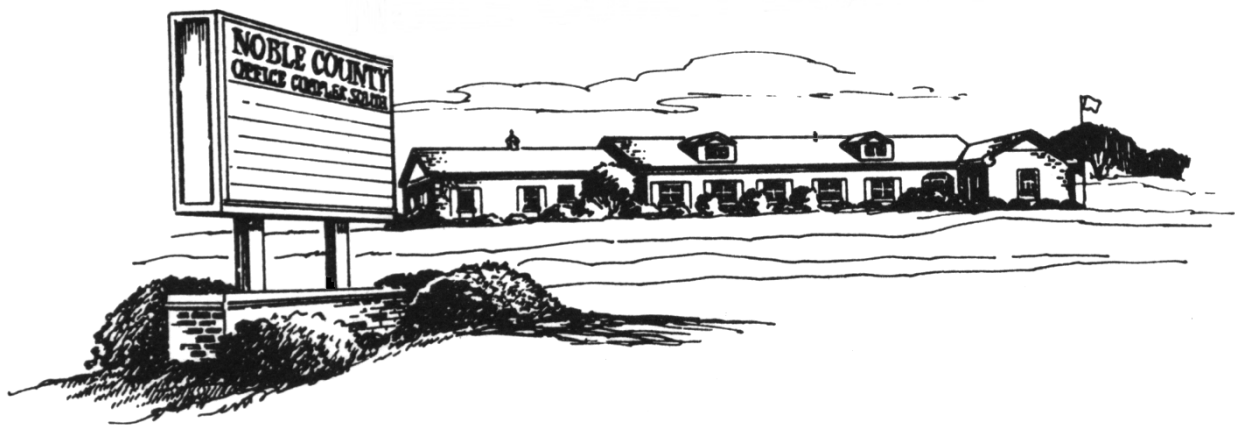


Noble County Plan Commission



Noble County Board of Zoning Appeals



2011 Year End Report

Noble County Commissioners – 2011

Joy LeCount	President
Jack Herendeen	Vice President
Dave Dolezal	Member

Noble County Council – 2011

Don Moore	President
Gary Leatherman	Vice President
Les Alligood	Member
Mark Pankop	Member
Jerry Jansen	Member
Wayne Clouse	Member
Tom Janes	Member

Noble County Plan Commission – 2011

Scott Zeigler	President
George Bennett	Vice President
Anthony Feichter	Member
Josh Rosenogle	Member
Donald Leighty	Member
James McFarlin	Member
Joy LeCount	Member
Mark Pankop	Member
Jeff Wolheter	Member

Board of Zoning Appeals – 2011

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.
Everett Newman	PC/BZA Attorney

Noble County Building Department Staff

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

The first step in pursuing good development for Noble County.

“PLANNING AND ZONING”

**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. There were several Implementation Measures (IM) 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, their results and 2011 progress follows:

* **Recreation & Open Space** – It was determined that the upcoming Noble County Park Board would most likely fulfill these needs. An advisory group was organized in 2007 to identify goals of a countywide park board. It was agreed the Park Board would be established and one of their initial tasks would be to generate a 5 year master plan through grant processes, the Board was established with no funding from the county budget. The volunteer Park Board met monthly throughout 2011.

* **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 and it was determined the duties of the Plan Director are to implement the process if a proposed business cannot meet requirements for development. The “salesperson” duties are evidently left up to Commissioner representation. The 2011 Annual EDC meeting reported good growth and a brighter outlook for Noble County.

* **Invest in Human Capital** – The Four County Vocational Schools continue to generate and maintain good interest in this region through 2011.

* **Foster Entrepreneurship & Small Business Development** – A proposed entrepreneur incubator for the Avilla area failed. It seems the NCEDC is trying to keep interest alive through 2011.

* **Role of Tourism** – Compliments continue regarding the County Visitors Bureau and Director John Bry. He continues to bring a wealth of new interests to Noble County. Keep our lines of communication open with the Visitors Bureau and Economic Development Commission.

* **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 and towns aid in alleviating transportation concerns for the elderly. Additionally, Rome City and Kendallville are pursuing a “Rails to Trails” program. This is a nationwide trend, to tie communities together with walking and biking trails, utilizing former railroad beds. Good efforts continued through 2011.

* **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. There has been no further progress on this matter as of December 2011.

* **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. Richard Adair serves as the Floodplain Administrator. New proposed flood maps were presented to the department at the end of 2011 for public review. We are unsure of the target date for adoption at this time.

* **Green Building** – Merry Lea was credited as being a leader in green building for Noble County. It is noted they also offer education to the public regarding this type of construction. No new interest in “green building” has been noted during 2011.

* **Public Infrastructure & Service Goal** – This topic focused mainly on a Knapp Lake issue currently in process. The need for water and sewer systems at the lakes is often affected due to “decades old” poor development of some platted areas, such as homes and accessory buildings within the road right of ways. There was still talk of a proposed central sewer to Knapp Lake in 2011.

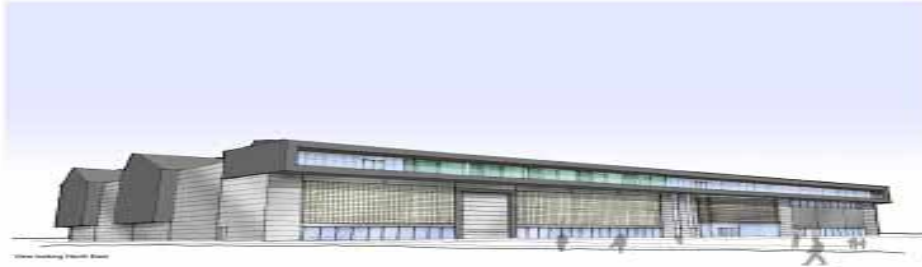
* **Addresses & Street Names** – Most roads within the extra-territorial jurisdictions of Albion, Avilla, Cromwell, Kendallville, Ligonier, Rome City and Wolcottville now reflect the former county road identification as well as the changed name as given by the associated city/town when they obtained their ETJ. Some issues still remain in areas of duplicated road names in relation to geographical locations and physical house numbers. The main concern is for emergency responders when needed. Encouragement of a mandated visible house numbering system was discussed and is an issue that has been 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 and encouraged. Although discussed briefly in 2011, it appears the UDO will not contain an address ordinance.

* **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 county office highlights was a recommendation brought up numerous times during the Comprehensive Plan review and adoption. Intentions were to utilize the two local newspapers with county offices taking turns providing details of the office duties and services provided. It was emphasized this could enhance and/or reference the county offices’ web sites. This was briefly discussed during 2011 at monthly department head meetings, but we are unsure of the status at this time.

* **Permitting Process** – The objective to pursue one local permitting office, where the landowner could drop off their plans for development, allowing that office to distribute the plans and information to the appropriate county offices to obtain their input. This would be an effort to streamline and make the entire process more customer friendly. The importance of a check-off list, verifying each department involved has performed their final review of all projects, would be a part of that process. The desire to improve the current process was repeated in 2011. No changes have been made at this point.

Review and revision of the Noble County Comprehensive Plan was encouraged to be pursued every 5 years in an effort to be proactive to development as well as keeping up-to-date with statewide mandates. June 2012 will be 5 years since the adoption of the current Comprehensive Plan. The Plan Director is expected to encourage a review of the Plan by the Plan Commission, Board of Zoning Appeals, County Commissioners and the general public. This review is very important to assure we stay current with the Comprehensive Plan as well as with our Ordinances.



2007 – 2011 (still in draft form) Unified Development Ordinance

(UDO) – This is a combination of the current Zoning and Subdivision Control Ordinances (adopted on June 1, 1987) and is under revision with Ground Rules Inc. We began the process of reviewing and rewriting all ordinances affecting land use within the jurisdictional area monitored by the Noble County Plan Commission in August 2007. 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 of the UDO failed in November and December 2009. The draft UDO remained in the hands of the County Commissioners until September 2011. It was then turned back over to the Plan Commission and joint meetings between the Plan Commission, County Commissioners and the public were held in October, November, December 2011 and January 2012. The final review is planned for February 2012. Regular press releases have kept the public informed as to what portions of the UDO were going to be discuss at each meeting and encouraged public participation.



Agricultural Compatibility Clause – There were 65 applied for and recorded in 2011. 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 recorded form transfers through property ownership and states that the landowner will not contest nearby farming operations.



Application/Petition Activity - What appears to be a misconception with many, and often misused as a guide as to how busy the Plan Commission Office is during the year, is the number of applications for Variances, Special Exceptions, etc. heard by the Plan Commission and Board of Zoning Appeals. The American/Indiana Planning Association asserts “the assumed lack of petitions/applications heard by these boards throughout the year is actually a positive sign of good management and development” as set forth by Indiana Code as well as by the local zoning and subdivision control ordinances.



Home Based Businesses – These 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 presented to the Plan Director in 2011. 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.



Violation Complaints – 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 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.

There were 42 complaints filed in 2011 regarding the accumulation of junk, trash, debris and inoperable vehicles. One unresolved violation is in the early processes with the county courts.

Violations presented to the Plan Director under the former process January 12, 2004 thru December 31, 2010 totaled 90. The year 2010 ended with 4 of those unresolved.

The new junk, trash, debris and inoperable vehicle ordinance requires the same public initiated complaint process for resolution as the former junk, debris, unlicensed and inoperable vehicle did. This process is strongly disliked by most complainants. The creation of a Code Enforcement Officer and an ordinance allowing that officer to pursue violations without public complaint is desired and has been discussed.

2011 Report of Total Revenues Collected And Deposited into the County General Fund

Description	Unit Price	Total Collected
Comprehensive Plan	\$ 35.00	\$ 0
Copies	\$.25	\$ 15.00
Copies	\$.50	\$ 0
Cromwell Billings	\$ 500.00	\$ 500.00
County Maps	\$ 2.00	\$ 0
Design Review	\$50.00	\$ 50.00
Exclusion	\$ 50.00	\$ 0
Improvement Location Permit	\$ 30.00	\$ 1380.00
Legal Fees		\$ 0
Major Plat		\$ 0
Minor Plat	\$ 75.00	\$ 0
Plat Amendment	\$ 75.00	\$ 0
Rezoning	\$ 75.00	\$ 150.00
Special Exception	\$ 75.00	\$ 150.00
Subdivision Ordinance	\$ 15.00	\$ 0
Vacation	\$ 75.00	\$ 0
Variance	\$ 75.00	\$ 1350.00
Zoning Ordinance	\$35.00	\$ 0
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	\$ 0
2011 Total Revenue		\$ 3595.00

Definitions :

* **IMPROVEMENT LOCATION PERMITS (ILP)** are required for new homes/businesses. ILP requirements are expected to be required for additional construction with the upcoming UDO.

* **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/determined by the Board of Zoning Appeals. Considered a permitted use with BZA input regarding any needed conditions, these follow the property through ownership.

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

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

Total Revenue Comparisons for 2001 through 2011 :

Revenues for 2011	\$ 3,595.00
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

Budgeted vs. Funds Returned to General Fund :

Year	Budgeted	Returned to General Fund
2011 *	\$ 98,900.00	\$ 4,738.12
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

- * 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
- * 2011 – Encumbered to 2012 - \$ 8700.00 from Contractual Professionals for new aerials
- * 2011 – Encumbered to 2012 - \$ 8250.00 from Official Books & Records for UDO copies

**Noble County Plan Commission and Board of Zoning Appeals
Financial Report for 2011**

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	1	1,000.00				1,000.00	.00	.00
13302	LONGEVITY PAY		2,000.00					2,000.00	.00
13700	PART TIME		.00					.00	.00
15303	PLAN COMMISSION MEMBERS		5,700.00					3,660.00	2,040.00
15304	BOARD OF ZONING MEMBERS		3,150.00					2,760.00	390.00
15400	ATTORNEY RETAINER FEE		9,600.00					7,591.69	2,008.31
SUPPLIES									
21200	OFFICIAL BOOKS & RECORDS	2, 3	300.00			7,950.00	8,250.00	.00	.00
21400	HOUSE NUMBER SUPPLIES	4	250.00				250.00	.00	.00
22100	GAS, OIL, LUBE	5, 6	1,200.00			398.09	775.00	818.24	4.85
22300	GARAGE & OTHERS		1,000.00					971.20	28.80
OTHER SERVICES									
31100	LEGAL SERVICES	7	4,000.00				4,000.00	.00	.00
32101	CONTRACTUAL PROFESSIONALS	8, 9	0			8,700.00	8,700.00	.00	.00
32300	MILEAGE	10	800.00				600.00	99.32	100.68
32400	TELEPHONE	11	1,200.00				150.00	1049.43	.57
33100	PRINTING & ADVERTISING	12	250.00				75.00	156.00	19.00
33200	LEGAL PUBLICATIONS	13	1,400.00				900.00	401.05	98.95
33500	FIELD MARKERS	14	300.00				300.00	.00	.00
36500	EQUIPMENT REPAIR	15	300.00				300.00	.00	.00
39100	DUES & SUBSCRIPTIONS	16, 17	700.00			69.96	350.00	373.00	46.96
	TOTAL: \$		98,900.00	.00	.00	17,118.05	25,650.00	85,629.93	4,738.12

NOTES:
 1, 4, 6, 7, 10, 11, 12, 13, 14, 15, 17 – Transferred to Contractual Professionals
 2 – Encumbered from 2010 for UDO copies
 3 – Encumbered to 2012 Official Records & Books for UDO copies
 5 – Encumbered from 2010 for gas, oil, lube expenses

8 - Transferred from Legal Services, Mileage, Telephone, Printing, Legal Publications, Field Markers, Equipment Repairs, Dues & Subscriptions, Educations & Training, House Numbering Supplies, Gas Oil Lube

9 - Encumbered to 2012 Contractual Professionals

16 - Refund of overpayment added back into account

2011 Plan Commission Meetings

10 Regular Sessions
1 Executive Session



2011 Petitions

<i>Petition / Application #</i>	<i>Petition / Application Details</i>	<i>Board Action</i>	<i>Date of Hearing</i>
Vacation 2011-01	Timothy J Dyer & Teresa R Morr - vacation of Green Cove Addition Lot 11, Lot 12, Lot 13, and combine with vacated easement between Lot 12 and 13 creating acreage of .46 acres; Section 16, Jefferson Township	Approved	2/16/11
Rezone 372	Marcella A. Brown - rezoning of 2 acre portion of 8.5 acre to allow continued operation of business. Section 33, Noble Township	Recommended to Commissioners	7/20/11

*** Finding of Fact as required per Indiana Code are applied to all Plan Commission and Board of Zoning Appeals approvals and denials.**

2011 Board of Zoning Appeals Meetings

9 Regular Sessions
1 Special Session
1 Executive Session

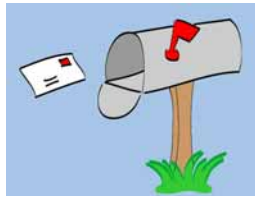


2011 Petitions

<i>Petition / Application #</i>	<i>Petition / Application Details</i>	<i>Board Action</i>	<i>Date of Hearing</i>
Variance 1829	Dave and Deb Troup - Variance to allow a dog breeding, training & boarding kennel in an A1 zoning. Located in Section 5, Sparta Township	Approved	3/2/11
Variance 1830	Ashley N. Decker – Variance to allow placement of a new 2011 singlewide, with 800 square feet rather than the required 960 square feet. Located in Section 17, Noble Township	Approved	4/6/11
Variance 1831	Randall J and Diane Lutter – Variance to allow two homes on same tract of land. Located in Section 27, Swan Township	Approved	5/4/11
Variance 1832	Allen H & Anna Miller – Variance to allow placement of a pole barn 50 feet from the centerline of 900 W rather than the required 85 feet. Located in Section 9, Perry Township	Approved	6/1/11
Variance 1833	Joshua Gaerte – Variance to allow temporary placement of a used 2007 singlewide with 1120 square feet. Located in Section 6, Green Township	Approved	6/1/11
Variance 1834	Robert D. & Deborah S. Ruch – Variance to allow a 54 foot setback from the west water's edge instead of the required 75 foot setback to construct a new home. Located in Section 33, York Township	Approved	7/6/11
Variance 1835	Pamela Gardner/Jo Sue Kirkpatrick – Variance to allow a beauty shop in the existing home in an A2 zoning. Located in Section 36, York Township	Approved	7/6/11

Special Exception 405	John P. & Janice S. Smith – Special Exception to allow operation of a dog kennel in A-2 zoning. Located in Section 24, Wayne Township	Denied	8/3/11
Variance 1836	Tyler J & Kellie J Phares – Variance to allow operation of a beauty shop in their home in A-2 zoning. Located in Section 4, York Township	Approved	8/3/11
Special Exception 406	Perry O. & Katie E. Schwartz – Special Exception to allow operation of a bait and tackle business in A-2 zoning. Located in Section 5, Elkhart Township	Approved	8/3/11
Variance 1837	Michael D. & Sandra L. Plank – Variance to allow two homes on the same tract of land. Located in Section 34, Jefferson Township	Approved	10/5/11
Variance 1838	Dennis Lamp – Variance to allow operation of a general dental office in an A2 zoning. Located in Section 16, Swan Township	Approved	10/5/11
Variance 1839	Ernest E. & Luella Mae Lehman – Variance to allow a 920 Foot setback (rather than the required 1320 feet) from platted land for confined feeding operation. Located in Section 24, Perry Township	Denied	10/5/11
Variance 1840	Ralph Detwiler and Robert Elgie/Dustin Portmess – Variance to allow light manufacturing of gun silencers/suppressors in an A-2 zoning district. Located in Section 24, Jefferson Township	Approved	10/5/11
Variance 1841	Lois R. Starkey – Variance to allow a 3 year continued temporary placement of a 1985 singlewide. Located in Section 9, Noble Township.	Approved	11/2/11
Variance 1842	Anthony & Sandra Feichter - Variance to allow sales, installation of automotive aftermarket parts/accessories, light manufacturing of small automotive components, purchase, sale of use vehicles, no more than 5 outside employees. Located in Section 35, Jefferson Township	Approved	11/2/11
Variance 1843	Darlene Mault / Jonas Yoder – Variance to allow indefinite placement of two former semi-trailers to be used as cold locker storage for public use. Located in Section 9, Elkhart Township	Approved	12/7/11
Variance 1844	Andrew J Bridegam – Variance to allow a 3 year continued temporary placement of a 1988 singlewide. Located in Section 31, Noble Township	Cancelled	12/7/11
Variance 1845	Esther Geiger / Todd & Tina Skinner – Variance to allow a 3 year continued temporary placement of a 1994 singlewide. Located in Section 35, Green Township	Approved	12/7/11
Variance 1846	Devon Yoder – Variance to allow a 360 foot setback for confined feeding rather than the required 500 feet. Located in Section 18, Perry Township	Denied	12/7/11

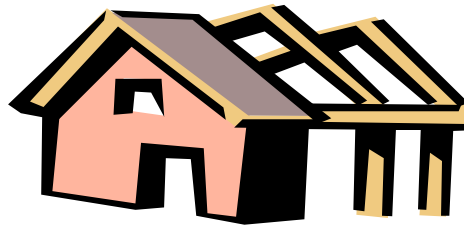
*** Findings of Fact as required by Indiana Code are applied to all Board of Zoning Appeals and Plan Commission approvals and denials.**



2011 Addresses Established

For the combined city/town and county jurisdiction:

- 30 – New home addresses within jurisdiction of the Noble County Plan Commission.
- 6 – Public access sites (parking lots / trail access) within our jurisdiction.
- 3 – Railroad PTC structures within our jurisdiction.
- 1 – Electrical substation within our jurisdiction.
- 5 – Corrections within our jurisdiction.
- 1 – within the extra-territorial jurisdiction of Albion.
- 1 – within the extra-territorial jurisdiction of Avilla.
- 3 – within the extra-territorial jurisdiction of Rome City.
- 3 – within the extra-territorial jurisdiction of Ligonier.



Single Family Residences – Constructed During 2011

Township	Manufactured	Conventional	Estimated Cost
Allen	1	0	\$304,600
Elkhart	0	5	\$625,950
Green	1	5	\$1,828,890
Jefferson	0	4	\$267,000
Noble	2	9	\$235,000
Orange	1	2	\$489,000
Perry	0	1	\$190,000
Sparta	0	1	\$0
Swan	0	7	\$532,600
Washington	0	2	\$410,000
Wayne	0	1	\$80,000
York	0	3	\$445,500
Totals	5	40	\$6,440,897

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.

Year	# Of Manufactured Homes	# Of Conventional Homes	Total
2011	5	40	45
2010	7	29	36
2009	8	35	43
2008	9	36	45
2007	14	61	75
2006	14	63	77
2005	33	67	104
2004	42	62	104
2003	43	70	113
2002	32	65	97
2001	59	74	133

Year	Township With Most Growth	No. of Homes	Township with Least Growth	No. of Homes
2011	Noble	11	Allen, Perry, Sparta, Wayne	1
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



Manufactured Homes (including Singlewides)

Year	Township with Most Homes	No. of Homes	Township with Least Homes	No. of Homes
2011	Noble	2	Elkhart, Jefferson, Perry, Sparta, Swan, Washington, Wayne, York	0
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

Conventional Homes

Year	Township with Most Homes	No. of Homes	Township with Least Homes	No. of Homes
2011	Noble	9	Allen	0
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

County Owned/Department Vehicle - total of 7382 miles accumulated in 2011 on the 1997 Chevrolet Cavalier for daily Plan Commission/Board of Zoning Appeals duties.