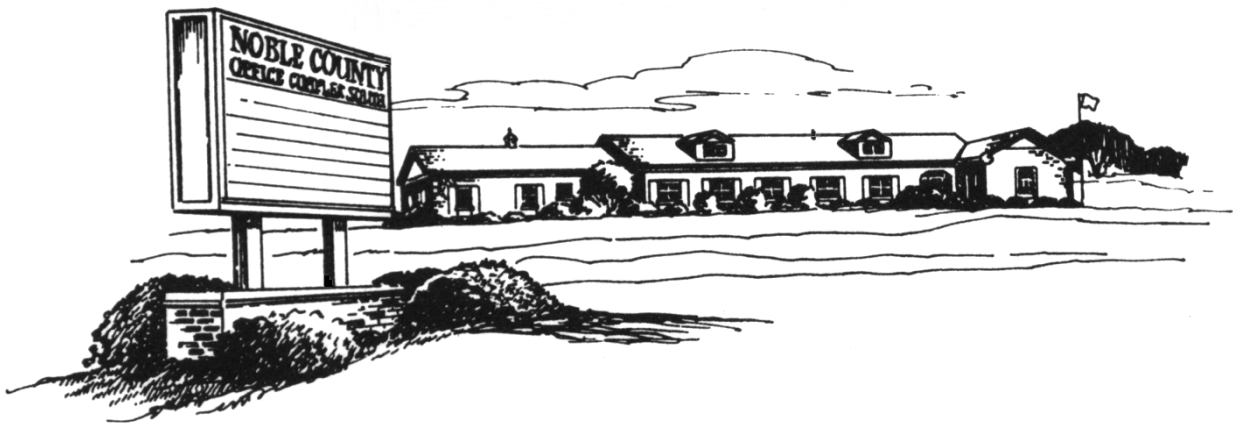


# Noble County Plan Commission



## Noble County Board of Zoning Appeals



### 2010 Year End Report

**Noble County Commissioners – 2010**

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

**Noble County Council - 2010**

|              |                |
|--------------|----------------|
| 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   |
| Michele Bricker   | Adm. Asst.      |
| James Mowery      | PC/BZA Attorney |

**Noble County Building Department Staff**

|               |                     |
|---------------|---------------------|
| Richard Adair | Building Inspector  |
| Teri Warrix   | Adm. Asst.          |
| Ed Gibbons    | Part-time Inspector |

***PLANNING AND ZONING***

The first step in pursuing good development for Noble County.

**Noble County  
Plan Commission / Board of Zoning Appeals**

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**Comprehensive Plan** -Electronic copies of the Comprehensive Plan adopted June 25, 2007 for Noble County can be obtained under Planning and Zoning at [www.nobleco.org](http://www.nobleco.org). There were several Implementation Measures adopted into the Plan with a goal to investigate/activate those measures within a 5 year period from the Comprehensive Plan adoption. In May 2010 the Plan Commission reviewed the Implementation Measures and provided the following results:

\* Recreation & Open Space – it was determined that the upcoming Noble County Park Board would probably fulfill these needs. Appointments were being made to the Park Board at the end of 2010, a final list of board members has not been made public yet.

\* Business & Inventory – the consensus was that the Noble County Economic Development is taking care of the needs associated with this IM. There were concerns regarding a county “salesperson” for development – it was determined that duties of the Plan Director are to implement process if a proposed business cannot meet requirements for development, the “salesperson” duties are evidently left up to Commissioner representation.

\* Invest in Human Capital – it was assumed that Four County Vocational and Director Tim Holcomb are generating a good interest in this IM.

\* Foster Entrepreneurship & Small Business Development – a proposed entrepreneur incubator for the Avilla area had failed, it seems the NCEDC is trying to keep interest alive with this IM.

\* Role of Tourism – compliments revolved around the County Visitors Bureau and the new Director John Bry. It appears he is bringing a wealth of ideas to Noble County. It was determined that he be invited to a future Plan Commission meeting for discussion and to offer our assistance as needed.

\* Transportation & Alternative Transportation – Noble Transit is considered to be a huge asset regarding transportation for the elderly. Also encouraging growth/development near the existing cities/towns aids in alleviating transportation concerns for the elderly. Rome City and Kendallville are pursuing a Rails to Trails program, also considered a nationwide trend to tie communities together with walking/biking trails on former railroad beds.

\* Utilize Existing Environmental Organizations & Experts – it was agreed that a compilation of all Lake Associations would be useful for various county related reasons. This should be brought up at a future County Department Head meeting for additional input – those meetings are usually held the first Wednesday of the month, as of year end 2010 this topic has not been pursued any further.

\* Environment – this IM was motivated by the DNR and MRBC to discourage development within floodplains and to implement “no adverse impact” – these topics do not appear in the current January 8, 2007 Flood Hazard Ordinance, but are available as additional handouts.

\* Green Building – Merry Lea was credited as being a leader in green building for Noble County, it was noted they also offer education to the public regarding this type of construction.

\* Public Infrastructure & Service Goal – this topic focused mainly on a Knapp Lake issue currently in process. The need for water/sewer at the lakes and how access is often affected due to “decades old” poor development of some platted areas – ie. homes and accessory buildings within the road right of ways. A more detailed platting process has developed over recent years.

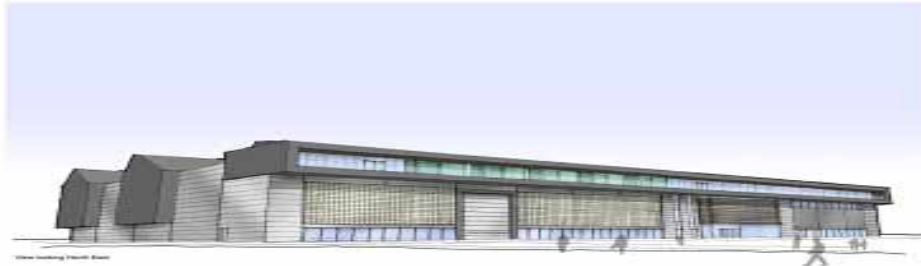
\* Addresses & Street Names – most roads within the extra-territorial jurisdictions of Albion, Avilla, Cromwell, Kendallville, Ligonier, Rome City and Wolcottville now reflect the former county road identification as well as the changed name as given by the associated city/town when they obtained their ETJ. Issues still remain in areas of duplicated road names in relation to geographical location/physical house number. The main concern is for emergency responders when needed. Encouragement of a mandated visible house numbering system was discussed, an issue brought up more than once in recent years with no final action taken. The idea of implementing a fee that would include the Improvement Location Permit as well as a property address sign was discussed/encouraged.

\* Dry Hydrants – it appears the local Fire Departments maintain these dry hydrants for their individual use, it did not appear to be an issue for government interaction.

\* People & Relations – periodic office highlights was a recommendation brought up numerous times during the Comprehensive Plan review/adoption. Intentions were to utilize the 2 local newspapers with offices taking turns providing details of their office duties/services. It was emphasized that this should enhance and/or reference the county offices web sites.

\* Permitting Process – pursue one local permitting office where the landowner can drop off their plans for development – that office would distribute the info to other county offices as needed for their input – an effort to streamline and make the entire process more customer friendly. The importance of a check-off list verifying each department involved did their final review was noted.

Review/revision of the Noble County Comprehensive Plan was encouraged to be pursued every 5 years, (again in 2012) an effort to be proactive to development as well as keeping up to date statewide.



**2007 – 2010 (draft) 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 3 years 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 met and discussed procedures numerous times throughout 2008 and 2009 with follow-up Interest Group meetings by local businesses/entities and the general public. Certification and Adoption failed as scheduled in November/December 2009. The UDO remains in the hands of the County Commissioners in draft form.

**2010**  
**Noble County Plan Commission and Board of Zoning Appeals**

**Financial Report of Total Revenues Collected  
And Deposited into the County General Fund**

| Description                      | Unit Price | Total Collected    |
|----------------------------------|------------|--------------------|
| Comprehensive Plan               | \$ 35.00   | \$ 0               |
| Copies                           | \$ .25     | \$ 0               |
| Copies                           | \$ .50     | \$ 0               |
| Cromwell Billings                | \$ 500.00  | \$ 500.00          |
| County Maps                      | \$ 2.00    | \$ 0               |
| Design Review                    | \$50.00    | \$ 0               |
| Exclusion                        | \$ 50.00   | \$ 0               |
| Improvement Location Permit      | \$ 30.00   | \$ 1080.00         |
| Legal Fees                       |            | \$ 0               |
| Major Plat                       |            | \$ 0               |
| Minor Plat                       | \$ 75.00   | \$ 0               |
| Plat Amendment                   | \$ 75.00   | \$ 0               |
| Rezoning                         | \$ 75.00   | \$ 75.00           |
| Special Exception                | \$ 75.00   | \$ 150.00          |
| Subdivision Ordinance            | \$ 15.00   | \$ 0               |
| Vacation                         | \$ 75.00   | \$ 375.00          |
| Variance                         | \$ 75.00   | \$ 1275.00         |
| Zoning Ordinance                 | \$35.00    | \$ 35.00           |
| Zoning Ordinance on CD           | \$ 30.00   | \$ 0               |
| Black & White Aerials (8 ½ x 11) | \$ 1.00    | \$ 0               |
| Color Aerials ( 8 ½ x 11)        | \$4.00     | \$ 0               |
| Variance at Advertising Costs    |            | \$ 0               |
| Address Establishment – No ILP   | \$30.00    | \$ 30.00           |
| <b>2010 Total Revenue</b>        |            | <b>\$ 3,520.00</b> |

**Definitions :**

\* **IMPROVEMENT LOCATION PERMITS (ILP)** are required for new homes/businesses & additional addresses.

\* **REZONINGS** and **VACATIONS OF PUBLIC WAY** are heard by the Plan Commission with a recommendation forwarded to the Commissioners for final determination.

\* **VACATIONS OF PLATTED LAND** are heard/determined by the Plan Commission.

\* **SPECIAL EXCEPTIONS** are heard by the Plan Commission with a recommendation forwarded to the Board of Zoning Appeals for final determination, these follow the property through ownership.

\* **USE VARIANCES** are designed to apply to the owner/petitioner and do not transfer to future owners.

\* **DEVELOPMENT STANDARD VARIANCES** follow the property through ownership.

**Total Revenue Comparisons for 2000 through 2010 :**

|                   |             |
|-------------------|-------------|
| Revenues for 2010 | \$ 3,520.00 |
| 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 |

**Budgeted v. Funds Returned to General Fund :**

| Year   | Budgeted      | Returned to General Fund |
|--------|---------------|--------------------------|
| 2010 * | \$ 100,900.00 | \$ 10,663.64             |
| 2009   | \$ 97,400.00  | \$ 8,217.68              |
| 2008 * | \$ 105,416.00 | \$ 5,918.41              |
| 2007   | \$ 98,100.00  | \$ 5,302.65              |
| 2006   | \$ 91,110.00  | \$ 5,037.63              |
| 2005   | \$ 92,526.00  | \$ 4,506.41              |
| 2004   | \$ 92,526.00  | \$ 7,648.61              |
| 2003   | \$ 98,308.00  | \$ 6,178.44              |
| 2002   | \$ 94,008.00  | \$ 10,141.66             |
| 2001   | \$ 96,260.00  | \$ 10,330.00             |
| 2000   | \$ 83,078.00  | \$ 6,923.38              |

- \* 2008 – Encumbered \$6,983.00 from the 2007 budget for GIS Pictometry
- \* 2009 – Encumbered \$3657.00 from the 2009 budget for proposed UDO copies
- \* 2010 – Encumbered to 2011 - \$ 7950.00 from Official Book Records for UDO copies
- \* 2010 – Encumbered to 2011 - \$ 398.09 from Gas, Oil, Lube

**Noble County Plan Commission and Board of Zoning Appeals  
Financial Report for 2010**

| 100-____-027             |                          |                   | COUNCIL<br>BUDGET<br>CUTS | ADDITIONALS | TRANSFER<br>CREDIT<br>(See Notes) | TRANSFER<br>DEBIT<br>(See Notes) | EXPENSES         | ENDING<br>BALANCE |                  |
|--------------------------|--------------------------|-------------------|---------------------------|-------------|-----------------------------------|----------------------------------|------------------|-------------------|------------------|
|                          | NOTES                    | BUDGET            |                           |             |                                   |                                  |                  |                   |                  |
| <b>PERSONAL SERVICES</b> |                          |                   |                           |             |                                   |                                  |                  |                   |                  |
| 11232                    | PLAN DIRECTOR            | 37,550.00         |                           |             |                                   |                                  | 37,550.00        | .00               |                  |
| 12400                    | ADMINISTRATIVE ASSISTANT | 28,200.00         | 1,2                       |             | 1,472.00                          | 5,000.00                         | 23,861.63        | 810.37            |                  |
| 13301                    | EDUCATION & TRAINING     | 1,000.00          |                           |             |                                   |                                  | .00              | 1,000.00          |                  |
| 13302                    | LONGEVITY PAY            | 2,000.00          |                           |             |                                   |                                  | 2,000.00         | .00               |                  |
| 13700                    | PART TIME                | .00               | 3, 4                      |             | 5,000.00                          | 1,472.00                         | 3528.00          | .00               |                  |
| 15303                    | PLAN COMMISSION MEMBERS  | 6,700.00          |                           |             |                                   |                                  | 2880.00          | 3820.00           |                  |
| 15304                    | BOARD OF ZONING MEMBERS  | 4,150.00          |                           |             |                                   |                                  | 3,060.00         | 1,090.00          |                  |
| 15400                    | ATTORNEY RETAINER FEE    | 9,600.00          |                           |             |                                   |                                  | 9600.00          | .00               |                  |
| <b>SUPPLIES</b>          |                          |                   |                           |             |                                   |                                  |                  |                   |                  |
| 21200                    | OFFICIAL BOOKS & RECORDS | 300.00            | 5,6,7                     |             | 7,650.00                          | 7,950.00                         | .00              | .00               |                  |
| 21400                    | HOUSE NUMBER SUPPLIES    | 250.00            |                           |             |                                   |                                  | .00              | 250.00            |                  |
| 22100                    | GAS, OIL, LUBE           | 1,200.00          | 8                         |             |                                   | 398.09                           | 801.91           | .00               |                  |
| 22300                    | GARAGE & OTHERS          | 1,000.00          |                           |             |                                   |                                  | 26.50            | 973.50            |                  |
| <b>OTHER SERVICES</b>    |                          |                   |                           |             |                                   |                                  |                  |                   |                  |
| 31100                    | LEGAL SERVICES           | 4,000.00          | 9                         |             |                                   | 3,993.00                         | .00              | 7.00              |                  |
| 32300                    | MILEAGE - STAFF          | 800.00            |                           |             |                                   |                                  | 122.92           | 677.08            |                  |
| 32400                    | TELEPHONE                | 1,200.00          |                           |             |                                   |                                  | 1200.00          | .00               |                  |
| 33100                    | PRINTING                 | 250.00            |                           |             |                                   |                                  | 41.00            | 209.00            |                  |
| 33200                    | LEGAL NOTICE             | 1,400.00          |                           |             |                                   |                                  | 483.31           | 916.69            |                  |
| 33500                    | FIELD MARKERS            | 300.00            |                           |             |                                   |                                  | .00              | 300.00            |                  |
| 36500                    | EQUIPMENT REPAIR         | 300.00            |                           |             |                                   |                                  | .00              | 300.00            |                  |
| 39100                    | DUES & SUBSCRIPTIONS     | 700.00            |                           |             |                                   |                                  | 390.00           | 310.00            |                  |
| <b>TOTAL: \$</b>         |                          | <b>100,900.00</b> |                           | <b>.00</b>  | <b>.00</b>                        | <b>14,122.00</b>                 | <b>18,813.09</b> | <b>85,545.27</b>  | <b>10,663.64</b> |

**NOTES:**

|   |   |
|---|---|
| <p>1 - \$5000.00 transferred to Part Time<br/>         2 - \$1472.00 transferred from Part Time<br/>         3 - \$5000.00 transferred from Administrative Assistant<br/>         4 - \$1472.00 transferred to Administrative Assistant</p> | <p>5 - \$3657.00 encumbered from 2009 for UDO copies<br/>         6 - \$3993.00 transferred from Legal Servies<br/>         7 - \$7950.00 encumbered to 2011 budget for UDO copies<br/>         8 - \$398.09 encumber to 2011 budget for Gas, Oil, Lube<br/>         9 - \$3993.00 transferred to Offical Books &amp; Records for encumbering</p> |
|---|---|



## 2010 Plan Commission Meetings

6 Regular Sessions  
1 Special / Executive Session



### 2010 Petitions

|                  |   |  |          |
|------------------|---|--|----------|
| Vacation 2010-01 | To allow vacating platted land lot 9, 11, and 13 through 25 of FWB Church Lot in BP Gray's Church Addition & adjoining 3.75 acre tract & public highway Hazel Street, south of Ruth Street & north of the south line of BP Gray's Church Addition, containing .86 acres; Church Street, south of Ruth Street & north of the south line of BP Gray's Church Addition, containing .86 acres; & Florence Street, east of Hazel Street & west of church Street in BP Gray's Church Addition; located in Noble Township, Section 8 | Approved with Recommendation to County Commissioners | 2/17/10  |
| Sp Ex 402        | To allow a 300 ft Wireless Communication Tower with up to 4 shelters for potential carriers; located Green Township, Section 2  | Approved with Recommendation to BZA                  | 2/17/10  |
| Sp Ex 403        | To allow an "airsoft" pellet gun target/field outdoor facility to be operated in an A2 zone with a maximum of 5 employees & one unlit sign by road with hours of operation Sun – Sat 10 am – 10 pm & up to 6 overnight activities per year; located Green Township, Section 5   | Approved with Recommendation to BZA                  | 2/17/10  |
| Vacation 2010-02 | To allow vacating a portion of unimproved Northshore Drive road right of way; Knapp lake Addition adjoining Lot 125 as described on survey; located in Washington Township, Section 4   | Postponed  | 8/18/10  |
| Vacation 2010-03 | To allow vacating an unimproved alley between Lots 125 & 126 Knapp Lake Addition as described on survey; located in Washington Township, Section 4  | Postponed  | 8/18/10  |
| Vacation 2010-02 | To allow vacating a portion of unimproved Northshore Drive road right of way; Knapp lake Addition adjoining Lot 125 as described on survey; located in Washington Township, Section 4   | Approved with Recommendation to County Commissioners | 9/15/10  |
| Vacation 2010-03 | To allow vacating an unimproved alley between Lots 125 & 126 Knapp Lake Addition as described on survey; located in Washington Township, Section 4  | Approved with Recommendation to County Commissioners | 9/15/10  |
| Rezone 371       | Request to amend rezoning from B2 to I2 to allow an industrial business to be operated; located in Swan Township, Section 25  | Approved with Recommendation to County Commissioners | 9/15/10  |
| Vacation 2010-04 | To allow vacating tracts A, B, C from Carol's Subdivision; located in Perry Township, Section 18  | Approved   | 11/17/10 |

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

**AGRICULTURAL COMPATIBILITY CLAUSE** – There were 59 applied for and recorded in 2010. 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 Agriculture Zoning Districts. The intentions of the Ag Clause are to protect the farming operations of Noble County. The recordable form basically states that the landowner will not contest nearby farming operations.

**NOBLE COUNTY PARKS ADVISORY GROUP** – Organized in 2007, as one of many county wide implementation measures “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 and again in 2009 by the volunteer group with intentions of creating a Park Board for the unincorporated areas of Noble County. Emphasis placed on monitored land/monetary donations to Noble County for parks and recreation. Establishment (as described in Indiana Code) of a Noble County Park Board was denied twice in 2008, then approved in late 2009 by the County Council. As of the end of 2009 the Noble County Park Board had not yet been appointed. It was determined that establishment of the Noble County Park Board was to operate on “zero” funding from the county general fund at least for the first 5 years, also the board was to pursue grants to fund a 5 year Master Plan regarding the wants/needs for parks and recreation in the unincorporated areas of Noble County. As described in the 2007 Comprehensive Plan, the Advisory Group desires the Noble County Park Board, when established, to place strong emphasis on enhancing and aiding existing parks and recreation within Noble County. Appointments to the County Park Board were in the process of being filled by the appropriate entities as of late 2010, no official list of appointments was available as of this writing.

**2010 Board of Zoning Appeals Meetings**

**10 Regular Sessions**



**2010 Petitions**

|               |   |          |        |
|---------------|---|----------|--------|
| Variance 1809 | To allow beauty shop to be operated out of existing home with one sign by the road; located Elkhart Township, Section 31  | Approved | 1/6/10 |
| Sp Ex 402     | To allow wireless communications tower to be constructed in an A2 zoning; located Green Township, Section 2   | Approved | 3/3/10 |
| Variance 1812 | To allow a 150 ft setback from the south property line & 209 ft setback from the east property line instead of the required 300 ft required for a wireless communication tower; located Green Township, Section 2 | Denied   | 3/3/10 |
| Variance 1813 | To allow 3 year continued temporary placement of a 1986 manufactured home; located Noble Township, Section 17   | Approved | 3/3/10 |
| Sp Ex 403     | To allow an “airsoft” pellet gun target/field outdoor facility to be operated in an A2 zone with a maximum 5 employees & one unlit sign by road; located Green Township, Section 5                                | Denied   | 3/3/10 |
| Variance 1814 | To allow 2 homes on the same tract of ground; located Perry Township, Section 11  | Approved | 3/3/10 |
| Variance 1815 | Void  | Void     |        |
| Variance 1811 | To allow a monument business to be operated out of existing pole barn in an A2 zone for a period of 5 years with no other employees; located Orange Township, Section 33  | Approved | 4/7/10 |

|               |   |                                       |         |
|---------------|---|---------------------------------------|---------|
| Variance 1816 | To allow a dog grooming business only in a LR zoning, by appointment only, with sign and up to 2 employees; located Noble Township, Section 33  | Approved                              | 5/5/10  |
| Variance 1817 | To allow a wood working business in an existing 40x60 building with up to 2 expansions; 40x80 and 40x100, showroom and office, with up to 9 employees besides owners and unlit sign on building; located Wayne Township, Section 8  | Approved                              | 5/5/10  |
| Variance 1717 | Re-Examine – Conditions not met regarding placement of a 2000 single-wide granted permanent placement; located Noble Township, Section 29   | Amended to delete permanent placement | 5/5/10  |
| Variance 1661 | Re-Examine – Conditions not met regarding placement of a 1994 single-wide granted permanent placement; located Noble Township, Section 29   | Amended to delete permanent placement | 5/5/10  |
| Variance 1818 | To allow continued placement of a Paint Body Repair Sand Blasting business under the existing business name with new owners; located Swan Township, Section 14  | Approved                              | 5/5/10  |
| Variance 1819 | To allow a mini-storage building operation in an existing 62x64 building and proposed 30x100 building for public use in a LR zone; located Noble Township, Section 33   | Approved                              | 7/7/10  |
| Variance 1820 | To allow reduced setbacks of less than the required 500 feet from a residence(s) and 1320 feet from an area of 5 or more dwelling units for a 44x180 ft confined feeding barn for up to 280 cattle; located Perry Township, Section 13  | Denied                                | 8/4/10  |
| Variance 1821 | To allow public outside storage of boats, other watercraft and associated trailers, also inside storage of public general personal items; located Noble Township, Section 33  | Withdrawn                             |         |
| Variance 1822 | To place a 1988 single-wide temporarily for a period of 5 years on rented property and to allow 952 sq ft of living area instead of the require 1000 sq ft; located Washington Township, Section 16   | Approved                              | 9/1/10  |
| Variance 1823 | To place a 2002 single-wide permanently; located Perry Township, Section 24   | Approved                              | 10/6/10 |
| Variance 1824 | Void  | Void                                  |         |
| Variance 1825 | To allow 3 year continued temporary placement of a 1981 singlewide in a LR district; located Noble Township, Section 17   | Approved                              | 11/3/10 |
| Variance 1826 | To allow a small/large animal veterinary clinic in an A1 district, including a 50x90 facility, maximum 6 employees, business sign at the road and the business to be transferable to future owners of the property; located Sparta Township, Section 25                             | Approved                              | 11/3/10 |
| Variance 1827 | To allow construction / placement of a 20x40 attached garage to be 65 ft from center line of road 25N instead of required 85 ft; located York Township, Section 36  | Approved                              | 12/1/10 |
| Variance 1828 | To allow general construction / vehicle restoration business in an A2 zone and to allow construction of a 48x124 addition to existing pole barn to include interior office area, a 3x6 lighted sign from road, and a maximum of 5 employees; located Jefferson Township, Section 21 | Approved                              | 12/1/10 |

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

**Zoning Violation Complaints** – Violations (junk, debris and unlicensed/inoperable vehicles) continue to plague the lakes and small town areas of Noble County, 8 written complaints in 2010. 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. 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 due to the fact that all complaints become public knowledge upon request. The Plan Director addresses junk, debris and unlicensed/inoperable vehicles; the Building Inspector addresses unsafe buildings; the Health Inspector addresses garbage/putrefying matter and septic issues; and the appropriate Township Trustee addresses tall weed issues.

General Ordinance #2010-06 regarding the accumulation of junk, trash, debris and inoperable vehicles was adopted by the County Commissioners on November 1, 2010 and became enforceable on January 1, 2011. This nuisance ordinance replaces what was once considered a “zoning violation” in relation to junk, debris and unlicensed/inoperable vehicles. The new ordinance is written to tie in with the Board of Zoning Appeals Rules for process and enforcement.

Zoning Violations compiled/resolved during the tenure of Plan Director, Steve Kirkpatrick (January 12, 2004 thru December 31, 2010) totaled 90 with 4 of those ending in 2010 unresolved under the previous violation procedure. Complainants associated with those unresolved violations have been forwarded the new ordinance and complaint forms.



**Reduced Setback Requests** – were not as common (BZA) in 2010 for new structures as in years past. Documenting proper setbacks and lot coverage for all construction is the responsibility of the Plan Director – if fire code is an issue, the Building Department is the responsible entity to confirm the separation between buildings in question.

What appears to be a misconception with many, and often misused as a guide as to how busy the office was during the year is - the number of applications for Variances; Special Exceptions; etc. heard by the Plan Commission and Board of Zoning Appeals throughout the year.

Better put by the American/Indiana Planning Association is – “the assumed lack of petitions/applications heard by these boards throughout the year is actually a positive sign of good development encouraged and adhered to as set forth by Indiana Code and local zoning and subdivision control ordinances.”

**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. Numerous inquiries for CHO’s were addressed/confirmed in 2010. The proposed Unified Development Ordinance, (if adopted as current draft) will allow 3 types of Home Type Businesses as permitted uses without further PC or BZA approvals.

## Single Family Residences – Constructed During 2010

| <b>Township</b>   | <b>Manufactured</b> | <b>Conventional</b> | <b>Estimated Cost</b> |
|-------------------|---------------------|---------------------|-----------------------|
| <b>Allen</b>      | <b>1</b>            | <b>2</b>            | <b>\$304,600</b>      |
| <b>Elkhart</b>    | <b>0</b>            | <b>8</b>            | <b>\$625,950</b>      |
| <b>Green</b>      | <b>3</b>            | <b>5</b>            | <b>\$1,828,890</b>    |
| <b>Jefferson</b>  | <b>0</b>            | <b>1</b>            | <b>\$267,000</b>      |
| <b>Noble</b>      | <b>0</b>            | <b>1</b>            | <b>\$235,000</b>      |
| <b>Orange</b>     | <b>0</b>            | <b>2</b>            | <b>\$489,000</b>      |
| <b>Perry</b>      | <b>1</b>            | <b>2</b>            | <b>\$190,000</b>      |
| <b>Sparta</b>     | <b>0</b>            | <b>0</b>            | <b>\$0</b>            |
| <b>Swan</b>       | <b>0</b>            | <b>3</b>            | <b>\$532,600</b>      |
| <b>Washington</b> | <b>1</b>            | <b>2</b>            | <b>\$410,000</b>      |
| <b>Wayne</b>      | <b>0</b>            | <b>1</b>            | <b>\$80,000</b>       |
| <b>York</b>       | <b>1</b>            | <b>2</b>            | <b>\$445,500</b>      |
| <b>Totals</b>     | <b>7</b>            | <b>29</b>           | <b>\$5,408,540</b>    |

The above mentioned figures do not include the corporate and extra-territorial jurisdiction limits of Albion, Avilla, Cromwell, Kendallville, Ligonier, Rome City and Wolcottville. They each have their own Planning/Building Departments and monitor/report their own construction independantly from the Noble County Plan Commission report.



### 2010 Addresses Established

#### For the combined city/town and county jurisdiction:

- 20 - new home addresses within Zoning Jurisdiction of the Noble County Plan Commission.
- 7 – confirmed addresses for razed/rebuilt homes within our jurisdiction.
- 4 - new home addresses for cities/towns with extra-territorial jurisdiction per 1990 contracts/agreements for addressing.
- 9 - corrected addresses as needed in all districts per 1990 contracts/agreements for addressing.
- 8 – addresses established for accessory buildings – often required for placement of a land line phone within the structure.
- 1 – address for a new business within Kendallvilles extra-territorial jurisdiction.
- 1 – address for a new business within our jurisdiction.



| <b>Year</b> | <b># Of Manufactured Homes</b> | <b># Of Conventional Homes</b> | <b>Total</b> |
|-------------|--------------------------------|--------------------------------|--------------|
| 2010        | 7                              | 29                             | 36           |
| 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          |

| <b>Year</b> | <b>Township With Most Growth</b> | <b>No. of Homes</b> | <b>Township with Least Growth</b> | <b>No. of Homes</b> |
|-------------|----------------------------------|---------------------|-----------------------------------|---------------------|
| 2010        | Elkhart                          | 8                   | Sparta                            | 0                   |
| 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                  |



**Manufactured Homes (including Singlewides)**

| <b>Year</b> | <b>Township with Most Homes</b>    | <b>No. of Homes</b> | <b>Township with Least Homes</b>                       | <b>No. of Homes</b> |
|-------------|------------------------------------|---------------------|--|---------------------|
| 2010        | Green                              | 3                   | Elkhart, Jefferson, Noble, Orange, Sparta, Swan, Wayne | 0                   |
| 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, Washington, Wayne                        | 3                   |

**Cconventional Homes**

| <b>Year</b> | <b>Township with Most Homes</b> | <b>No. of Homes</b> | <b>Township with Least Homes</b> | <b>No. of Homes</b> |
|-------------|---------------------------------|---------------------|----------------------------------|---------------------|
| 2010        | Elkhart                         | 8                   | Sparta                           | 0                   |
| 2009        | Swan                            | 8                   | Perry, Sparta                    | 0                   |
| 2008        | Noble                           | 7                   | Orange, Washington, Wayne, York  | 1                   |
| 2007        | Noble                           | 18                  | Perry,                           | 0                   |
| 2006        | Noble                           | 16                  | Allen, Washington                | 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                   |

**County Owned / Department Vehicle**

\* A total of 6,519 miles accumulated in 2010 on the 1997 Chevrolet Cavalier for daily Plan Commission duties.