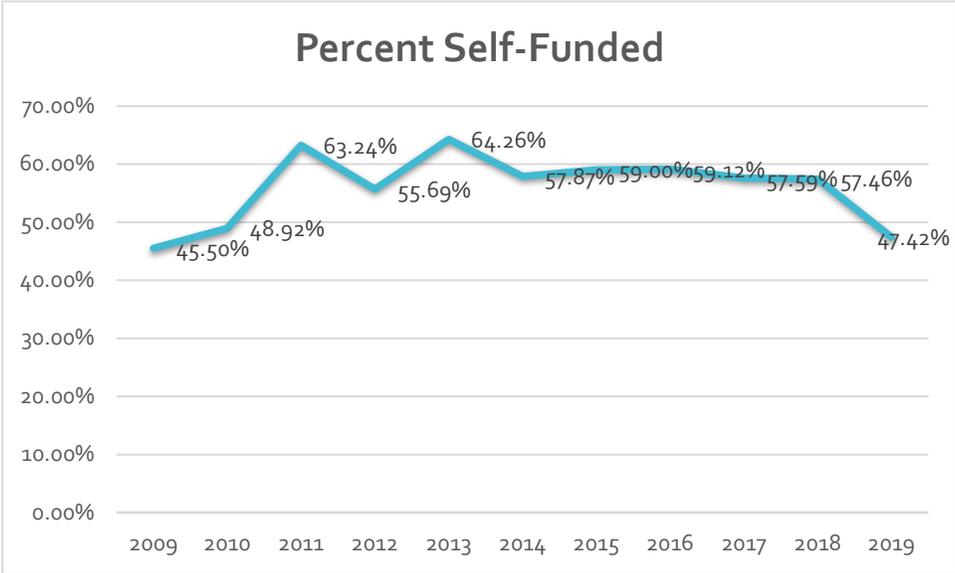
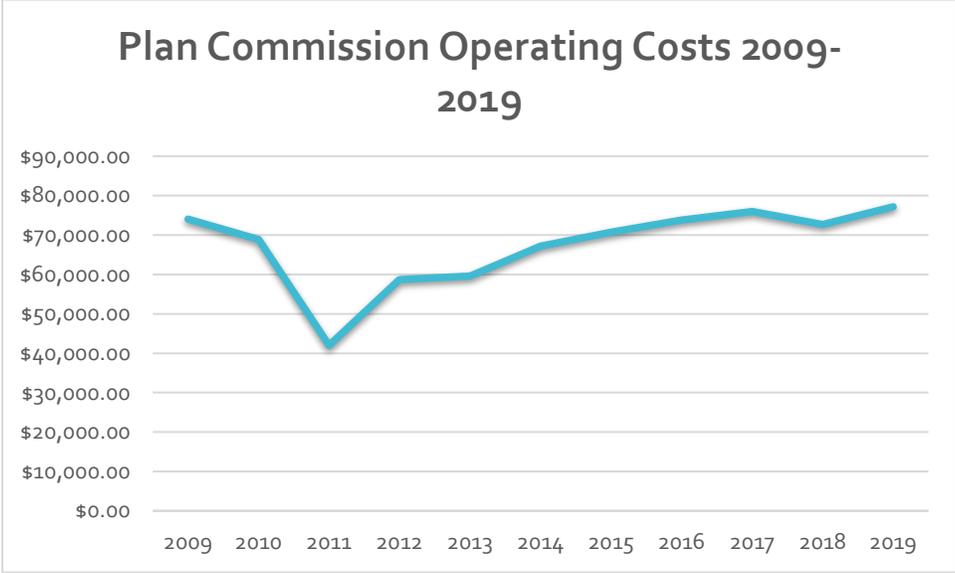
*one rezoning and one simple subdivision heard in 2019 were submitted in 2018 and therefore included in 2018 total revenue



Plan Commission Operating Costs

	Total Budgeted	Total Spent
Personnel	\$70,603.00	\$61,428.71
Supplies	\$750.00	\$750.00
Legal Services	\$6,000.00	\$6,000.00
Mileage	\$2,000.00	\$1,829.16
Travel	\$325.00	\$289.19
Printing	\$200.00	\$131.40
Publication of Legal Ads	\$100.00	\$86.78
Mobile Phone	\$1,200.00	\$894.00

<i>Equipment Maintenance</i>	\$1,200.00	\$1,200.00
<i>Dues</i>	\$800.00	\$799.05
<i>Conferences</i>	\$1,750.00	\$1,541.12
<i>Plan Comm. Per Diem</i>	\$2,700.00	\$950.00
<i>BZA Per Diem</i>	\$1,500.00	\$775.00
Total	\$89,128.00	\$77,174.41



Building Inspector Finances

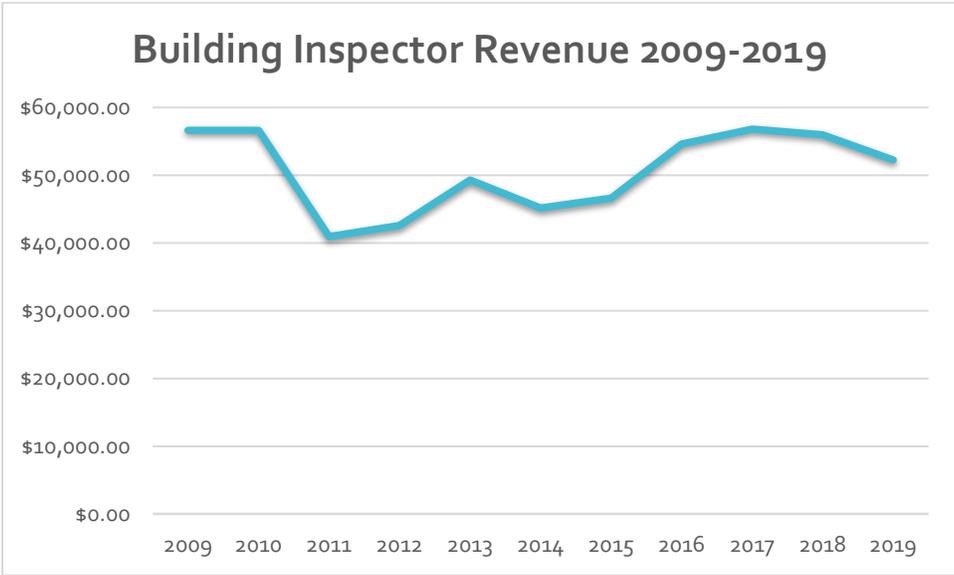
In 2019, the Building Inspector's Department generated \$52,270.00 in revenue and spent \$91,987.08 in operating costs. Revenue covered 56.82% of the office's operating costs in 2019.

The Building Inspector revenue trend reflects the number of permits issued from 2009 to 2014. From 2015 to 2019 the revenue trend does not reflect the permits issued, however only varies slightly between the \$52k to \$56k range. The type of permits issued and associated costs per permit effect total revenue, therefore the revenue trend may not reflect the number of permits issued.

Operating costs have increased slightly over the past 10 years, most likely due to inflation.

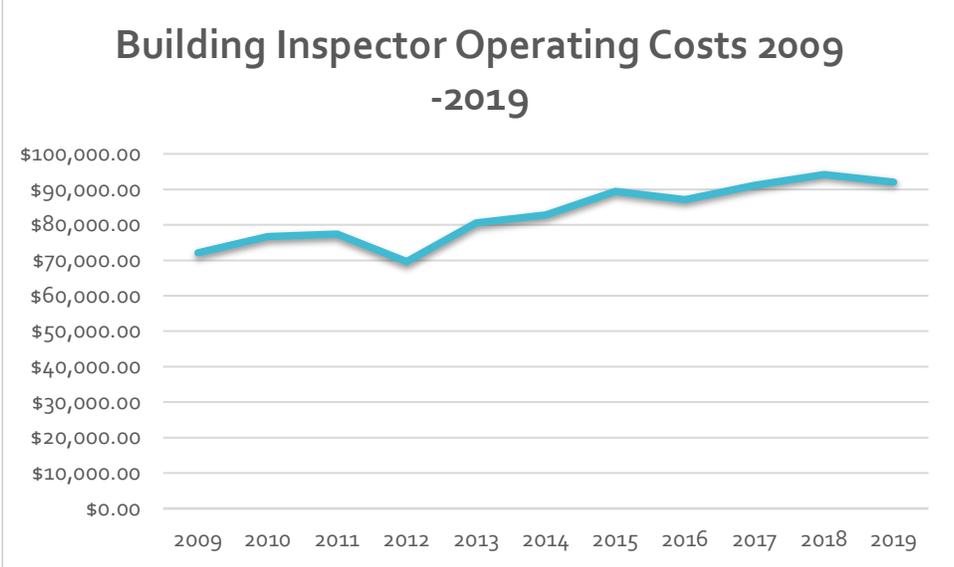
Building Inspector Revenue

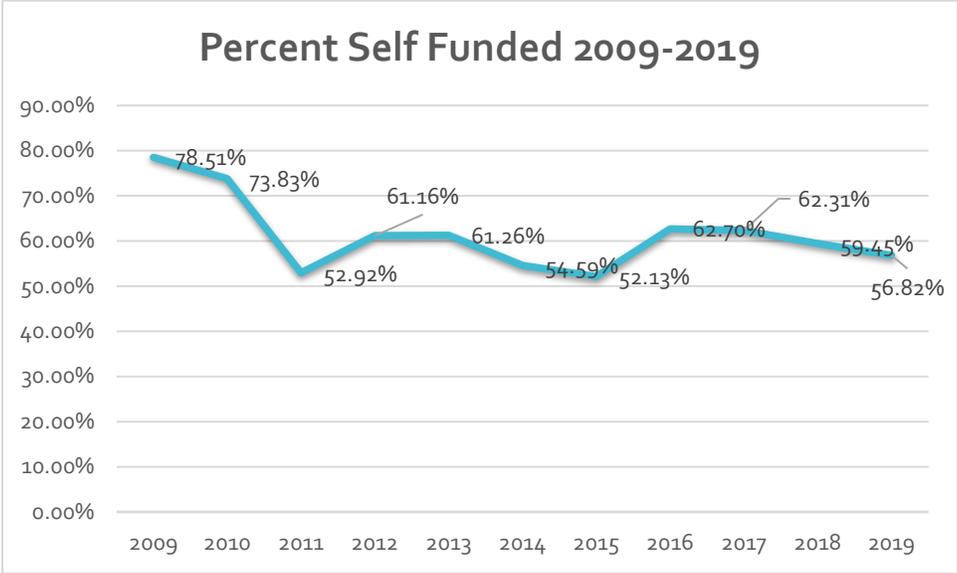
<i>Month</i>	Building Permits		Plumbing Permits		Electric Permits		Total Fees
	Permits	Fee Total	Permits	Fee Total	Permits	Fee Total	
<i>January</i>	8	\$1,320	3	\$770	21	\$1,480	\$3,570
<i>February</i>	15	\$,1140	5	\$380	10	\$640	\$2,160
<i>March</i>	18	\$1,100	1	\$40	17	\$960	\$2,100
<i>April</i>	31	\$2,250	7	\$600	36	\$2,360	\$5,210
<i>May</i>	25	\$1,940	5	\$400	34	\$2,000	\$4,340
<i>June</i>	30	\$2,730	11	\$1,160	37	\$2,480	\$6,370
<i>July</i>	27	\$2,300	10	\$800	34	\$2,000	\$5,100
<i>August</i>	26	\$2,290	9	\$990	32	\$1,960	\$5,240
<i>September</i>	34	\$3,210	11	\$1,030	39	\$2,680	\$6,920
<i>October</i>	19	\$2,100	7	\$720	31	\$2,040	\$4,860
<i>November</i>	14	\$1,500	5	\$500	26	\$1,360	\$3,360
<i>December</i>	7	\$2,130	1	\$630	6	\$280	\$3,040
Year Totals	254	24,010	75	\$8,020	323	\$20,240	\$52,270



Building Inspector Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$96,374.00	\$85,726.65
<i>Office Supplies</i>	\$800.00	\$793.00
<i>Mobile Phones</i>	\$800.00	\$702.30
<i>Mileage</i>	\$5,000.00	\$4,374.13
<i>Dues</i>	\$250.00	\$245.00
<i>Seminars</i>	\$350.00	\$0.00
<i>Return of Permits</i>	\$0.00	\$0.00
<i>Code Books</i>	\$250.00	\$146.00
Total	\$95,526.00	\$91,987.08





Appendix

2019 Calendar Year Reporting Table

REPORTING 2019																		
Month	Plan Commission							Building		Plumbing		Electric		B+P+E	New Homes		Total	Inspections #
	# of ILPs	# of SP	# of BZA	# of SD	# of RZ	Fee Total	Improvements	#	Fee Total	#	Fee Total	#	Fee Total		#	Total Value		
January	10	1	1	1	1	\$2,250.00	\$164,500.00	8	\$1,320.00	3	\$770.00	21	\$1,480.00	\$3,570.00	2	\$401,055	\$5,820.00	126
February	8		2	1	1	\$2,103.50	\$432,000.00	15	\$1,140.00	5	\$380.00	10	\$640.00	\$2,160.00	x	x	\$4,263.50	91
March	12	2	5	2	1	\$3,500.00	\$302,920.00	18	\$1,100.00	1	\$40.00	17	\$960.00	\$2,100.00	x	x	\$5,600.00	102
April	26	3	3	1	1	\$3,950.00	\$1,056,700.00	31	\$2,250.00	7	\$600.00	36	\$2,360.00	\$5,210.00	3	\$647,225	\$9,160.00	83
May	21	3	5	x	x	\$2,990.00	\$1,158,499.00	25	\$1,940.00	5	\$400.00	34	\$2,000.00	\$4,340.00	2	\$60,000	\$7,330.00	69
June	18	7	5	x	2	\$3,900.00	\$3,041,495.00	30	\$2,730.00	11	\$1,160.00	37	\$2,480.00	\$6,370.00	4	\$545,000	\$10,270.00	67
July	19	2	1	x	x	\$2,150.00	\$1,042,300.00	27	\$2,300.00	10	\$800.00	34	\$2,000.00	\$5,100.00	2	\$355,000	\$7,250.00	90
August	20	2	2	1	2	\$3,900.00	\$1,132,339.00	26	\$2,290.00	9	\$990.00	32	\$1,960.00	\$5,240.00	2	\$453,339	\$9,140.00	93
September	26	2	3	x	x	\$3,950.00	\$1,187,896.00	34	\$3,210.00	11	\$1,030.00	39	\$2,680.00	\$6,920.00	4	\$739,345	\$10,870.00	99
October	22	3	2	1	1	\$4,450.00	\$1,700,700.00	19	\$2,100.00	7	\$720.00	31	\$2,040.00	\$4,860.00	1	\$480,000	\$9,310.00	51
November	12	5	3	x	x	\$2,250.00	\$580,100.00	14	\$1,500.00	5	\$500.00	26	\$1,360.00	\$3,360.00	5	\$540,000	\$5,610.00	82
December	5	5	3	x	x	\$1,200.00	\$69,500.00	7	\$2,130.00	1	\$630.00	6	\$280.00	\$3,040.00	x	x	\$4,240.00	98
Year Totals	199	35	35	7	9	\$36,593.50	\$11,868,949.00	254	\$24,010.00	75	\$8,020.00	323	\$20,240.00	\$52,270.00	25	\$4,220,964	\$88,863.50	1,051

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

Yearly Reporting Table 1980-2019

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	652	\$52,270.00	1,051	17728	\$10,140.16	\$11,868,949.00
Total	2646	31,231	\$1,781,276.39	60,112	790619	\$278,259.09	\$510,531,586.26