



Town of Fortville Planning & Zoning 2020 Year End Report

New Building Permits	2020	2019	2018	2017
Single Family Residential	99	72	69	58
Multi-Family	0	0	0	2
Commercial	1	0	1	0
Industrial	0	0	0	1
Institutional	0	0	1	0
TOTAL	100	72	71	61

New Building Permits by Subdivision	2020	2019	2018	2017
Blossom Trace	1	4	1	3
Mt. Vernon North	21	N/A	N/A	N/A
Old Town Fortville	1	1	1	1
Park Creek	11	5	N/A	N/A
Villas at Blossom Trace	0	0	1	2
Wyndstone	64	61	66	54
Other	2	1	2	1
TOTAL	100	72	71	61

New Building Permits by Builder	2020	2019	2018	2017
ADF Construction of Indiana (C. Finke)	1	1	0	0
Arbor Homes	64	61	66	54
Basey Custom Homes	1	0	0	0
Carrington Homes	0	0	1	0
D.R. Horton	20	0	0	0
Davis Homes	11	9	1	2
Dixon Construction Group	1	0	0	0
DRW Construction	1	0	0	0
Envoy, Inc.	0	0	1	0
Hale Industries	0	0	0	1
Hamilton Homes	1	0	0	0
Hiday, Kermit	0	0	0	1
Marten Construction	0	0	1	2
Ratliff Construction	0	1	0	0
S&B Construction Group	0	0	1	0
Squire Homes	0	0	0	1
TOTAL	100	72	71	61

Remodel & Accessory Structure Permits	2020	2019	2018	2017
Commercial	4	7	0	3
Residential	21	8	8	4
Industrial	0	0	0	2
Institutional	0	0	0	4
TOTAL	25	15	8	13

Other Permits	2020	2019	2018	2017
Electrical	23	N/A	N/A	N/A
Pool	7	N/A	N/A	N/A
Revisions		N/A	N/A	N/A
TOTAL	30	0	0	0

Design Review Board Cases	2020	2019	2018	2017
New Commercial Construction	N/A	0	0	2
Commercial Expansion/Remodel	N/A	1	2	4
Residential PUD	N/A	1	2	1
Sign	N/A	N/A	N/A	4
Other	N/A	1	0	1
TOTAL	N/A	3	4	12

Planning & Zoning Cases	2020	2019	2018	2017
Annexations	3	N/A	3	1
Change of Use Permits	4	3	5	7
Encroachment Permits	44	33	N/A	N/A
Minor Subdivisions	1	N/A	N/A	N/A
Primary Plats	0	3	2	0
Primary Plat Amendments	0	0	1	0
PUD Text Amendments	1	0	0	0
Replat	0	0	1	1
Rezoning	5	1	4	2
Secondary Plats	1	2	4	4
Sign Permits	7	10	8	6
Special Exceptions	2	3	3	0
ROW Permits	24	24	18	9
Variances	6	5	4	9
Zoning Verification Letters	0	0	0	2
TOTAL	98	84	53	39

Code Enforcement Cases	2020	2019	2018	2017
Dead Tree(s) impacting ROW	0	0	1	12
Vehicle issue (parking, disrepair, weight, etc.)	1	3	12	8
High Grass & Weeds	16	17	13	11
Permit Needed	0	1	1	7
Shrubbery Obstructing Sidewalks	0	0	0	4
Waste & Debris	3	9	20	24
MS4 Violation (Erosion Control)	1	0	2	N/A
Dilapidated Structure	2	0	0	0
Other	1	6	2	13
TOTAL	24	36	51	79

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Summary of Planning & Zoning Activity – 2020

- The Town approved its own Zoning Ordinance, Subdivision Control Ordinance, Stormwater Ordinance, and Building Code in January 2020. Functions taken over from Hancock County. Accompanied by a new Fortville Plan Commission (PC) and Fortville Board of Zoning Appeals (BZA). This big step has allowed for local decision making, local control, and a streamlined permitting process for residents & developers. The PC reviewed 10 cases and the BZA reviewed seven (7) cases.
- In its first year since separation from Hancock County, the Town's Planning & Building Department collected about \$95,300 in Building Permit revenue, which essentially covers the salaries of the Planning & Building Director, part time Building Inspector, an intern, and office supplies/educational expenses.
 - This is all brand new revenue that was previously being collected and retained by Hancock County; But, the Planning Administrator position (now Director) has been funded by the Town since 2017.
- The Town issued 168 permits in total of various types (new homes, additions, swimming pools etc.)
- Three (3) voluntary annexations resulted in over 173 acres being added to Town limits.
- The Stellar Communities program moves forward. The Main Street Revitalization Program (MSRP) features façade repair to the VFW buildings and FoxGardin resulting in what will be excellent facelifts to historic buildings on Main Street.
 - The Villages on Madison is moving forward with their proposal for an income-restricted workforce housing project; Zoning was secured in 2020.
 - The Broadway Road Diet project remains on track for 2023, with plan coordination occurring with INDOT in 2020.
- New businesses in Town including Moon Drops Distillery under development in 2020. Also included a major expansion for Thursday Pools and a relocation of Deaton's Waterfront Services.
- Continued growth in the single-family building permit realm. Wyndstone nears build out in 2020. Park Creek and Mt Vernon North, 2 well-designed projects using our PUD standards, continue to see new homes. The housing market remains strong and we continue to see interest from developers and homebuilders.
- 2020 saw early infrastructure installation for the planned Northwest Fortville neighborhood to feature David Weekley Homes and Ryan Homes.
- A Riverfront Development District was enacted in Town allowing for more alcohol permits for new restaurants in the downtown area.
- For 2021, possibly looking at developing an Impact Fee program to implement a Park Impact Fee and Road Impact Fee. This will be an involved process, in which a committee will need to be formed and a consultant will need to be hired. But it would result in needed revenue for park and roadway capital projects.