



2016 ANNUAL REPORT

WHITESTOWN BUILDING & PLANNING DEPARTMENT

The Building & Planning Department outgrew its' office and moved across the hall to accommodate two new full time employees. The current employee roster includes 1 Director of Planning & Community Development, 1 Building Department Director, 1 Commercial Inspector, and 1 Building & Planning Executive Assistant.

BUILDING PERMITS

In 2016 there were 349 permits issued for construction within the jurisdiction of Whitestown. This number is up 16 from 2015.

According to Table 1, there were 15 new Commercial/Industrial buildings constructed, which is up from the 4 built in 2015.

New residential permits skyrocketed to 246 while the bulk of residential remains single family, these numbers include two-family units as well.

Table 1- 2016 Permits Issued by Type

Commercial/Industrial		48	\$119,133,092.00
New Structure	15		\$59,303,063.00
Accessory Structure	7		\$10,052,025.00
Addition	0		\$0
Remodel	17		\$14,793,152.00
Construction Trailer	9		\$34,984,852.00
Residential		264	\$59,208,653
New Structure (SF & TF)	246		\$58,872,398.00
Accessory Structure	10		\$122,000.00
Addition	3		\$25,000.00
Remodel	5		\$189,255.00
Other		37	\$447,562
Cell Tower	2		\$37,301.00
Sign	16		\$117,187.00
Electrical Only	13		\$252,000.00
Demolition	6		\$26,500.00
Total	349		

There were more demolition permits issued in 2016 partially due to the department's new Code Enforcement program. This program encourages property owners to pull a remodel permit or demolish the structure that proves inhabitable within 30 days of written violation.

Table 2- Permits Issued by Month

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Commercial/Industrial												
New Structure	1	0	1	0	1	1	1	4	4	0	1	1
Accessory Structure	0	0	0	0	0	0	1	0	2	1	3	0
Addition	0	0	0	0	0	0	0	0	0	0	0	0
Remodel	2	0	3	0	0	2	3	3	1	1	1	1
Construction Trailer	2	0	0	2	0	1	3	0	1	0	0	0
Residential												
New Structure (SF & TF)	13	15	26	29	23	28	15	20	16	14	31	16
Accessory Structure	0	0	0	0	2	0	2	2	2	1	0	1
Addition	0	0	1	0	0	0	2	0	0	0	0	0
Remodel	0	1	2	1	0	0	1	0	0	0	0	0
Other												
Cell Tower	0	0	0	1	0	0	0	1	0	0	0	0
Sign	0	1	1	2	0	0	0	2	2	6	1	1
Electrical Only	0	2	1	1	2	2	1	0	4	0	0	0
Demolition	1	2	0	1	0	0	1	0	1	0	0	0
Total	19	21	35	37	28	34	30	32	33	23	37	20

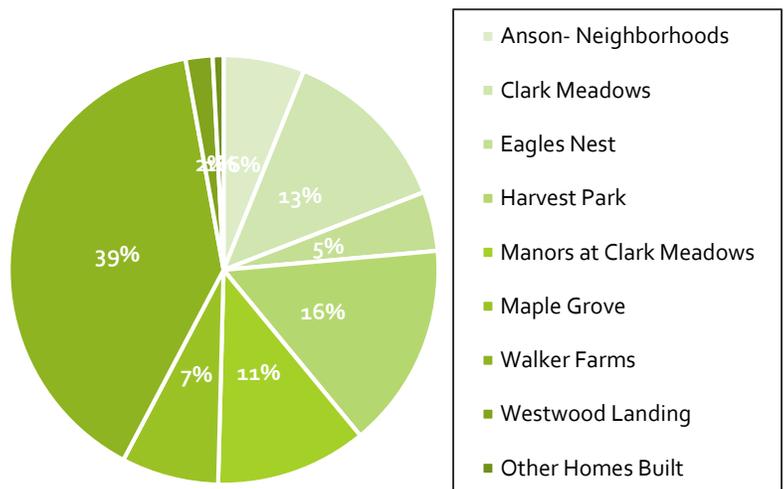
Table 2 above shows the 2016 permits issued by month. Most permits were issued in the spring and summer and stayed consistent throughout fall.

SUBDIVISIONS

All of the new single-family homes constructed in 2016 were within platted subdivisions. Of the current 8 subdivisions, Walker Farms was the most active with 39% of the total new residential builds followed by Harvest Park and Clark Meadows.

Table 3- Subdivision Construction

Anson- Neighborhoods	15
Clark Meadows	32
Eagles Nest	11
Harvest Park	38
Manors at Clark Meadows	28
Maple Grove	18
Walker Farms	97
Westwood Landing	5
Other Homes Built	2



Beginning this year, Westwood Landing has begun its first section of single family homes. Eagles Nest has complexly finished their subdivision build-out and Walker Farms has broken ground on their final section 15.

BUILDING INSPECTIONS AND CODE ENFORCEMENT

With both residential and commercial inspections being brought in-house, there were 2,905 building inspections conducted over the 2016 year. This is up 589 from last year at 2,316 inspections.

Table 4 illustrates the type of inspection and the number of inspections done throughout the year.

Code Enforcement has been a successful addition to the Building & Planning Department in 2015 which relieves the Whitestown Police Department of this responsibility. With an emphasis on weeds and grasses violations, unsafe buildings, and junk and or abandoned vehicles or properties the Code Enforcement program encourages residents and properties to adhere to the health and safety of their properties. Adopted Ordinance number, description and frequency of violations are shown below.

Ordinance #	Description	Frequency
2009-19	Weeds, trees, shrubs	23
2001-12	Abandoned, junk vehicles	5
2014-15b	Unsafe building	1
2009-14	Litter control	12
UDO	Ordinance Violation	2
		43

Table 4- Inspection Count

Type of Inspection	
Temporary Electric	257
Footing	329
Slab/Plumbing	372
Foundation	78
Electrical Rough-in	351
Framing Rough-in	292
HVAC Rough-in	276
Plumbing Rough-in	292
Insulation	257
Final Inspection	318
Other	83
TOTAL	2,905

PLAN COMMISSION & BOARD OF ZONING APPEAL PETITIONS

The following is a list of the 9 BZA petitions filed and heard in 2016.

File #	Type	Description	Disposition
BZA16-001-VA	Variance	RPM Machinery	Approved with conditions
BZA16-002-SE	Special Exception	Valenti Fuel Farm	Approved with conditions
BZA16-003-UC	Use Classification	So Big Maternity Home	Approved
BZA16-004-SE	Special Exception	MG Rainbow Child Care	Approved
BZA16-005-VA	Setback Variance	Habitat for Humanity	Approved
BZA16-006-VA	Variance	New Hope Church Cross Height	Approved with conditions
BZA16-007-VA	Variance	Indy Road Truck Parking	Approved with conditions
BZA16-008-VA	Setback Variance	MG Lot 5 Side Setback	Approved
BZA16-009-VA	Setback Variance	MG Lot 3 Side Setback	Approved

The following is a list of the 42 WPC petitions filed and heard in 2016.

File #	Type	Description	Disposition
PC15-025-DP	Development Plan	Whitestown East GDI	Approved with conditions
PC16-001-SP	Secondary Plat	Perry Industrial Lot 6	Approved
PC16-002-DP	Development Plan	New Hope Christian Church	Approved with conditions
PC16-003-SP	Secondary Plat	Harvest Park Sec 2	Administrative
PC16-004-SP	Secondary Plat	Clark Meadows Sec 5	Administrative
PC16-005-DP	Development Plan	RPM Machinery	Approved with conditions
PC16-006-ZA	Zoning Amendment	GreenParke Rezone	Approved with conditions
PC16-007-DP	Development Plan	GCI Golf School	Approved
PC16-008-CP	Concept Plan	Perry Industrial Lot 14	Approved
PC16-009-ZA	Zoning Amendment	Mainstreet Rezone	Approved with conditions
PC16-010-TA	Text Amendment	Maple Grove Commitments	Approved with conditions
PC16-011-SP	Secondary Plat	Maple Grove Replat	Approved with conditions
PC16-012-CP	Concept Plan	Rainbow Child	Approved
PC16-013-DP	Development Plan	Mainstreet Transitional	Approved with conditions
PC16-014-DP	Development Plan	Perry Industrial Lot 14	Approved
PC16-015-DP	Development Plan	Rego-Fix	Approved
PC16-016-ZA	Zoning Amendment	Hackett Rezone	Approved with conditions
PC16-017-DP	Development Plan	Rainbow Child	Approved
PC16-018-DP	Development Plan	Villages IV	Approved
PC16-019-ZA	Zoning Amendment	Spalding PUD	Approved
PC16-020-DP	Development Plan	Anson Parcel K	Approved with conditions
PC16-021-CP	Concept Plan	Perry Industrial Lot 6	Approved
PC16-022-DP	Development Plan	Mainstreet Transitional	Approved
PC16-023-DP	Development Plan	Weber Concrete Batch Plant	Approved with conditions
PC16-024-SP	Secondary Plat	Maple Grove Lot 3	Approved
PC16-025-CP	Concept Plan	Maple Grove Lot 3	Approved

PC16-026-CP	Concept Plan	Maple Grove Lot 5	Approved
PC16-027-CP	Concept Plan	Maple Grove Lot 2	Approved
PC16-028-PP	Primary Plat	Whitestown Business Park	Approved
PC16-029-CP	Concept Plan	Whitestown Business Park	Approved
PC16-030-SP	Secondary Plat	Manors @ CM Sec 2	Administrative
PC16-031-DP	Development Plan	Maple Grove Lot 3	Approved
PC16-032-DP	Development Plan	Maple Grove Lot 5	Approved
PC16-033-DP	Development Plan	Maple Grove Lot 2	Approved with conditions
PC16-034-OV	Ordinance Violation	307 S Main Unsafe Building	Approved
PC16-035-DP	Development Plan	Whitestown Business Park	Pending
PC16-036-PP	Primary Plat	Edmonds Creek	Approved
PC16-037-CP	Concept Plan	SW Anson Retail	Pending
PC16-038-CP	Concept Plan	GreenParke	Pending
PC16-039-PP	Primary Plat	GreenParke	Pending
PC16-040-PP	Primary Plat	Beazer	Pending
PC16-041-ZA	Zoning Amendment	Beazer Rezone	Pending

2016 ACCOMPLISHMENTS

DEPARTMENT

1. Two additional full time hires. This includes a Commercial Inspector and an Executive Assistant.
2. Enhanced permitting process, stages, and communication of major projects through communication board.
3. Establishing Roofing Certification Form to ensure roofing materials are installed per manufacturer's requirements.
4. Updated full plan submittal requirements at permitting stage to expedite review process.
5. Established Early Foundation Review which allows developers to start foundations only while permit review is underway.

PLANNING

1. Edited sections of the UDO (grammatical errors, section referencing, lighting standards, definitions).
3. The WPC heard 36 petitions in 2016.
4. The WBZA heard 9 new petitions in 2016.
5. Begin implementing the Land Use Community Development Areas of the Comprehensive Plan.

6. Created the PUD Review Committee which will review any new or amendments to PUD's established in Town.

BUILDING

1. Performed 2,905 inspections over the 2016 year.
2. Streamlined the Rental Inspection Program registration by coordinating with the Utility Billing Office when tenants move in/out.
3. Began separating Building Department from Planning Department for 2017.
4. Collected more than \$216,692 in Park Impact Fees for the 2016 year.