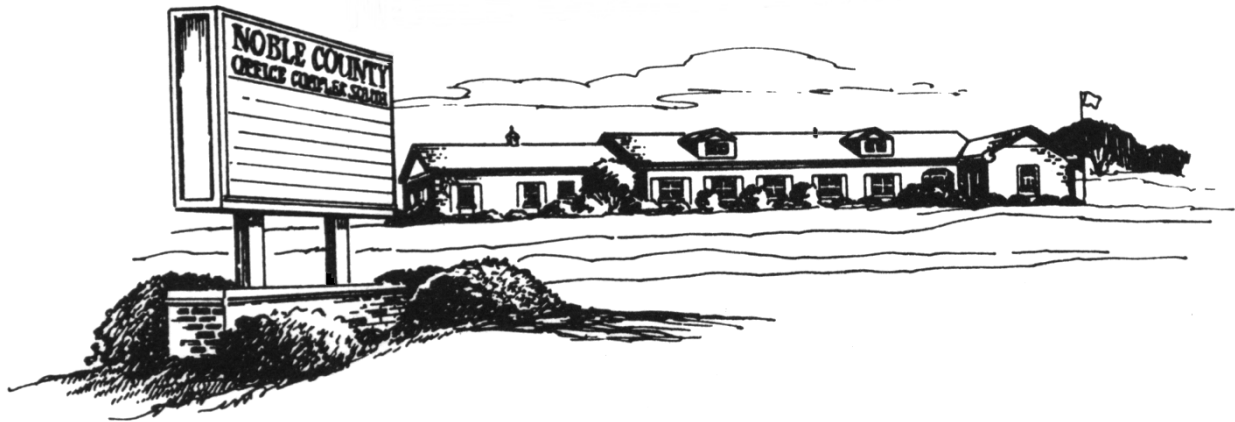


NOBLE COUNTY PLAN COMMISSION



NOBLE COUNTY BOARD OF ZONING APPEALS



2009 YEAR END REPORT

NOBLE COUNTY COMMISSIONERS - 2009

J. Hal Stump	President
Joy LeCount	Vice President
Jack Herendeen	Member

NOBLE COUNTY COUNCIL - 2009

Don Moore	President
Randy Myers	Vice President
Les Alligood	Member
Mark Pankop	Member
Jerry Jansen	Member
Judy Hass	Member
Tom Janes	Member

NOBLE COUNTY PLAN COMMISSION

Scott Zeigler	President
George Bennett	Vice President
Anthony Feichter	Member
Josh Rosenogle	Member
Donald Leighty	Member
James McFarlin	Member
Joy LeCount	Member
Judy Hass	Member
Hanson Young	Member

BOARD OF ZONING APPEALS

George Bennett	Chairman
Anthony Feichter	Vice Chairman
Sandra Knepper	Member
Samuel Buckles	Member
Carol Edwards	Member

NOBLE COUNTY PLAN COMMISSION STAFF

Steve Kirkpatrick	Plan Director
Regina Lortie	Administrative Assistant
James Mowery	PC/BZA Attorney

NOBLE COUNTY BUILDING DEPT. STAFF

Richard Adair	Building Inspector
Teri Warrix	Administrative Assistant
Ed Gibbons	Part Time Building Inspector

**NOBLE COUNTY
PLAN COMMISSION / BOARD OF ZONING APPEALS
TABLE OF CONTENTS**

	<u>Page</u>
Revenues Collected & Deposited for 2009 -----	1
Financial Report for 2009 -----	2
Plan Commission Meeting Summary -----	3
Board of Zoning Appeals Meeting Summary-----	4
Flood Hazard Ordinance and Information-----	6
2009 Residential Construction & Addresses Established-----	7
Ten Year Growth Comparison -----	8

Unified Development Ordinance (UDO) - is a combination of the current Zoning and Subdivision Control Ordinances (adopted on June 1, 1987) under revision with Ground Rules Inc. We are about a year into the process of reviewing/rewriting all ordinances affecting Land Use within the jurisdictional area monitored by the Noble County Plan Commission. An eight member Technical Review Committee has met and discussed procedures numerous times throughout 2008 and 2009 with follow-up Interest Group meetings by local businesses/entities and the general public. We are currently reviewing 324 pages of "Draft B" and expect the following few months to involve detailed line by line review by elected/appointed officials that deal with the ordinances on a daily basis. Final adoption and implementation of the new UDO is expected mid to late 2009.

2009
NOBLE COUNTY PLAN COMMISSION AND BOARD OF ZONING APPEALS
 FINANCIAL REPORT OF TOTAL REVENUES COLLECTED
 AND DEPOSITED INTO THE COUNTY GENERAL FUND

CROMWELL BILLING	500.00
DESIGN REVIEW SKETCH (\$50.00 EACH)	50.00
(a) IMPROVEMENT LOCATION PERMITS (\$30.00 EACH)	1260.00
MINOR SUBDIVISION PLATS (\$75.00 PER PLAT)	150.00
(b) REZONE (\$75.00 EACH)	75.00
(c) SPECIAL EXCEPTION (\$75.00 EACH)	225.00
(b) VACATIONS (\$75.00 EACH)	.00
(d) VARIANCES (\$75.00 EACH) BZA	1650.00
MEETING TRANSCRIPTION (\$50.00 PER HOUR)	750.00
ADDRESS ESTABLISHMENT (\$30.00 EACH)	30.00
2009 TOTAL REVENUE	\$4690.00

- (a) **IMPROVEMENT LOCATION PERMITS (ILP)** are required for new homes and businesses only.
- (b) **REZONINGS** and **VACATIONS OF PUBLIC WAY** are heard by the Plan Commission with a recommendation forwarded to the Commissioners for final determination.
- (c) **SPECIAL EXCEPTIONS** are heard by the Plan Commission with a recommendation forwarded to the Board of Zoning Appeals for final determination and follow the property through ownership.
- (d) **USE VARIANCES** are designed to apply to the owner/petitioner – **DEVELOPMENT STANDARD VARIANCES** follow the property through ownership.

REVENUES FOR 2009	\$ 4,690.00
REVENUES FOR 2008	\$ 4,702.25
REVENUES FOR 2007	\$ 6,277.50
REVENUES FOR 2006	\$ 9,096.50
REVENUES FOR 2005	\$ 8,904.75
REVENUES FOR 2004	\$ 9,538.25
REVENUES FOR 2003	\$ 10,000.99
REVENUES FOR 2002	\$ 12,373.94
REVENUES FOR 2001	\$ 13,345.73
REVENUES FOR 2000	\$ 7,557.58
REVENUES FOR 1999	\$ 9,007.00

2009 BUDGETED	\$97,400.00	RETURNED	\$ 8,217.68
*2008 BUDGETED	\$105,416.00	RETURNED	\$ 5,918.41
2007 BUDGETED	\$ 98,100.00	RETURNED	\$ 5,302.65
2006 BUDGETED	\$ 91,110.00	RETURNED	\$ 5,037.63
2005 BUDGETED	\$ 92,526.00	RETURNED	\$ 4,506.41
2004 BUDGETED	\$ 92,526.00	RETURNED	\$ 7,648.61
2003 BUDGETED	\$ 98,308.00	RETURNED	\$ 6,178.44
2002 BUDGETED	\$ 94,008.00	RETURNED	\$ 10,141.66
2001 BUDGETED	\$ 96,260.00	RETURNED	\$ 10,330.00
2000 BUDGETED	\$ 83,078.00	RETURNED	\$ 6,923.38
1999 BUDGETED	\$ 81,528.00	RETURNED	\$ 11,404.34

*ENCUMBERED \$6,983.00 FROM 2007 BUDGET FOR GIS PICTOMETRY

**NOBLE COUNTY PLAN COMMISSION & BOARD OF ZONING APPEALS
FINANCIAL REPORT FOR 2009**

100-____-027		NOTES	BUDGET	COUNCIL BUDGET CUTS	ADDITIONALS	TRANSFER CREDIT (See Notes)	TRANSFER DEBIT (See Notes)	EXPENSES	ENDING BALANCE
PERSONAL SERVICES									
11232	PLAN DIRECTOR		37,550.00					37,550.00	.00
12400	ADMINISTRATIVE ASSISTANT		28,200.00					28,200.00	.00
13301	EDUCATION & TRAINING	1a	1,000.00				800.00	.00	200.00
13302	LONGEVITY PAY		2,000.00					2,000.00	.00
15303	PLAN COMMISSION MEMBERS	3	6,700.00				1,325.00	3,840.00	1,535.00
15304	BOARD OF ZONING MEMBERS		4,150.00					3,060.00	1,090.00
15400	ATTORNEY RETAINER FEE	3	9,600.00			1,325.00		10,725.00	200.00
SUPPLIES									
21200	OFFICIAL BOOKS & RECORDS	4, 6	300.00			3,657.00		237.00	3,720.00
21400	HOUSE NUMBER SUPPLIES	1b	250.00				200.00	.00	50.00
22100	GAS, OIL, LUBE	1c	1,200.00				500.00	514.65	185.35
22300	GARAGE & OTHERS	1d	1,000.00				400.00	275.10	324.90
OTHER SERVICES									
31100	LEGAL SERVICES	2, 4, 5	500.00			3,600.00	4,057.00	.00	43.00
32300	MILEAGE - STAFF	1e	800.00				300.00	182.82	317.18
32400	TELEPHONE	1f	1,200.00				200.00	971.94	28.06
33100	PRINTING	1g	250.00				100.00	41.00	109.00
33200	LEGAL NOTICE	1h, 5	1,400.00			400.00	400.00	1,111.41	288.59
33500	FIELD MARKERS	1i	300.00				200.00	100.40	(.40)
36500	EQUIPMENT REPAIR	1j	300.00				200.00		100.00
39100	DUES & SUBSCRIPTIONS	1k	700.00				300.00	373.00	27.00
	TOTAL: \$		97,400.00	.00	.00	8,982.00	8,982.00	89,182.32	8,217.68

NOTES:

1a- \$800.00 transferred to Legal Services
 1b- \$200.00 transferred to Legal Services
 1c- \$500.00 transferred to Legal Services
 1d- \$400.00 transferred to Legal Services
 1e- \$300.00 transferred to Legal Services
 1f- \$200.00 transferred to Legal Services
 1g- \$100.00 transferred to Legal Services
 1h- \$400.00 transferred to Legal Services
 1i- \$200.00 transferred to Legal Services
 1j- \$200.00 transferred to Legal Services

1k- \$300.00 transferred to Legal Services
 2- \$3,600.00 added from 1a-1k (see notes to the left)
 3- \$1,325.00 transferred from Plan Commission Members to Attorney Retainer Fee
 4- \$3,657.00 transferred from Legal Services to Official Books & Records
 5- \$400.00 transferred from Legal Services to Legal Notices
 6- Encumbering \$3,657.00 into 2010 budget. Account Number 100-21200-027 for UDO copies

2009 PLAN COMMISSION MEETINGS



PLAN COMMISSION MET IN----- 8 REGULAR SESSIONS
 PLAN COMMISSION HAD NO EXECUTIVE SESSIONS IN 2009

2009 PETITIONS

PC – SP EX 398	TO ALLOW A 250 FT CENTENNIAL WIRELESS COMMUNICATION TOWER WITH AN 8X10 SHELTER	RECOMMENDED	2-18-09
PC – MINOR SUB 206	2 LOT MINOR SUBDIVISION TO BE KNOWN AS “COUNTRY COVE”	APPROVED	2-18-09
PC – REZONE 369	TO AMEND THE OFFICIAL ZONING MAPS OF NOBLE COUNTY BY REZONING FROM BUISNESS 2 (B2) TO LAKE RESIDENTIAL (LR); TO ALLOW A RESIDENTIAL HOME TO BE CONSTRUCTED	WITHDRAWN/ REVOKED	4-15-09
PC – SP EX 399	TO ALLOW AN EQUINE ASSISTED THERAPEUTIC RECREATION TREATMENT SERVICE FOR INDIVIDUALS WITH AND WITHOUT DISABILITIES	RECOMMENDED	8-19-09
PC – SP EX 400	TO ALLOW A STORAGE AND CLASS B FIREWORKS DISPLAY TO BE OPERATED	RECOMMENDED	9-16-09
PC – MINOR SUB 207	3 LOT MINOR SUBDIVISION TO BE KNOWN AS “CHAIN O LAKES ESTATES 5 TH ADDITION”	PRIMARY/FINAL APPROVAL	9-16-09
PC – SP EX 401	TO ALLOW A 280 FT CENTENNIAL WIRELESS COMMUNICATION TOWER WITH AN 8X14 SHELTER	RECOMMENDED	9-16-09

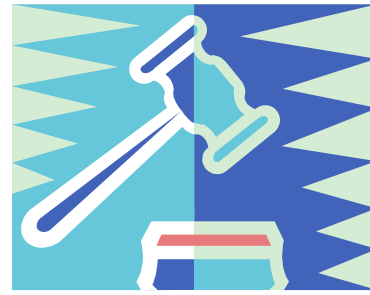
*** FINDINGS OF FACT as required per INDIANA CODE are applied to Plan Commission approvals/denials.**

AGRICULTURAL COMPATIBILITY CLAUSE – There were 79 applied for and recorded in 2008. These forms were adopted in 1994 by the Plan Commission and are required prior to granting any Improvement Location or Building Permits within or adjacent to A-1 or A-2 Zoning Districts. The intentions of the Ag Clause is to protect the farmers of Noble County to continue pursuing farming type operations.

NOBLE COUNTY PARKS ADVISORY GROUP – Organized in 2007 as one of *many* county wide “goals” recommended to be pursued in the 2007 Noble County Comprehensive Plan. The Plan Director served as the liason between local elected/appointed officials and the general public interested in pursuing a Noble County Park Board as described in Indiana Code. Monthly meetings were held throughout 2008 by the volunteer group with intentions of creating a Park Board for the unincorporated areas of Noble County. An emphasis was placed on monitored land donations to Noble County and to pursue all costs of operations through grants for the first 5 years with no foreseen costs to the county budget. Establishment, (as described in Indiana Code) of a Noble County Park Board was denied twice in 2008 by the County Council. Interest in continuing this county wide goal is ongoing, the Advisory Group is currently considering non-profit status under the Wood Land Lakes umbrella.

COMPREHENSIVE PLAN – Electronic copies of the Plan adopted June 25, 2007 identifying “guidance” and “goals” for Noble County can be obtained under Planning and Zoning at www.nobleco.org.

2009 BOARD OF ZONING APPEALS MEETINGS



BOARD OF ZONING APPEALS MET IN-----11 REGULAR SESSIONS
BOARD OF ZONING APPEALS MET IN----- 2 EXECUTIVE SESSIONS

2009 PETITIONS

Variance 1786	DEAN & NORMA JEAN WALKER – TO ALLOW A 0 FOOT SIDE SETBACK TO DO A 1 STORY ADDITION TO HOME ISTEAD OF REQUIRED 5.5 FOOT SIDE SETBACK	Approved with conditons	1-7-09
Variance 1788	JAMES & DEBRA BYERLINE – TO ALLOW A 53 FOOT SETBACK FROM WATER’S EDGE INSTEAD OF REQUIRED 75 FEET.	Approved	2-4-09
Special Exception 398	SONDRA CUNNINGHAM, JEFFREY & LAURA CUNNINGHAM/INSITE TOWERS LLC – TO ALLOW A 250 FT CENTENNIAL WIRELESS COMMUNICATION TOWER WITH AN 8X10 SHELTER	Approved with conditons	3-4-09
Variance 1787	JACK KUNBERGER – TO ALLOW 49.5 PERCENT OF LOT COVERAGE INSTEAD OF MAXIMUM 35 PERCENT TO CONTRUCT A 30X32 ATTACHED GARAGE	Approved with conditons	3-4-09
Variance 1789	CODY & JESSIE SCHNEIDER – TO ALLOW AN EMERGENCY TEMPORARY PLACEMENT OF A 2002 MANUFACTURED SINGLEWIDE (WHEELS TO BE LEFT ON)	Approved with conditons	4-1-09
Variance 1790	MIKE MEHRLING & GREG BROWN & ISC PROPERTIES – TO ALLOW A BAIT & TACKLE BUSINESS TO BE OPERATED IN AN I2 ZONE WITH ON 4X8 UNLIT ADVERTISING SIGN AND 2 EMPLOYEES TO BE KNOWN AS COUNTRY BAIT & TACKLE	Approved	4-1-09
Variance 1791	INSITE TOWERS, LLC, JEFFREY & LAURA CUNNINGHAM – TO ALLOW A 170 FT NORTH SETBACK INSTEAD OF 250 FT REQUIRED SETBACK FOR WIRELESS COMMUNICATION TOWER	Approved with conditons	4-1-09
Variance 1792	KEVIN HELMUTH - TO ALLOW A GROCERY STORE TO BE OPERATED IN EXISTING BUILDING IN AN A1 ZONE TO INCLUDE ONE UNLIT 3X4 SIGN IN YARD AND ONE OFF PREMISES SIGN	Approved with conditons	5-6-09
Variance 1793	CENTRAL NOBLE SCHOOL CORP/DAVID SHEFFIELD - TO ALLOW AN 8X35 FOOT 1970 TRAILER TO BE PLACED FOR UP TO 12 WEEKS PER SEMESTER TO TEACH RELIGIOUS EDUCATION CLASSES WITH A MAXIMUM OF 36 STUDENTS	Approved with conditons	5-6-09
Variance 1794	JOSEPH WHETSTONE - TO ALLOW A BANQUET HALL, BAKERY, AND PRODUCE FACILITY TO BE OPERATED IN AN A2 ZONE WITH ONE UNLIT SIGN NOT TO BE MORE THAN 40 SQ FT AT THE ROAD	Approved with conditons	5-6-09
Variance 1795	TERRY & LISA KEMERLY - TO ALLOW A BUSINESS TO CONTINUE FOR AS LONG AS PROPERTY IS OWNED BY PETITIONERS WITH 2 FULL TIME AND 2 PART TIME EMPLOYEES WITH A SIGN BY THE ROAD AND AN OFFICE ALL LOCATED IN AN EXISTING BUIDLING	Approved	7-1-09
Variance 1796	MICHAEL SHANK - TO OPERATE A WELDING, FABRICATION & REPAIR BUSINESS IN EXISTING BUILDING IN AN A2 ZONING TO BE KNOWN AS SHANK WELDING INC.	Approved with conditons	8-5-09
Variance 1797	SHERMAN & PENNY SHROCK - TO ALLOW A DOG GROOMING, BREEDING & KENNEL BUSINESS IN EXISTING ATTACHED GARAGE IN AN A2 ZONE WITH A MAXIMUM NUMBER OF ADULT DOGS NOT TO EXCEED 10, WITH ONE UNLIT 24X24 ADVERTISING SIGN & WITH THE POSSIBILITY OF ONE FUTURE EMPLOYEE	Approved with conditons	8-5-09
Variance 1798	SHANNON UHL - TO ALLOW TWO HOMES ON THE SAME TRACT OF GROUND AND TO PLACE A 1995 SINGLEWIDE TO BE PLACED TEMPORARILY FOR SEVEN YEARS	Approved with conditons	8-5-09
Variance 1799	JOHN & JANIKA STRINGFELLOW - TO ALLOW A 65 FOOT ROAD RIGHT OF WAY INSTEAD OF THE REQUIRED 85 FEET FOR A 20X24 ADDITION TO HOME	Approved	9-2-09
Variance 1800	WANETA & BETH PERCEY (GABRIEL 7 ERICA ALVARADO) TO ALLOW A 1997 SINGLEWIDE TO BE PLACED PERMANENTLY	Denied	9-2-09
Variance 1801	EDMUND & STAR LEPRIE - TO ALLOW TWO HOMES ON ONE TRACT OF GROUND AND TO PERMANENTLY PLACE A 1999 SINGLEWIDE	Approved/C	9-2-09
Variance 1802	CRAIG & BARBARA CHIVERS- TO ALLOW TWO HOMES ON ONE TRACT OF GROUND	Approved	9-2-09

Special Exception 399	RHETA D. CONNER - TO ALLOW AN EQUINE ASSISTED THERAPEUTIC RECREATION TREATMENT SERVICE FOR INDIVIDUALS WITH AND WITHOUT DISABILITIES WITH PART TIME & SEASONAL STAFF	Approved with conditons	9-2-09
Special Exception 400	MATTHEW & KIMBERY GREEN- TO ALLOW A STORAGE AND CLASS B FIREWORKS DISPLAY TO BE OPEARTEED	Approved with conditons	10-7-09
Variance 1804	MARY ADDINGTON/JANET & TERRY ARTHUR- TO ALLOW CONTINUED PLACEMENT OF A 1981 SINGLEWIDE MANUFACTURED HOME FOR A PERIOD OF 3 YEARS	Approved with conditons	10-7-09
Special Exception 401	INSITE TOWERS LLC/JEFFREY & LAURA CUNNINGHAM- TO ALLOW A 280 FT CENTENNIAL WIRELESS COMMUNICATION TOWER WITH AN 8X14 SHELTER	Approved	10-7-09
Variance 1805	INSITE TOWERS LLC/JEFFREY & LAURA CUNNINGHAM- TO ALLOW A 170 FT NORTH SETBACK AND A 250 FT SOUTH SETBACK INSTEAD OF REQUIRED 280 FT REQUIRED SETBACK	Approved	10-7-09
Variance 1806	WAYNE & SUE ANN FRY- TO ALLOW AN ADDITION TO PREVIOUS VARIANCE 1419 (APPROVED 4-4-01) ASKING FOR A 48X90 ADDITION TO EXISTING WOODWORKING SHOP & A TOTAL OF 12 FULL TIME EMPLOYEES & TO ALLOW BUSINESS TO OPERATE FOR THE LIFETIME OF WAYNE, SUE, LAVERN FRY & KAYLENE (FRY) MILLER	Approved with conditons	10-7-09
Variance 1807	JOHN & ALTHEA CLUGSTON- TO ALLOW CONTINUED BUSINESS OF INSIDE & OUTSIDE BOAT STORAGE & REPAIR WITH HOURS OF OPERATION FROM 9AM TO 9 PM M-F & A SIGN ON BUILDING WITH A MAXIMUM OF 2 EMPLOYEES EXCLUDING OWNER	Approved with conditons	10-7-09
Variance 1808	RUSSELL SMITH – TO ALLOW A 10 FT NORTH SIDE SETBACK INSTEAD OF REQUIRED 25 FT TO CONSTRUCT A DETACHED GARAGE	Denied	12-2-09
Variance 1810	FAY & MARCELLA BROWN – TO ALLOW 2 HOMES ON THE SAME TRACT OF GROUND, PERMANENT PLACEMENT OF A 2010 SINGLEWIDE, & REDUCED LIVING AREA OF 908 SQ. FT INSTEAD OF REQUIRED 960 SQ. FT.	Approved	12-2-09

*** FINDINGS OF FACT as required by INDIANA CODE are applied to Board of Zoning Appeals approvals/denials.**

ZONING VIOLATION COMPLAINTS - Violations continue to plague the lakes and small town areas of Noble County. Procedures adopted in the early 1990's require all complaints to be generated by the public and acted upon by the Plan Director. The Board of Zoning Appeals addresses all zoning violations that cannot be resolved by the Director with the landowner. A CODE ENFORCEMENT OFFICER with a modern complaint/resolution process has been encouraged over the years, under the current procedure many disgruntled landowners choose not to file a complaint fearing retaliation.

SINGLEWIDE MANUFACTURED HOMES – are only permitted for placement through Board of Zoning Appeals approval. The recommendations are made that the singlewide be 7 years or newer for permanent placement (0 in 2008) and preferably 10 years or newer for temporary placement (0 in 2008). There were 5 singlewides granted continued temporary placement in 2008 by BZA action. The Plan Director may allow 3 year continued temporary placement of singlewides as long as no adjoining landowner objects and the singlewide is no more than 15 years old, there were 3 that qualified for Director renewal in 2008. Many singlewides throughout the county are under temporary placement for the lifetime of the owner/resident.

REDUCED SETBACKS – was the most common BZA request in 2008 for new structures. Documenting proper setbacks and lot coverage for all construction is the responsibility of the Plan Director – if Fire Code is an issue then the Building Department is the responsible entity to confirm the separation/resolution between buildings in question.

HOME BASED BUSINESSES – are encouraged under Customary Home Occupation if they are discreet; do not create regular visits from the public; and maintain the residential appearance. In 2008 the BZA granted business status for 7 landowners wanting home based businesses beyond the parameters of a Customary Home Occupation.

ONE HOME PER TRACT OF LAND – The current Noble County Zoning and Subdivision Control Ordinances allow one home per tract of land, by process the BZA granted 3 Variances for two homes per tract of land.

150 FEET OF ROAD FRONTAGE – has been required since September 2003 for all new and remaining divisions of land unless a reduced frontage is granted by the BZA, there was one approval for reduced road frontage of 99 feet in 2008.

FLOOD HAZARD ORDINANCE

Although there has been a Flood Hazard Ordinance for development in the floodplains, flood fringe and floodways of Noble County for the past 30 years, it is the most misunderstood and complex ordinance to enforce. Mandate and enforcement of this ordinance is placed on the Plan Director, without the cooperation of all County Offices and their inspection processes the Flood Ordinance would be of no value. Our current revision of the Flood Ordinance was adopted on January 8, 2007 under the guidance of the Federal Emergency Management Agency (FEMA), Department of Natural Resources (DNR) and Maumee River Basin Commission (MRBC).

Floodplain – means the channel proper and the areas adjoining any wetland, lake or watercourse which have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe districts. (The floodplain extends beyond the waters edge on most lakes in Noble County as identified on the 1979 Flood Insurance Rate Maps (FIRM's) that we are required to reference).

Flood fringe – is those portions of the floodplain lying outside the floodway.

Floodway – is the channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.

Base Flood Elevation (BFE) – means the elevation of the one percent annual chance flood.

Flood Protection Grade (FPG) – is the elevation of the regulatory flood plus two feet at any given location in the Special Flood Hazard Area.

Elevation Certificate (EC) – is a certified statement that verifies a structures elevation information.

In 2008 there were 68 Improvement Location/Building Permits granted for construction within a floodplain, some for simple rewiring of an existing structure, others for new structures. An Elevation Certificate is required to be obtained by the landowner for new structures in a floodplain/fringe. This certificate verifies the current land elevation and consists of placing a benchmark on the property showing what the lowest living and garage floor elevations (FPG) may be in comparison to the Base Flood Elevation. An Elevation Certificate is often done prior to new construction with an As-Built Elevation Certificate to follow prior to granting an Occupancy Permit.

The Plan Director photographed 180 homes in January/February 2008 that had flood waters either up to or within their perimeter walls. Many of those landowners carried flood insurance on top of their regular insurance policy for flood damages. Those homes that were damaged by more than 50% of their structure value, and that carried flood insurance qualified for an Increased Cost of Compliance Grant up to \$30,000 to elevate, move home from floodplain, or demolish their flood prone homes

- 5 homeowners received the ICC grants and elevated their homes to FPG.
- 2 homeowners received the ICC grants and demolished their homes and are constructing new.
- 1 homeowner attempted to skirt all ordinance criteria and was mandated to elevate properly.

Elevating/constructing to FPG does create a different look that many homeowners are not fond of, but the ordinance is what it is and all homes within a floodplain (mainly around the lakes) will eventually have the higher foundation walls and will become less noticeable in the years to come.

There are various types of construction available for structures built in a floodplain:

- Stem-wall elevated slab – solid foundation walls with poured concrete living/garage floors.
- Posts & piers – flexible/collapsible skirting required.
- Crawlspace – crawlspace floor to be no lower than BFE and flood vents required to specifications.
- Enclosure – no elevation requirements for enclosure floor – flood vents required to specifications.

SINGLE FAMILY RESIDENCES - CONSTRUCTED DURING 2009

TOWNSHIP	MANUFACTURED	CONVENTIONAL	ESTIMATED COST
ALLEN	1	1	\$101,000
ELKHART	0	5	\$545,000
GREEN	1	4	\$601,515
JEFFERSON	0	2	\$160,300
NOBLE	1	4	\$475,000
ORANGE	2	2	\$611,150
PERRY	0	0	\$0
SPARTA	0	0	\$0
SWAN	1	8	\$1,543,360
WASHINGTON	2	1	\$183,000
WAYNE	0	5	\$680,000
YORK	0	3	\$450,000
TOTALS	8	35	\$5,350,325

The above mentioned figures do not include Albion, Avilla, Cromwell, Kendallville, Ligonier & Rome City. They each have their own Planning/Building Departments and monitor/report their own construction independently from the Noble County Plan Commission report.

2009 Addresses Established

For the combined city/town and county jurisdiction:

- 32 - new home addresses within Zoning Jurisdiction of the Noble County Plan Commission.
- 4 - new home addresses for the above mentioned cities/towns with extra-territorial jurisdiction per 1990 contracts/agreements for addressing.
- 11 - corrected addresses as needed in all Districts per 1990 contracts/agreements for addressing.



YEAR	# OF MANUFACTURED HOMES	# OF CONVENTIONAL HOMES	TOTAL
2009	8	35	43
2008	9	36	45
2007	14	61	75
2006	14	63	77
2005	33	67	100
2004	42	62	104
2003	43	70	113
2002	32	65	97
2001	59	74	133
2000	70	56	126
1999	66	79	145

YEAR	TOWNSHIP WITH MOST GROWTH	NO. OF HOMES	TOWNSHIP WITH LEAST GROWTH	NO. OF HOMES
2009	SWAN	9	PERRY & SPARTA	0
2008	ELKHART	8	YORK & WAYNE	1
2007	NOBLE	24	PERRY	1
2006	NOBLE	18	ALLEN & WASHINGTON	1
2005	NOBLE	20	ALLEN	1
2004	NOBLE	18	ORANGE	3
2003	NOBLE & SWAN	21	ORANGE	2
2002	ELKHART, YORK & SWAN	38	ORANGE, PERRY & SPARTA	10
2001	NOBLE, GREEN & JEFFERSON	62	PERRY, SPARTA & ORANGE	12
2000	NOBLE, ELKHART & SWAN	59	PERRY, ORANGE & WASHINGTON	13
1999	YORK & GREEN	41	SPARTA, PERRY & WASHINGTON	19



MANUFACTURED HOMES

YEAR	TOWNSHIP WITH MOST HOMES	NO. OF HOMES	TOWNSHIP WITH LEAST HOMES	NO. OF HOMES
2009	ORANGE, WASHINGTON	2	ELKHART, JEFFERSON, PERRY, SPARTA, WAYNE, YORK	0
2008	WASHINGTON	3	ALLEN, JEFFERSON, NOBLE, PERRY, SPARTA, WAYNE, YORK	0
2007	ELKHART, ORANGE, PERRY, WASHINGTON	1	ALLEN, JEFFERSON, SPARTA, SWAN, WAYNE	0
2006	ELKHART	5	GREEN, PERRY, SPARTA, WAYNE	0
2005	NOBLE	9	ALLEN & PERRY	0
2004	NOBLE	10	SWAN	0
2003	NOBLE	11	GREEN	1
2002	YORK	9	PERRY	0
2001	NOBLE	13	PERRY	0
2000	NOBLE	12	ALLEN, PERRY, WAHSINGTON, WAYNE	3
1999	YORK	15	SWAN	1

CONVENTIONAL HOMES

YEAR	TOWNSHIP WITH MOST HOMES	NO. OF HOMES	TOWNSHIP WITH LEAST HOMES	NO. OF HOMES
2009	SWAN	8	PERRY, SPARTA	0
2008	NOBLE	7	ORANGE, WASHINGTON, WAYNE, YORK	1
2007	NOBLE	18	PERRY	0
2006	NOBLE	16	ALLEN & WASHINGTO	0
2005	NOBLE & SWAN	11	SPARTA	0
2004	SWAN	11	ORANGE & WASHINGTON	1
2003	SWAN	17	ORANGE	0
2002	ELKHART	10	SPARTA	1
2001	NOBLE	14	ORANGE	1
2000	ELKHART & SWAN	10	ORANGE	0
1999	SWAN	13	SWAN	2