



Shelby County Plan Commission & Building Inspector

Annual Report 2022

Sunbeam I-74, LLC / I-74 Logistics Park Development Plan Public Hearing
Photo courtesy Shelby County Post

June 2023

Authored by: Desiree Calderella, AICP
Planning Director

Contents

Executive Summary.....	3
Exceptional Projects and Accomplishments	6
Flat Rock Dollar General.....	6
Fairland Landscape Supply Company.....	8
QuickTrip Corporation	9
Fairland Dollar General	10
Sunbeam I-74, LLC / I-74 Logistics Park Development Plan	11
Department Accomplishments.....	12
Plan Commission.....	13
Rezoning.....	14
Simple Subdivisions.....	15
Other	16
General Location of 2022 Plan Commission Petitions.....	17
Board of Zoning Appeals (BZA)	18
BZA Petitions.....	19
BZA Hearing Officer Petitions	21
General Location of 2022 BZA Petitions	23
Improvement Location Permits (ILPs).....	24
Site Plans.....	24
Construction Permits & Structural Improvements	25
Inspections.....	25
Permits Issued.....	25
Value of Structural Improvements	26
New Home Permits.....	27
Commercial/Industrial/Institutional Construction	29
Department Finances	30
Operating Costs	31
Revenue.....	32
Appendix	34
2022 Calendar Year Reporting Table	34
Yearly Reporting Table 1980-2022	35

Executive Summary

This report serves as a brief summary of the 2022 calendar year for the Plan Commission, Board of Zoning Appeals, Building Inspector, and other activities related to the County Plan Commission and Building Inspector Department. This report will review exceptional projects and notable accomplishments of the boards and department, summarize all petitions heard by the Plan Commission and the BZA, give a brief synopsis of historical and current development trends using permit data, and provide an overview of the department's historical and current finances.

The Shelby County Plan Commission and Building Inspector Department serves as the main professional, technical, and administrative staff for the County's Plan Commission, Board of Zoning Appeals, Site Plan Review Committee, and Building Inspector. The department staff works to advise these entities and performs the essential day-to-day functions of the department to ensure responsible development throughout the year. These day-to-day functions include, but are not limited to, site plan review for code compliance, general code enforcement, permitting, inspections, floodplain administration, and record keeping.

Agricultural and residential building activity in the County began to increase in 2020 and peaked in 2021. In 2022, building activity decreased, reflected by a decrease in permits issued and decrease in department revenue. Also, the number of Plan Commission and Board of Zoning Appeals petitions did not significantly increase in 2022. This decrease in building activity likely resulted from the impact of inflation on homeowners and smaller family farms. Per the Bureau of Labor Statistics, the value of the dollar increased by 15% from March 2020 to December 2022.

Inflation did not appear to impact the economic feasibility of non-agricultural and non-residential development, as the unprecedented amount of commercial and industrial development activity that occurred in 2021 extended into 2022. Development activity occurred primarily in the Pleasant View area where the Comprehensive Plan recommends that industrial development occur and where the County has funded and extended road and utility improvements. By the end of 2022, the County had upgraded

McGregor Rd east of the Pleasant View Interchange, upgraded Carroll Rd up to the Five Below entrance, and had laid the base pavement for Frontage Rd. between CR 850 N and the Blue Star concrete plant. In 2022, the County also installed sanitary sewer and water lines in the Pleasant View area.

New development will provide benefits to the County. Regardless of tax abatements, the development will generate a significant amount of new tax revenue that the County can use to upgrade existing services and provide new amenities. The tax revenue of the development will off-set residential property taxes, providing a benefit to homeowners. New development also creates new jobs and primes the market for retail, food, and cultural amenities that can be enjoyed by current county residents.

While the development will provide these benefits to the County, it also results in a sudden and drastic change to the rural character of northwest Shelby County present for over two-hundred years. A citizen group has formed to address this concern. The group has attended all public meetings regarding new commercial and industrial development in Pleasant View and has expressed concerns relating to infrastructure, semi-truck traffic, public safety, drainage, environmental impacts, aesthetic impacts, and nuisance impacts.

Indianapolis has grown outwards since its inception, therefore development at the fringes of all counties adjoining Indianapolis is to be expected. Balancing the benefits of new development with aspirations to retain the County's rural heritage should become easier as Shelby County adjusts to the change in its landscape.

Commercial Solar Energy Development remained a topic of conversation in 2022. No new commercial solar energy developers filed land use applications, however the Speedway Solar development approved by the BZA in 2019 finalized their decommissioning agreement and filed an application for Site Plan approval.

A few personal changes occurred in 2022. Cameron James took on the role of Administrative Assistant for twelve weeks while Jessie Elsrod was on maternity leave. Jason Clark with McNeely Law took on the role Plan Commission Attorney. Jordan Caldwell assumed the seat of Doug Warnecke on the Plan Commission and BZA. Nick

Hartman assumed the seat of Steve Mathies on the Plan Commission. Terry Knudson assumed the seat of Rachel Ackley on the BZA. Chris Ross's term as County Commissioner ended at the end of 2022 and the County Commissioners will fill his seat on the Plan Commission from their membership in 2023.

While this report serves as a more comprehensive review of 2022, below are some basic figures that show the work performed:

Plan Commission Petitions: 34

Board of Zoning Appeals Petitions: 53

Total Building Permits: 201

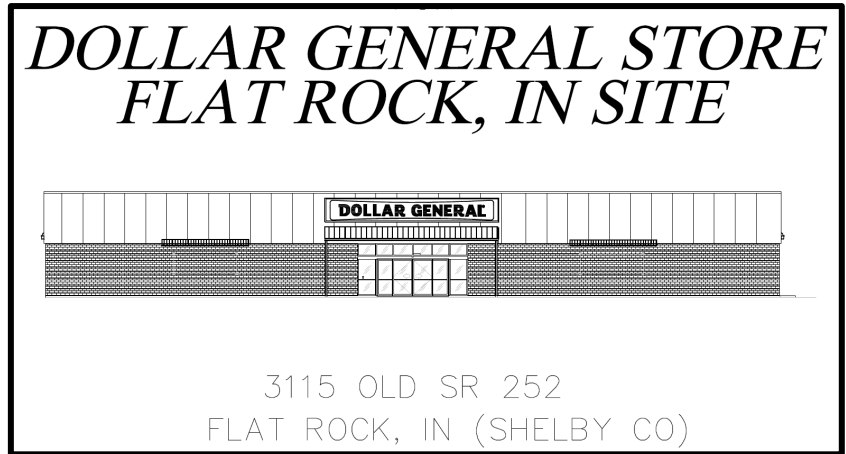
Total Value of Construction: \$83,298,935

New Single-Family Home Permits: 45

Exceptional Projects and Accomplishments

Flat Rock Dollar General

In the Spring of 2022 Dollar General, Inc. initiated the development process for a 3-acre property located west of the unincorporated community of Flat Rock at 3115 W Old SR 252, Flat Rock. The development includes a 10,640 sq. ft. retail store, commercial septic system, well, parking and maneuvering areas, and landscaping. The development will provide a retail service currently not available in the southern portion of the County and within walking distance of the unincorporated community of Flat Rock. In lieu of installing a sidewalk on the west side of the site, Dollar General provided funds to the Flat Rock Citizens Committee for use toward future sidewalk improvements along Old SR 252.



Source: Dollar General, Site Plan

Rezoning

On February 2nd, 2022 the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District to the VM (Village Mixed Use) District. The County Commissioners approved the rezoning on March 7th, 2022. Approval included stipulations regarding building design and provisions for a sidewalk to enhance the rural town center of Flat Rock.

Special Exception & Development Standards Variances

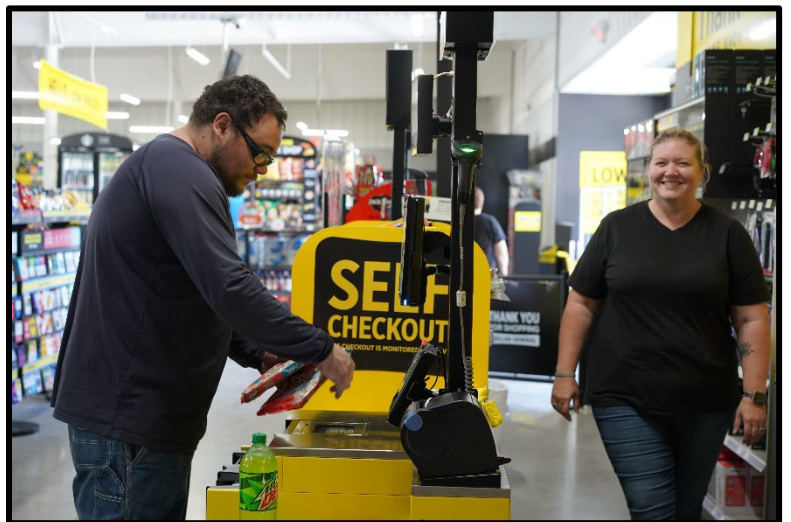
On March 8th, 2022 the BZA approved a Special Exception to permit the Dollar General as a Type 3 Medium Intensity Retail establishment in the VM District and development standards variances to allow a ground sign having an area of 50 sq. ft. and a height of 9

ft., and a wall sign having an area of 150 sq. ft. The approval included a stipulation which required additional plantings along the property line of the one adjoining residential property.

Permitting

The Technical Review Committee reviewed the Site Plan for the project in the Spring of 2022. The Site Plan included a 10,640 sq. ft. retail store, commercial septic system, parking and maneuvering areas, and landscaping. The Site Plan complied with all zoning, drainage, and fire department code requirements.

Dollar General obtained improvement location and construction permits for the project on May 23rd, 2022. The permit application listed the value of structural improvements at \$550,000. Dollar General completed all building and site improvements in the summer of 2022, and obtained a final Certificate of Occupancy on September 12, 2022.



Source: Addison Times

Dollar General opened for business on August 26, 2022, six months after beginning the development process. In larger jurisdictions with multiple permitting departments, the process for similar developments may take up to three years. Shelby County has an advantage in attracting and retaining development due to its efficient development review and permitting process.

Fairland Landscape Supply Company

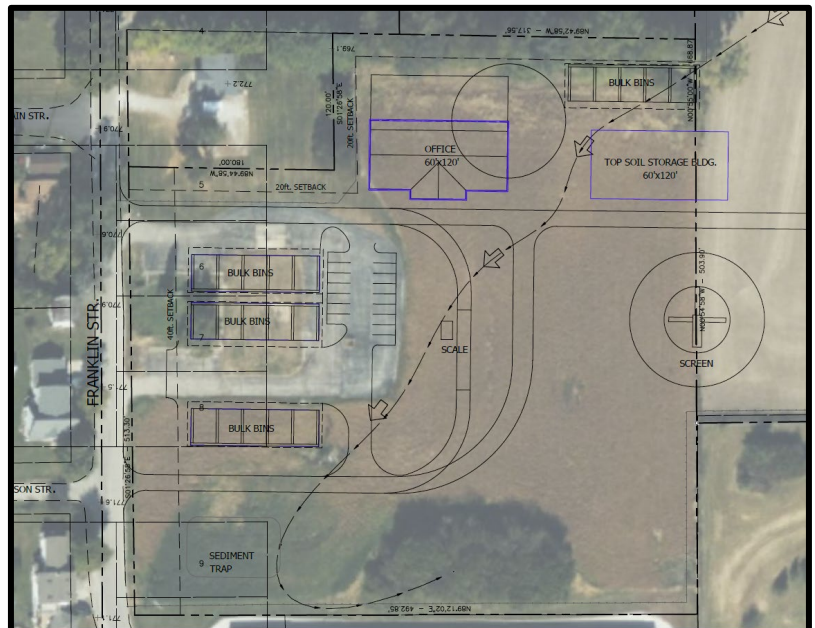
Mike Bowman, a local business owner, purchased approximately 50-acres of property along the east side of CR 400 W within the town limits of Fairland with the intent of developing the property for a landscape product processing, distribution, and retail facility. The Fairland Town Board supported the project. The property previously included commercial establishment destroyed by fire, however most of the property has historically been used for agricultural production. The proposed development includes a 60'x120' office building, two access drives from Franklin Street primarily for employee and customer use, an access drive from 400 N primarily for truck deliveries, paved parking and maneuvering areas, gravel maneuvering areas, bulk storage bins, sediment trap, scale, and processing screen.

Rezoning

On May 24th, 2022 the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural), A2 (Agricultural), C1 (Neighborhood Commercial), and C2 (Highway Commercial) Districts to the I2 (High Intensity Industrial) District.

Several residents in Fairland attended the Plan Commission meeting to express concerns related to aesthetic and nuisance impacts due to proximity of the property to surrounding residential development and the Fairland cemetery. The Board chose to approve the rezoning with

several stipulations to help mitigate these impacts, including a 350 buffer between development and the cemetery. The County Commissioners approved the rezoning on June 6th, 2022.



Source: Rezoning Application

QuickTrip Corporation

In the Spring of 2022 QuickTrip Corporation initiated the development process for its first Indiana travel center proposed for an 8-acre property located at the southeast corner of the Pleasant View interchange. The proposed development includes a 7,318 sq. ft. convenience store, twenty (20) gas pumps, seventy-two (72) automobile parking spaces, fifteen (15) truck parking spaces, truck scale, trash enclosure, stormwater detention, high-rise sign, and entrances onto Walnut St. and Frontage Rd. The travel center will provide an amenity to persons employed by and visiting adjacent industrial developments, truck drivers involved in the shipping and delivery of goods, and the traveling public utilizing I-74.

Rezoning

On May 24th, 2022 the Plan Commission granted a favorable recommendation to rezone the property from the M2 (Multiple-Family Residential) District to C2 (Highway Commercial) District. Several citizens expressed concerns at the meeting, primarily regarding environmental impacts due to the nature of the proposed use and existing site soil conditions. The petitioner explained that zoning approval would allow QuickTrip to begin the development process, and that they intend to conduct environmental studies and comply with all applicable State and County codes. The County Commissioners approved the rezoning on June 6th, 2022.



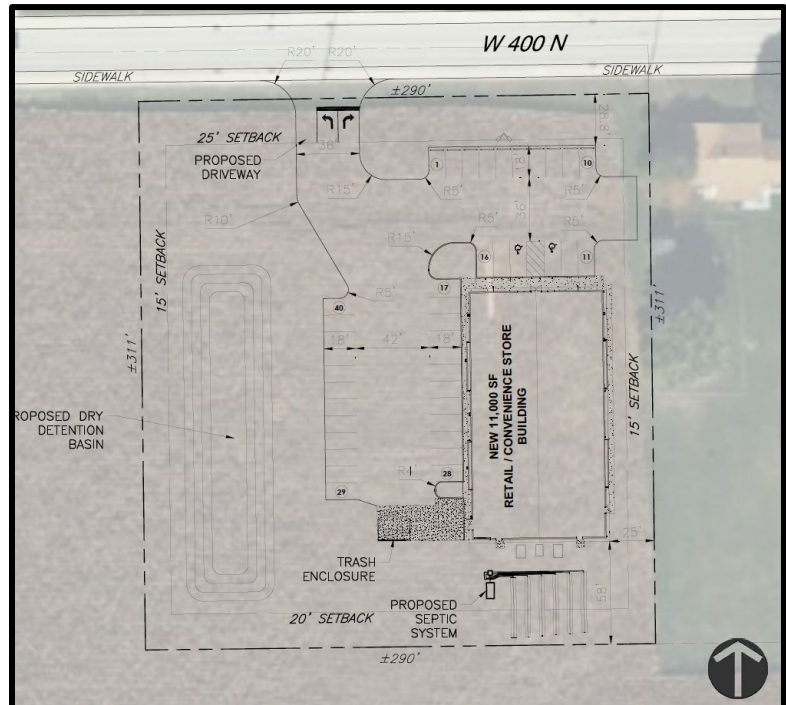
Source: QuickTrip.com

Fairland Dollar General

In the Summer of 2022, the owner of 2-acres of property located south of the Fairland Volunteer Fire Station at 385 W Carey St. initiated the development process for a retail store. The development includes a 10,640 sq. ft. retail store, commercial septic system, well, parking and maneuvering areas, and landscaping. The development will provide an additional retail service to the incorporated community of Fairland and surrounding rural area .

Rezoning

On August 23rd, 2022 the Plan Commission granted a favorable recommendation to rezone the property from the A1 (Conservation Agricultural) District to the VM (Village Mixed Use) District. A few of the neighboring property owners expressed concerns at the meeting, primarily regarding conflicts of the development with the rural character of the area. The petitioner emphasized that farmland may not always remain farmland over time and that the Town Board of Fairland had provided a letter of support for the project. Approval included stipulations regarding building design to enhance the rural town center of Fairland. The County Commissioners approved the rezoning on September 6th, 2022.



Sunbeam I-74, LLC / I-74 Logistics Park Development Plan

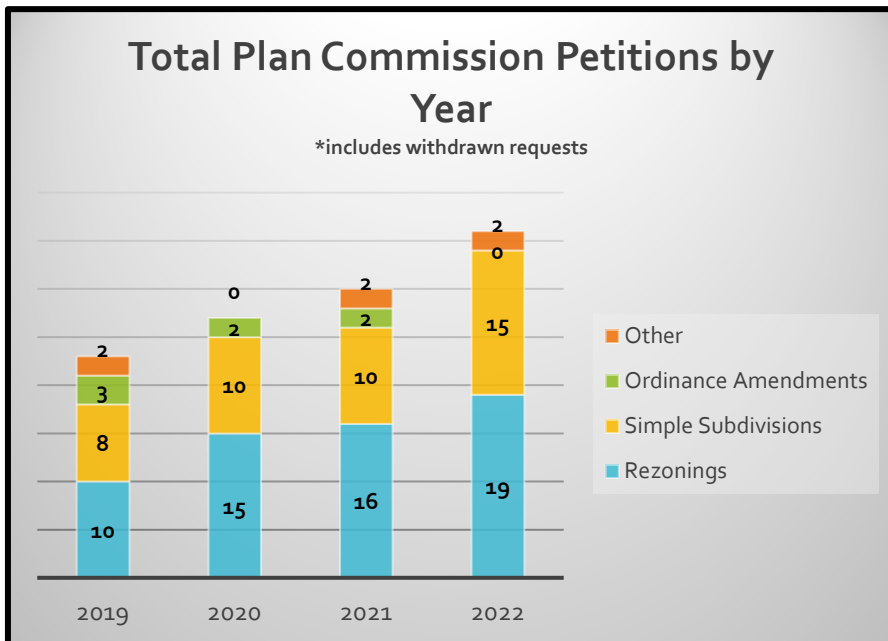
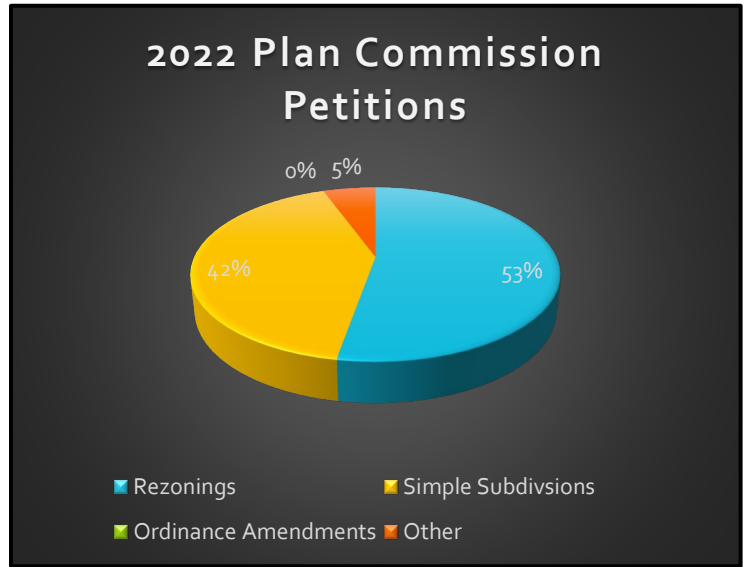
In October of 2022, Sunbeam Development presented to the Plan Commission an industrial park development plan located on 302-acres at the north end of CR 850 W. In 2021, the Plan Commission and County Commissioners had approved rezoning of the 302-acres for speculative industrial development. The proposed industrial park includes four warehouses ranging in size from 700,000 sq. ft. to 1,200,000 sq. ft., truck parking and employee parking facilities, a private road providing access to all warehouses from CR 850 W, drainage infrastructure, landscaping, and utilities. Representatives from Sunbeam have indicated that the company's buildings exceed standard construction standards, that the company intends to fund infrastructure and drainage improvements in the area, and that the company will commit \$300,000 through the tax abatement process for area fire protection. After development, the I-74 Logistics Industrial Park will contribute significantly to the tax base as a single property owner. Sunbeam intends to construct the first warehouse, private road, and drainage infrastructure in 2023.

Plan Commission Development Plan Approval

On October 25th, 2022 the Plan Commission approved the development plan for the I-74 Logistics Park. The Plan complied with all provisions for development plan approval identified in the Unified Development Ordinance. Public comment on the project included questions and concerns primarily related to technical aspects of the project, such as drainage and environmental impacts. However, entities such as the Drainage Board and IDEM would review these elements of the project during the technical advisory committee review phase of the development process which occurs after development plan approval. While the order of development review in Shelby County represents the typical order of development review throughout Indiana, unanswered technical questions at the development plan review phase caused some frustration among members of the public and a few members of the Plan Commission.

Plan Commission

In the 2022 calendar year, the Plan Commission heard **thirty-four (34) petitions**. Two additional petitions were submitted to the Plan Commission however withdrawn by the petitioner prior to the public hearing. Petitions included nineteen (19) **Rezoning**s, fifteen (15) **Simple Subdivisions**, one (1) **Traffic Study**, and one (1) **Development Plan**. One petition was withdrawn by the petitioner at the public hearing, however the Plan Commission approved all other petitions. The County Commissioners approved all rezoning petitions approved by the Plan Commission. The approved petitions will allow for development of fifteen (15) new single-family residential building lots, four (4) new commercial properties, and six (6) new industrial properties. Petitions involved properties located primarily along the I-74



corridor in Moral and Brandywine Townships. Over 50% of petitions related to non-residential development, significantly exceeding the number of non-residential petitions in previous years. Non-residential development petitions brought into question the legal ability of the Plan Commission to regulate

development design and to address concerns raised by the public regarding technical aspects of development.

Rezoning

<i>Case</i>	<i>Location</i>	<i>Rezoning</i>	<i>Plan Commission</i>	<i>Commissioners Ordinance</i>
<i>RZ 21-19 Pennington</i>	East side of N 350 W., ¼-mile south of W 200 N, Brandywine Township.	<u>A1 to RE</u> 1 Lot	Approved 1/25/22	Ord # 2022-03 Approved 2/7/22
<i>RZ 22-01 Mt. Gilead Baptist Church</i>	4449 S Smithland Rd, Shelbyville, Hendricks Township.	<u>M2 to IS</u> Church	Approved 1/25/22	Ord # 2022-05 Approved 2/7/22
<i>RZ 22-02 Kuhn</i>	475 N 800 E, Shelbyville, Union Township.	<u>A2 to RE</u> 2 Lots	Approved 1/25/22	Ord # 2022-04 Approved 2/7/22
<i>RZ 22-03 Dollar General</i>	West of and adjoining 3075 W Old SR 252, Flat Rock, Washington Township.	<u>A1 to VM</u> Low-Intensity Retail	Approved w/ stipulations 2/22/22	Ord # 2022-06 Approved 2/7/22
<i>RZ 22-04 Risley</i>	South side of CR 750 S, 0.7-mile east of CR 300 E, Nobel Township.	<u>A1 to R1</u> 1 Lots	Approved 4/26/22	Ord # 2022-10 Approved 5/16/22
<i>RZ 22-05 Fagel</i>	6925 S Carroll Rd, Indianapolis, Moral Township.	<u>RE to I1</u> Low-intensity Industrial	Approved w/ stipulations 4/26/22	Ord # 2022-11 Approved 5/16/22
<i>RZ 22-06 Martin Farms</i>	South of and adjoining 10303 N 150 E, Van Buren Township.	<u>A1 to A2</u> 1 Lot	Approved 4/26/22	Ord # 2022-12 Approved 5/16/22
<i>RZ 22-07 P&E12 LLP</i>	6535 W 600 N, Fairland, Sugar Creek Township.	<u>RE to A2</u> Reflect Historical Use	Withdrawn	NA
<i>RZ 22-08 Robertson</i>	3145 W Old SR 252, Flat Rock, Washington Township.	<u>A1 to A4</u> Equipment Auction	Approved w/ stipulations 4/26/22	Ord # 2022-13 Approved 5/16/22
<i>RZ 22-09 Schuneman</i>	South side of CR 1100 N, 0.4-mile east of CR 200 W, Van Buren Township.	<u>A1 to RE</u> 1 Lot	Approved 4/26/22	Ord # 2022-14 Approved 5/16/22
<i>RZ 22-10 Sanders</i>	4967 N Brandywine Rd, Shelbyville, Brandywine Township.	<u>A2 to R1</u> 1 Lot	Approved 5/24/22	Ord # 2022-21 Approved 6/27/22
<i>RZ 22-11 Bowman</i>	208 S Franklin St, Fairland, Town of Fairland, Brandywine Township.	<u>A1, A2, C1, & C2 to I2</u> Landscaping	Approved w/ stipulations 5/24/22	Ord # 2022-17 Approved 6/6/22

<i>RZ 22-12 QuikTrip Corporation</i>	9377 N 850 W, Fairland, Moral Township.	<u>M2 to C2</u> Travel Center	Approved w/ stipulations 5/24/22	Ord # 2022-18 Approved 6/6/22
<i>RZ 22-13 Farnsley Family Farm LLC</i>	West of and adjoining 7092 E Short Blue Rd, Shelbyville, Union Township.	<u>A1 to R1</u> 1 Lot	Approved 8/23/22	Ord # 2022-23 Approved 9/6/22
<i>RZ 22-14 Bowman</i>	6224 W 800 N, Fountaintown, Moral Township.	<u>A1, R1, & I1 to I2</u> Excavating Business and Light Manufacture- ing	Approved 8/23/22	Ord # 2022-24 Approved 9/6/22
<i>RZ 22-15 P&E12 LLP</i>	6535 W 600 N, Fairland, Sugar Creek Township.	<u>RE to A2</u> Reflect Historical Use	Approved w/ stipulations 8/23/22	Ord # 2022-25 Approved 9/6/22
<i>RZ 22-16 Ham</i>	8800 S 600 W, Edinburgh, Jackson Township.	<u>RE to R1</u> 2 Lots	Withdrawn	NA
<i>RZ 22-17 West</i>	North of and adjoining 7316 N 600 W, Fairland, Moral Township.	<u>RE to R1</u> 1 Lot	Approved 8/23/22	Ord # 2022-26 Approved 9/6/22
<i>RZ 22-18 Ritchie</i>	East of and adjoining 4771 W 400 N, Fairland, Brandywine Township.	<u>A1 to VM</u> Low-Intensity Retail	Approved w/ stipulations 8/23/22	Ord # 2022-27 Approved 9/6/22

- Number of lots reflect only rezoned lots

Simple Subdivisions

Case	Location	Lots	Waivers	Date	Decision
<i>SD 21-19 Pennington</i>	East side of N 350 W., ¼-mile south of W 200 N, Brandywine Township.	1	No	1/25/22	Approved
<i>SD 22-01 Jeffrey Kuhn</i>	475 N 800 E, Shelbyville, Union Township.	2	Yes	1/25/22	Approved
<i>SD 22-02 Robertson Division</i>	West of and adjoining 3075 W Old SR 252, Flat Rock, Washington Township.	1	Yes	2/22/22	Approved
<i>SD 22-03 Risley</i>	South side of CR 750 S, 0.7- mile east of CR 300 E, Nobel Township.	1	Yes	4/26/22	Approved
<i>SD 22-04 Martin Farms</i>	South of and adjoining 10303 N 150 E, Van Buren Township.	1	Yes	4/26/22	Approved

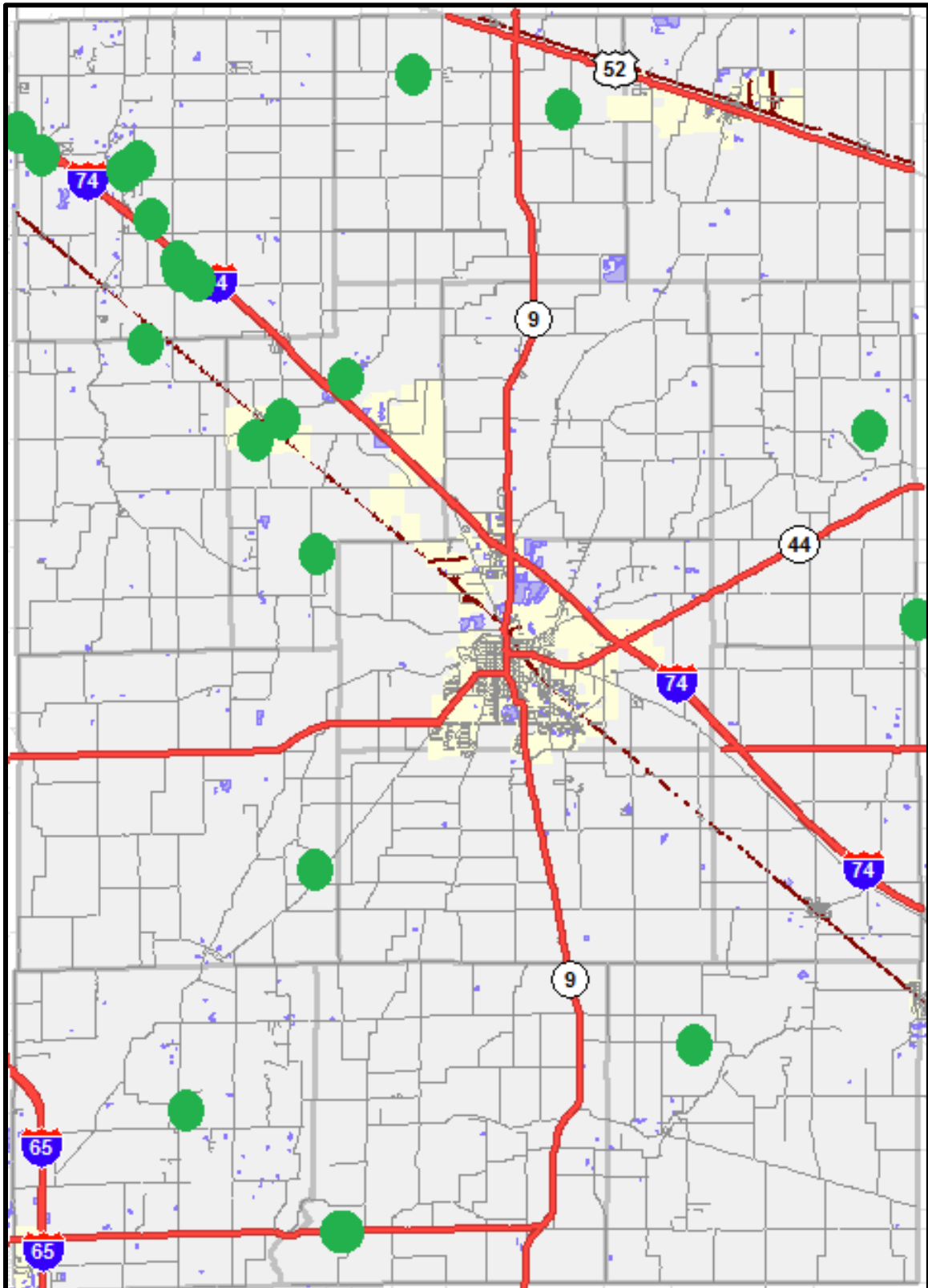
<i>SD 22-05 Schuneman</i>	South side of CR 1100 N, 0.4-mile east of CR 200 W, Van Buren Township.	1	No	4/26/22	Approved
<i>SD 22-06 Sanders</i>	4967 N Brandywine Rd, Shelbyville, Brandywine Township.	1	Yes	5/24/22	Approved
<i>SD 22-07 Lakeside Knoll</i>	7258 N 600 W, Fairland, Moral Township.	3	Yes	5/24/22	Approved
<i>SD 22-08 Rice-Medlock</i>	West side of CR 675 W, 400-foot north of CR 900 N, Moral Township.	1	Yes	5/24/22	Approved w/ stipulations
<i>SD 22-09 Sundvall</i>	7203 N Frontage Rd, Fairland, Moral Township.	2	Yes	9/27/22	Approved
<i>SD 22-10 Farnsley Family Farm LLC</i>	West of and adjoining 7092 E Short Blue Rd, Shelbyville, Union Township.	1	Yes	8/23/22	Approved
<i>SD 22-11 Ham</i>	8800 S 600 W, Edinburgh, Jackson Township.	2	Yes	NA	Withdrawn
<i>SD 22-12 West Lake</i>	North of and adjoining 7316 N 600 W, Fairland, Moral Township.	1	Yes	8/23/22	Approved
<i>SD 22-13 Ritchie Fairland</i>	East of and adjoining 4771 W 400 N, Fairland, Brandywine Township.	1	Yes	8/23/22	Approved
<i>SD 22-14 London Woods</i>	South of and adjoining 9296 N 675 W, Fairland, Moral Township.	3	Yes	9/27/22	Approved w/ stipulations

- Number of lots reflect only lots included in the subdivision, including previously developed lots and does not include remainder tracts

Other

Case	Location	Date	Decision
<i>Browning Investments Traffic & Street Impact Study</i>	9201 N Frontage Rd, Fairland, Moral Township	2/2/22	Approved
<i>DP 22-01 Sunbeam I-74, LLC / I-74 Logistics Park Development Plan</i>	Generally, south of McGregor Road and north of the CSX Railroad, Moral Township.	10/25/22	Approved

General Location of 2022 Plan Commission Petitions

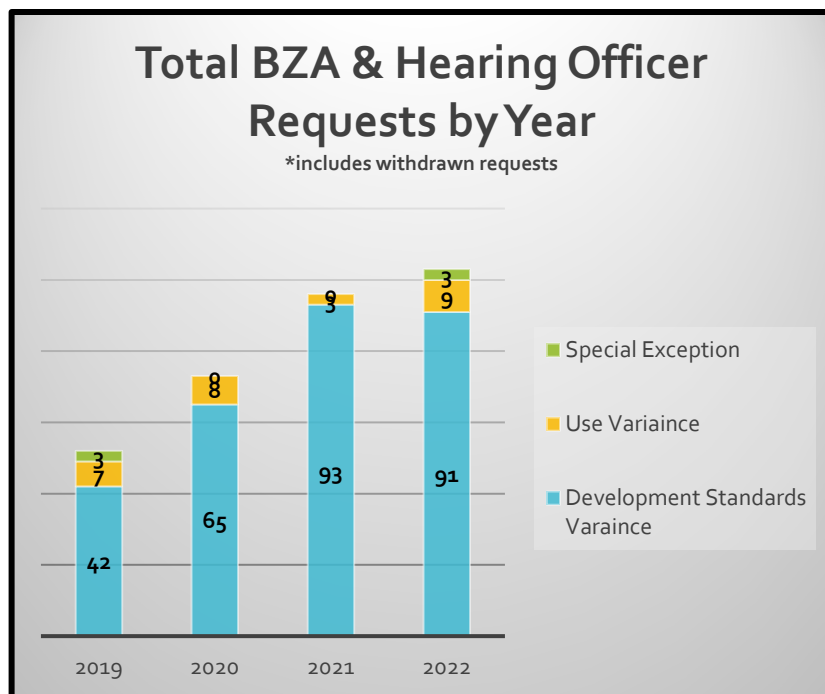
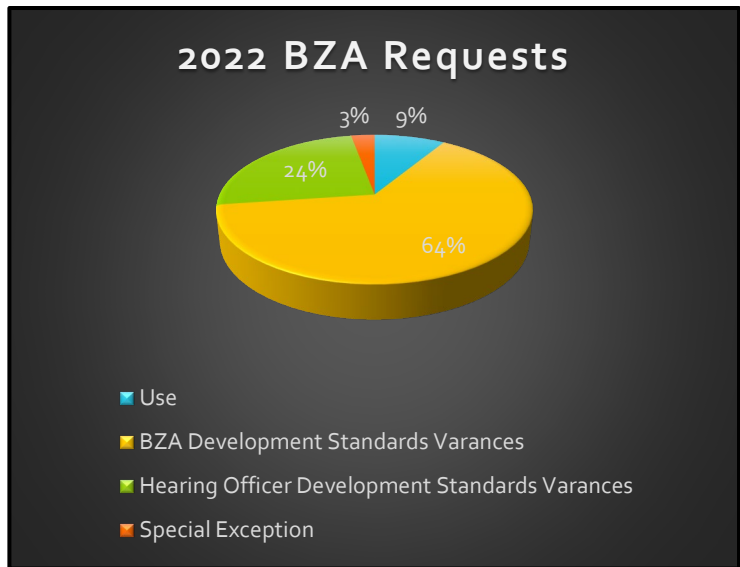


Board of Zoning Appeals (BZA)

In the 2022 calendar year, the BZA and BZA Hearing Officer heard a total of **fifty-three (53) petitions**. Several petitions included multiple requests. In total, the BZA and BZA Hearing Officer heard 103 requests.

Petitions applied mostly to properties within the northwest and southwest portions of the County. Common requests included variances from accessory structure maximum size requirements, variances to allow accessory structures in the front yard, and variances from setback requirements. Several petitions also applied to atypical uses of land,

such as allowing for construction of manufactured homes, recreational use of property as a primary use, and home-based businesses. These requests may indicate that the economic conditions caused by rapid inflation have prompted property owners to find creative and cost-effective ways to use and develop their property. Two petitions



related to variances from flood hazard area requirements. After consideration, the Board denied one of these petitions and tabled one petition to provide time for the petitioner to bring the structure into compliance with FEMA regulations. Denial of flood hazard variance requests protects

the County from potential disqualification from the National Flood Insurance Program.

BZA Petitions

The BZA heard **thirty-six (36) petitions**. Petitions included requests for Use Variances, Development Standards Variances, and Special Exceptions. Several petitions included multiple requests. In total, the BZA heard seventy-eight (78) requests, including sixty-six (66) Development Standards Variances, nine (9) Use Variances, and three (3) Special Exceptions. The BZA denied two petitions, tabled one petition indefinitely, and one petitioner withdrew their case. The BZA approved all other petitions.

<i>Case</i>	<i>Location</i>	<i>Requests</i>	<i>Date</i>	<i>Decision</i>
<i>BZA 21-44 Virginia Markland</i>	9724 N 200 W, Fountaintown, Van Buren Township.	Development Standards	1/11/22	Approved w/ Stipulations
<i>BZA 22-01 Tresslar's Camp</i>	8630 W PR 150 N, Needham, Sugar Creek Township.	Use & Development Standards	1/11/22	Approved w/ Stipulations
<i>BZA 22-02 Southwestern Consolidated Schools</i>	3406 W 600 S, Shelbyville, Hendricks Township.	3 Development Standards	1/11/22	Approved w/ Stipulations
<i>BZA 22-03 R & V Lain Farms Inc</i>	4477 W 900 S, Edinburgh, Jackson Township.	Use	2/8/22	Approved w/ Stipulations
<i>BZA 22-06 Richard Smith</i>	4310 S Sugar Creek Rd, Franklin, Hendricks Township.	3 Development Standards	4/12/22	Denied
<i>BZA 22-07 Josie Jones</i>	2467 S 125 E, Shelbyville, Shelby Township.	Development Standards	3/8/22	Approved
<i>BZA 22-09 Frank Woods, Jr.</i>	4842 N Brandywine Rd, Shelbyville, Brandywine Township.	Special Exception & Development Standards	3/8/22	Denied
<i>BZA 22-10 Dollar General</i>	West of and adjoining 3075 W Old SR 252, Flat Rock, Washington Township.	Special Exception & 2 Development Standards	3/8/22	Approved w/ Stipulations
<i>BZA 22-12 Mike Peoples</i>	2675 E Beechwood Trail, Morristown, Hanover Township.	Development Standards	4/12/22	Approved
<i>BZA 22-13 Jason Burnett</i>	4736 W 1100 N, New Palestine, Moral Township.	Development Standards	4/12/22	Approved w/ Stipulations

BZA 22-16 <i>Robert Keith & Sherry Lynn Branson</i>	3535 N Morrystown Rd, Shelbyville, Marion Township.	Use & Development Standards	4/12/22	Approved w/ Stipulations
BZA 22-17 <i>Danny Rigdon</i>	5879 N PR 660 W, Fairland, Sugar Creek Township.	2 Development Standards	5/10/22	Tabled Indefinitely
BZA 22-18 <i>Kenneth & Brittani Willoughby</i>	4155 W PR 733 S, Shelbyville, Jackson Township.	Development Standards	4/12/22	Approved w/ Stipulations
BZA 22-19 <i>Shelby County Board of Commissioners</i>	1304 N Michigan Rd, Shelbyville, Addison Township.	2 Development Standards	4/12/22	Approved w/ Stipulations
BZA 22-20 <i>Kerry Estes</i>	10176 N 600 W, Fountaintown, Moral Township	Use & Development Standards	4/12/22	Approved
BZA 22-21 <i>Ricky Jay Paul II</i>	3433 E German Rd, Shelbyville, Addison Township.	3 Development Standards	5/10/22	Approved
BZA 22-22 <i>Eric Robertson</i>	3145 W Old SR 252, Flat Rock, Washington Township.	Use & 2 Development Standards	7/12/22	Approved w/ Stipulations
BZA 22-23 <i>Bradley Davis</i>	8299 N Frontage Rd, Fairland, Moral Township.	3 Development Standards	5/10/22	Approved w/ Stipulations
BZA 22-24 <i>Tony Harrison</i>	4635 W 1120 N, New Palestine, Moral Township.	Development Standards	6/14/22	Approved w/ Stipulations
BZA 22-26 <i>Jason A Smith</i>	5917 W 700 S, Edinburgh, Jackson Township.	2 Development Standards	7/12/22	Approved
BZA 22-27 <i>Bruce Metzger</i>	11174 N 460 W, New Palestine, Moral Township.	2 Development Standards	9/13/22	Denied
BZA 22-29 <i>Stacy Jenkins</i>	8188 & 7944 S PR 435 W, Edinburgh, Jackson Township.	3 Development Standards	8/9/22	Approved w/ Stipulations
BZA 22-31 <i>Panjab Group, Inc.</i>	6925 S Carroll Rd, Indianapolis, Moral Township.	Use & 4 Development Standards	NA	Withdrawn
BZA 22-32 <i>Robert L Wolfe & Laura Dodson</i>	6982 N Buck Creek Shades, Fairland, Moral Township.	2 Development Standards	8/9/22	Approved w/ Stipulation
BZA 22-35 <i>William Lee & Carol Jean Ritchie</i>	385 W Carey St, Fairland, Brandywine Township.	Special Exception & 2 Development Standards	10/11/22	Approved w/ Stipulations

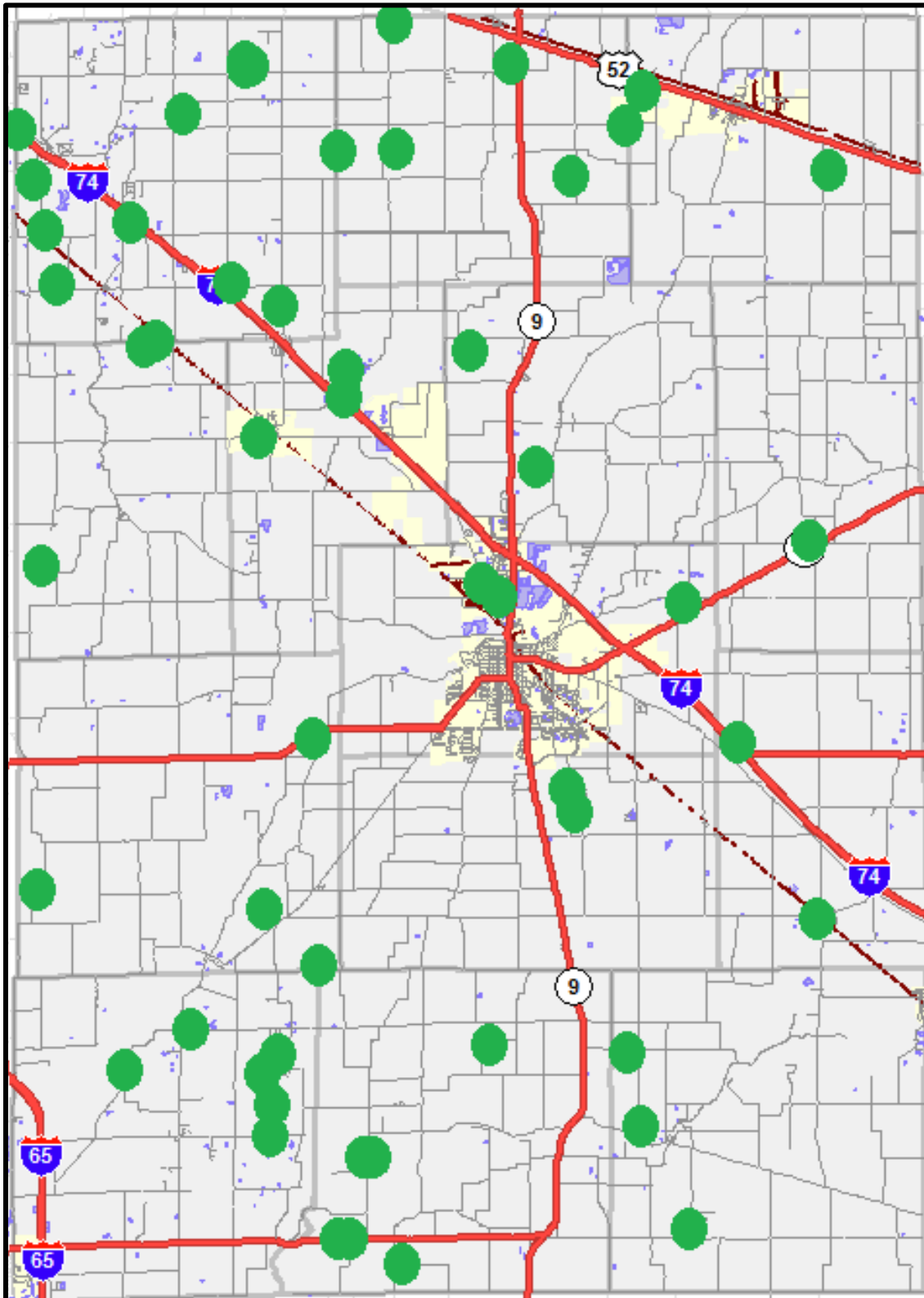
<i>BZA 22-36 Ronnie Gehrich</i>	5701 N Brandywine Rd, Shelbyville, Brandywine Township.	3 Development Standards	10/11/22	Approved
<i>BZA 22-37 Bobby G. Bolton</i>	8668 S 250 E, Flat Rock, Nobel Township.	Use & 2 Development Standards	10/11/22	Approved
<i>BZA 22-38 Alicia Barr</i>	6679 N 400 W, Fairland, Moral Township.	2 Development Standards	10/11/22	Approved w/ Stipulation
<i>BZA 22-40 James Kuwamoto</i>	305 W Washington St, Waldron, Liberty Township.	3 Development Standards	11/1/22	Approved w/ Stipulation
<i>BZA 22-41 Stephanie & Stuart Shuler</i>	West of and adjoining 296 E 1100 N, Fountaintown, Van Buren Township	Use	11/1/22	Approved w/ Stipulations
<i>BZA 22-42 Eric Robertson</i>	11292 S 200 W, Flat Rock, Washington Township.	Use & 2 Development Standards	11/1/22	Approved
<i>BZA 22-43 Sunbeam I-74, LLC / I-74 Logistics Park</i>	Generally south of McGregor Road and north of the CSX Railroad, Moral Township.	Development Standards	11/1/22	Approved
<i>BZA 22-45 Joshua Kaufman</i>	4324 E SR 244, Shelbyville, Liberty Township.	3 Development Standards	11/1/22	Approved w/ Stipulations
<i>BZA 22-50 Jerod Higdon</i>	9431 S 250 W, Flat Rock, Washington Township.	2 Development Standards	12/6/22	Approved
<i>BZA 22-51 Dustin D & Vallery Sue Emerick</i>	9386 S 250 W, Flat Rock, Washington Township.	2 Development Standards	12/6/22	Approved
<i>BZA 22-53 P&E12 LLP</i>	6535 W 600 N, Fairland, Sugar Creek Township.	Development Standards	12/6/22	Approved w/ Stipulations

BZA Hearing Officer Petitions

The BZA Hearing Officer heard and approved **eighteen (18) petitions** for development standards variances. A few petitions included multiple requests. In total, the BZA Hearing Officer heard and approved twenty-five (25) requests. Several of the requests related to new primary dwellings constructed on 'grandfathered' lots created under previous ordinance requirements. These lots tend to have dimensional lot constraints when applying current ordinance setbacks and development standards.

Case	Location	Requests	Approval Date
<i>BZA 22-04 Jeffrey Tennell</i>	7915 S Edinburgh Rd, Edinburgh, Jackson Township.	1	1/25/22
<i>BZA 22-05 Sandra & Dale F Walker</i>	11898 N 200 W, Fountaintown, Van Buren Township.	1	2/8/22
<i>BZA 22-08 Curtis Kelley</i>	3577 W SR 44, Shelbyville, Hendricks Township.	1	3/15/22
<i>BZA 22-11 Justin T Fowler</i>	9572 N 300 W, Fountaintown, Van Buren.	2	3/15/22
<i>BZA 22-14 Anthony Leap</i>	7765 S 250 E, Flat Rock, Nobel Township.	1	3/29/22
<i>BZA 22-15 Shelby County Farm Bureau Cooperative Association Inc.</i>	5961 E 200 N, Shelbyville, Union Township.	1	3/29/22
<i>BZA 22-25 Greg Kelsay</i>	3088 S 125 E, Shelbyville, Shelby Township.	2	4/14/22
<i>BZA 22-28 Ramon Arevalo</i>	1693 N Michigan Rd, Shelbyville, Addison Township.	2	8/23/22
<i>BZA 22-30 Orlando Mojica</i>	4951 W 700 N, Fairland, Moral Township.	1	Withdrawn
<i>BZA 22-33 Chris Colglazier</i>	East of and adjoining 8975 N 150 E, Morristown, Van Buren Township.	3	8/23/22
<i>BZA 22-34 Alva Keehn</i>	8438 W 800 N, Fairland, Moral Township.	1	9/8/22
<i>BZA 22-39 Dewayne Yockey</i>	9166 N 625 E, Morristown, Hanover Township.	2	10/11/22
<i>BZA 22-44 William Fields</i>	10889 S 350 E, Flat Rock, Nobel Township.	1	11/1/22
<i>BZA 22-46 Tyler Tillison</i>	2429 E 1000 N, Morristown, Van Buren Township.	2	11/15/22
<i>BZA 22-47 John R & Debbie L Pile</i>	5245 S Smithland Rd, Shelbyville, Hendricks Township.	1	Withdrawn
<i>BZA 22-48 Dwight & Amanda Grimes</i>	575 W 600 N, Shelbyville, Marion Township.	1	11/15/22
<i>BZA 22-49 Charles W Burnley</i>	4464 W PR 790 S, Shelbyville, Jackson Township.	1	11/15/22
<i>BZA 22-55 Warren & Valerie McDonald</i>	198 W Gosch Rd, Shelbyville, Washington Township.	1	12/27/22

General Location of 2022 BZA Petitions



Improvement Location Permits (ILPs)

The Plan Commission Office requires an Improvement Location Permit for the construction of all new buildings and for all additions/remodels that increase the square footage of a structure. The Improvement Location Permit allows office staff to review projects for compliance with zoning codes, such as building setback and structure size requirements. In

2022, the Plan Commission office issued **214** Improvement Location Permits.



Site Plans

The Site Plan Review Committee reviews site plans for all new single-family residences and large commercial, industrial, and institutional projects. The Committee includes the Planning Director (Desiree Calderella) and Health Department Environmental Technician (William Pursley). The Committee reviews the plans for compliance with

zoning, building, septic, and drainage requirements. In 2022, the Site Plan Committee reviewed **4** commercial site plans and **43** residential site plans, for a total of **47** site plans. Of these plans, 42 were approved and 5 are awaiting revisions.



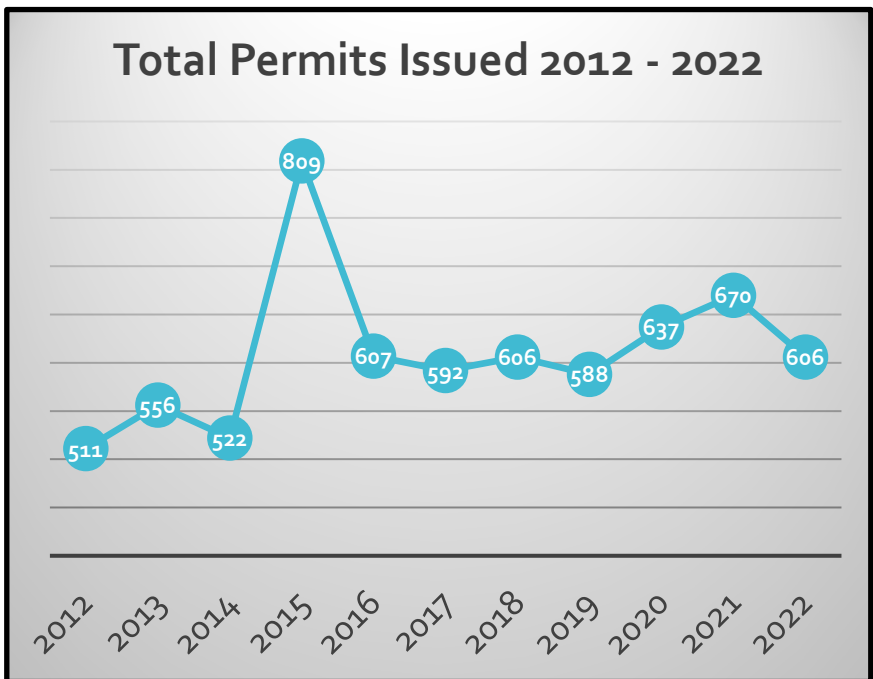
Construction Permits & Structural Improvements

Inspections

In 2022, the County Inspector conducted 807 agricultural, residential, and small-scale commercial project inspections and Banning Engineering conducted 66 commercial project inspections, for a total of **873 inspections**. The Inspector will at times conduct more than one inspection per visit (such as a building framing inspection and electrical rough-in inspection) and occasionally conducts a repeat inspection due to a deficiency found at the initial inspection. The County Inspector traveled 16,097 miles in 2022. Cost of travel per the County mileage rate of \$0.575 per mile was \$8,772.87. The \$55,645 collected in commercial inspections fees funded the \$16,451.25 paid to Banning Engineering for commercial inspections.

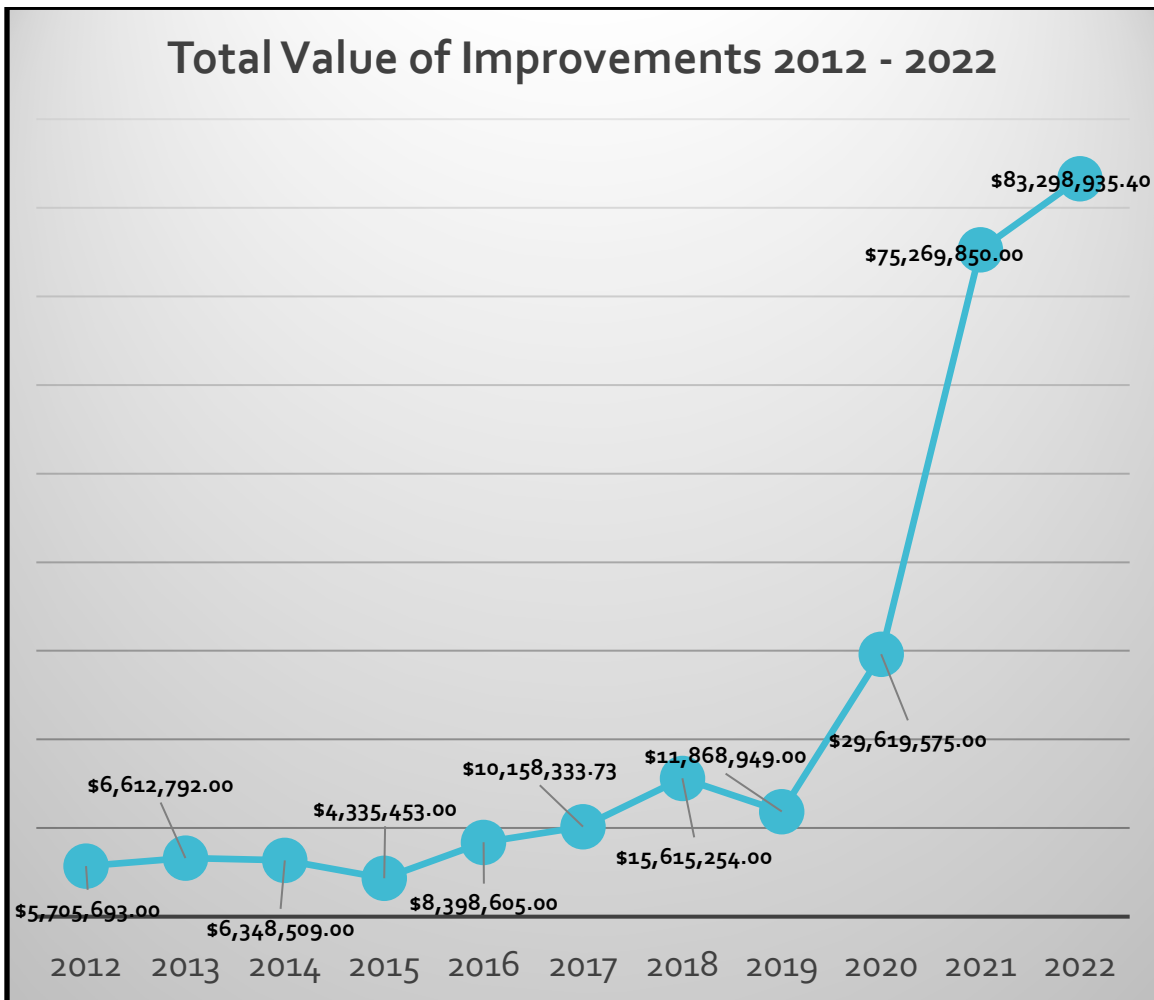
Permits Issued

The total number of permits issued decreased from 670 in 2021 to **606** in 2022. In 2022, the office issued **201 building permits** (33% of total permits), **337 electric permits** (56% of total permits), and **68 plumbing permits** (11% of total permits).



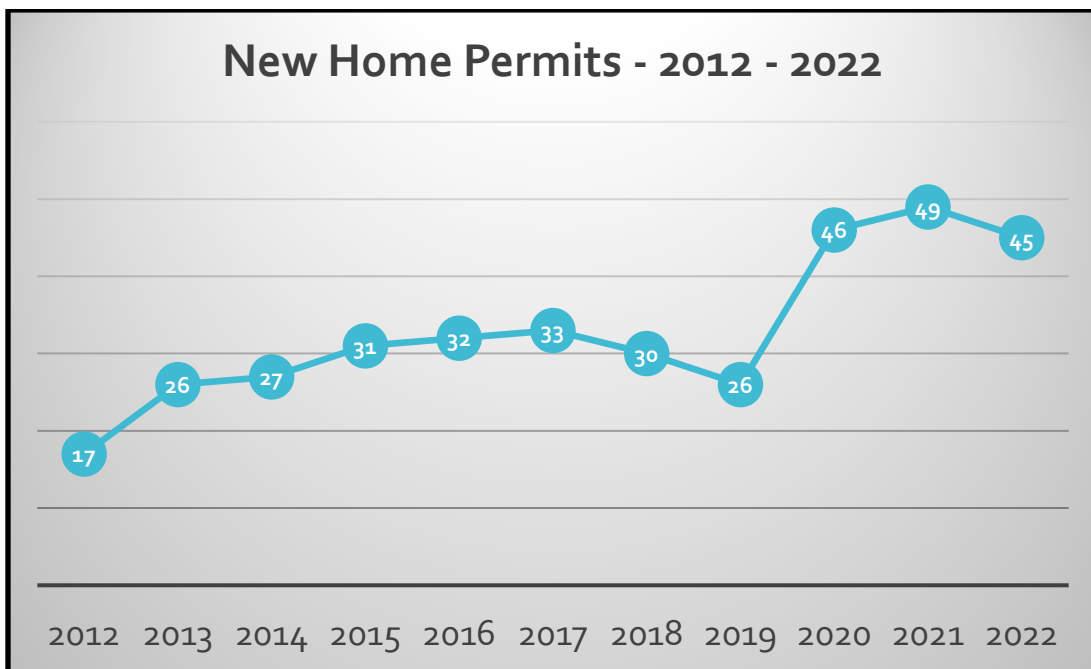
Value of Structural Improvements

The value of all structural improvements increased from \$75,269,850 in 2021 to **\$83,298,935** in 2022. The Velocity-74 (Browning) warehouse, valued at \$49,516,329, issued in 2022, and the Five Below warehouse, valued at \$40,000,000, issued in 2021 had the largest impact on the increase in structural value from previous years. The value of individual projects increased, likely due to inflation, but this increase had little impact on the increase in overall value of improvements.

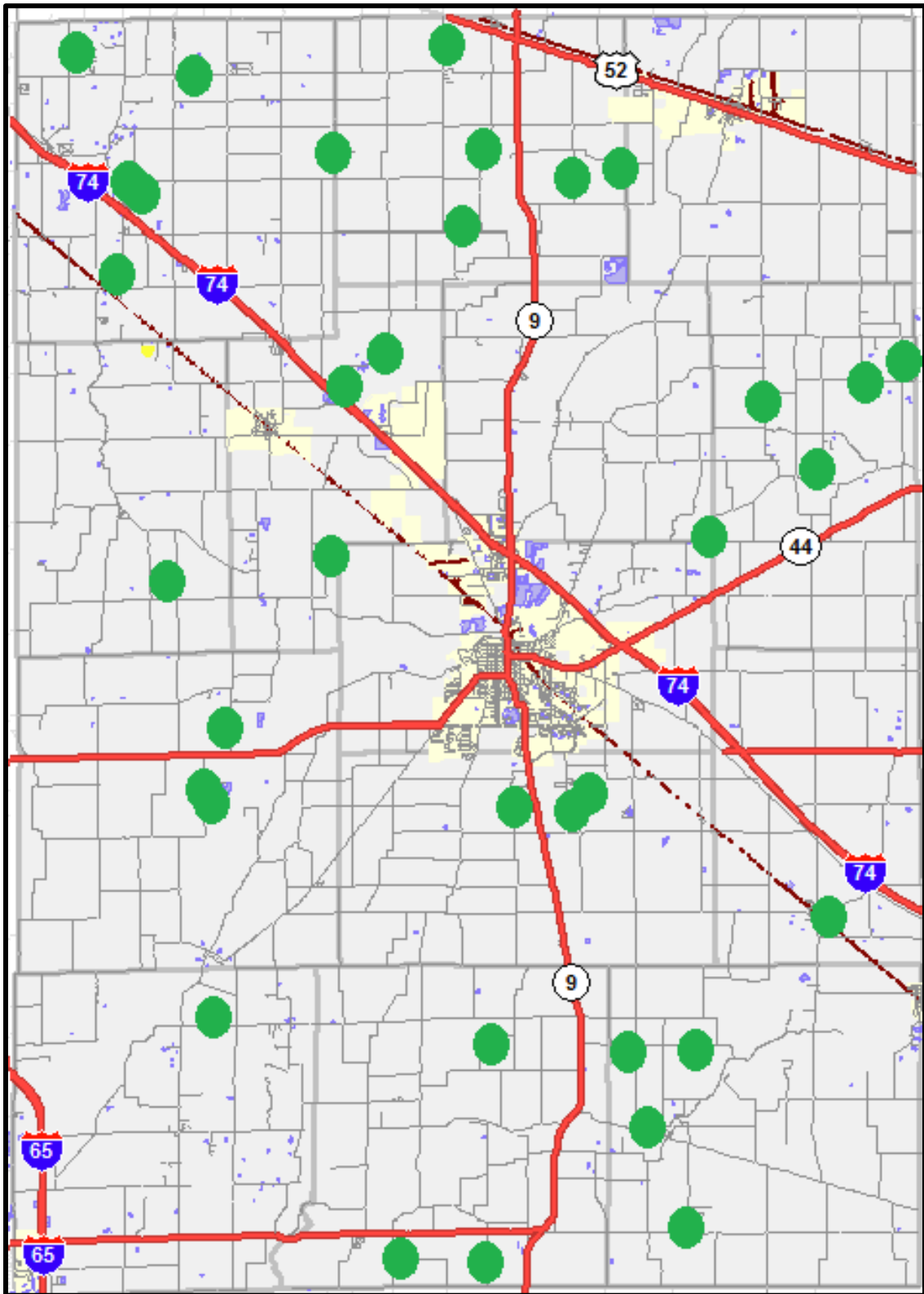


New Home Permits

The number of new home permits decreased from 49 permits in 2021 to **45 permits** in 2022. Ten (10) permits permitted mobile homes, one (1) permit permitted a modular home, and the remaining permits permitted stick-built and pole-structure homes. The number of permits for stick-built and pole structure homes decreased from 42 permits in 2021 to 34 permits in 2022. **The average value of new home construction increased from \$300,000 in 2021 to \$325,000 in 2022 (excluding mobile homes).** New home development occurred in several different areas throughout the County. Local and national demand for housing continues to increase and housing supply remains low, therefore the County may consider strategies to encourage additional new home development.



General Location of 2022 New Home Permits



Commercial/Industrial/Institutional Construction

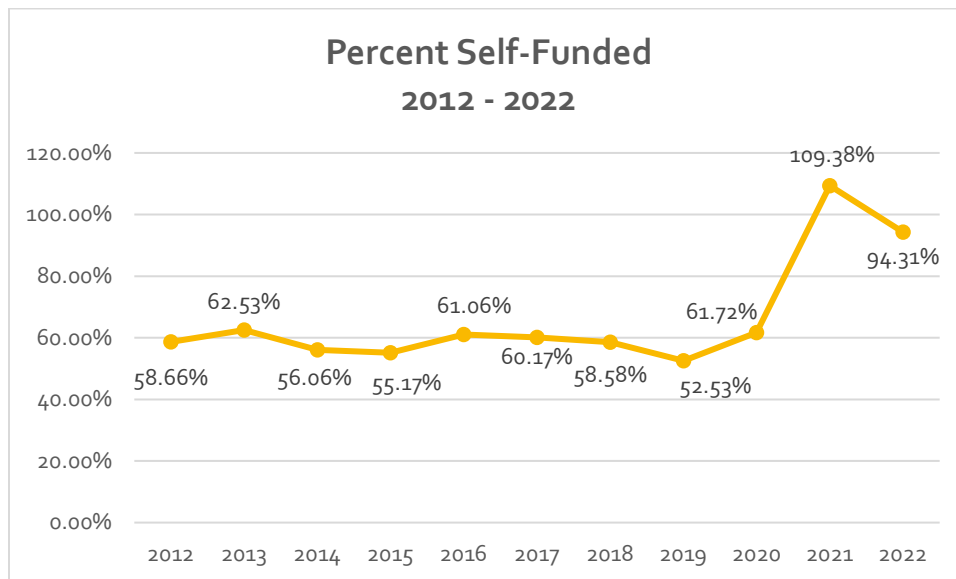
The Building Inspector issued permits for **ten (10)** commercial / industrial / institutional projects in 2022. The **total value of construction was \$67 million**, and the office collected **\$55,645 in permit fees**. The fee schedule adopted by the County Commissioners in 2020 calculates commercial building permit fees based on square footage. The Velocity-74 warehouse has a significantly large footprint, therefore that project accounted for most of the commercial fees collected.

Commercial/Industrial/Institutional Construction Projects							
Company	Address	Description of Work	Value of Construction	ILP Fee	Building Fee	Plumbing Fee	Electric Fee
HIS	9295 Frontage Rd, Fairland	Storage Lean-To	\$183,127	\$200	\$1,025.00	NA	\$100
Fire Department Training Network	8530 N 850 W, Fairland	Addition to Pole Barn	\$125,000	\$200	\$161.60	NA	\$100
Bowman Rentals LLC	6222 W 800 N, Fountaintown	Addition to Pole Barn	\$50,000	\$200	\$322.80	NA	\$100
HIS	9295 Frontage Rd, Fairland	Storage Building	\$121,100	\$200	\$668.00	NA	\$100
Shelby County Co-Op	5961 E 200 N, Shelbyville	Dry Fertilizer Storage Building	\$2,900,000	\$125	\$434.76	\$100	\$100
Bowen Engineering Corp	3854 W 400 N, Fairland	Lumber Shed	\$2,900,000	\$125	\$219.00	NA	NA
Dollar General	3115 Old SR 252, Flat Rock	Store	\$550,000	\$315	\$732.00	\$150	\$150
Velocity 74	9201 N Frontage Rd.	Warehouse	\$49,516,329	\$315	\$46,080.00	\$150	\$150
Shelby County Complex	1304 N Michigan Rd.	Highway Garage & Recycling District	\$10,500,000	\$0	\$0	\$0	\$0
HIS	9295 Frontage Rd, Fairland	Above Ground Storage Tank	\$110,000	\$200	\$148.25	NA	\$100
TOTAL			\$66,955,556	\$1,530	\$55,645	\$920	\$1,120

Department Finances

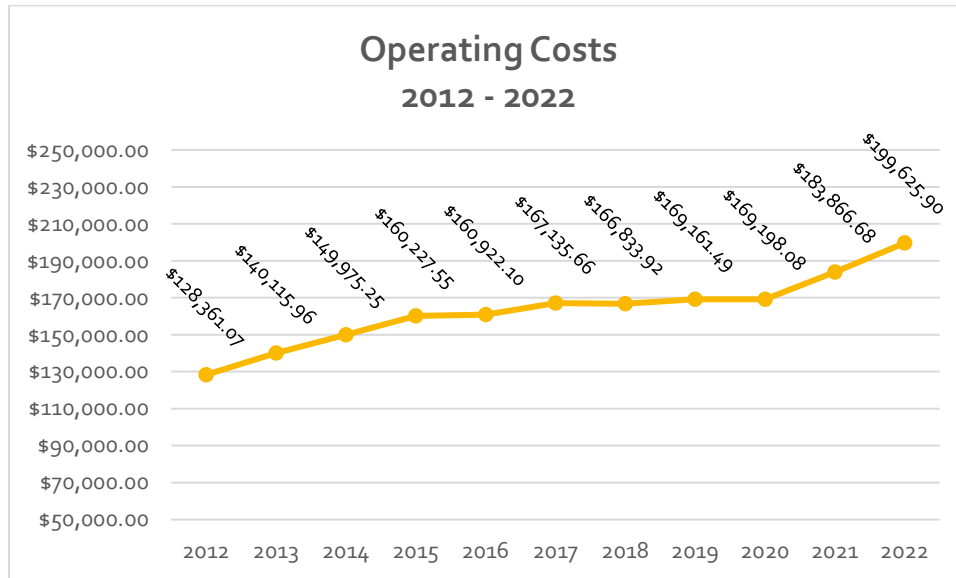
The Plan Commission and Building Inspector assess fees to parties using the department’s services in order to lessen the burden on the County’s tax base as a whole. Historically, permit fees and other revenue sources have covered slightly greater than 50% of the department’s operating costs. The remaining operating costs are funded by the County General Fund, which is primarily funded by property taxes. The percentage of operating costs funded by department revenue has generally decreased each year, likely due to the effects of inflation on permit fees. However, in 2021 the department implemented a new fee schedule (last updated in 2007) and approved several large commercial projects which resulted in a dramatic increase to revenue.

In 2022, the department generated \$188,267.91 in revenue and spent \$199,625.90 in operating costs. Revenue covered 94.31% of the department’s operating costs.



Operating Costs

Operating costs increased, from \$183,866.68 in 2021 to \$199,625.90 in 2022. Costs within most line items of the budget remained consistent, other than the increase in personal salaries and an increase in conferences due to reopening of in-person conferences.

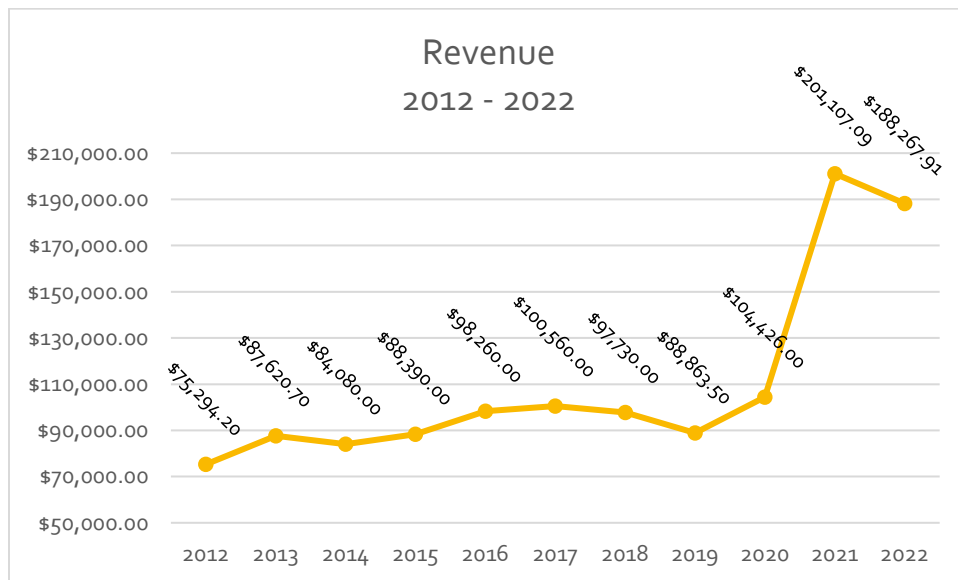


Operating Costs

	Total Budgeted	Total Spent
<i>Personnel</i>	\$169,165	\$166,637.87
<i>Supplies</i>	\$1,700.00	\$1,553.90
<i>Legal Services</i>	\$6,000.00	\$6,640.00
<i>Mileage/Gas/Vehicle Maintenance</i>	\$6,000.00	\$4,108.43
<i>Printing & Advertising</i>	\$100.00	\$0.00
<i>Publication of Legal Ads</i>	\$1,500.00	\$1,359.19
<i>Cellular Service</i>	\$1,200.00	\$653.49
<i>Maintenance Contracts</i>	\$900.00	\$349.05
<i>Dues & Subscriptions</i>	\$1,300.00	\$845.40
<i>Conferences / Meetings</i>	\$1,400.00	\$1,027.29
<i>Books & Disks</i>	\$100.00	\$0.00
<i>Contracted Labor</i>	\$20,000.00	\$16,451.25
Total	\$209,365.00	\$199,625.87

Revenue

Revenue decreased from \$201,107.09 in 2021 to \$188,267.91 in 2022. Unlike 2021, revenue did not completely fund operating costs due primarily to the decrease in permits issued and the increase in personal salaries which applied County-wide. However, revenue significantly exceeded all other previous years due to the new fee schedule implemented in 2019 which raised permit fees, notably for non-agricultural and non-residential development. The new Velocity I-74 warehouse permit fee has the largest impact on revenue.



Plan Commission Revenue

	Improvement Location Permits	Site Plan Applications	BZA Applications	Simple Subdivision Applications	Rezoning Applications	Fee Total
January	12	1	4	1	1	\$4,125.00
February	9	4	5	1	1	\$4,465.00
March	33	5	9	2	4	\$11,540.00
April	17	5	4	4	4	\$9,155.00
May	26	3	1	2	2	\$7,545.00
June	16	5	1	0	2	\$3,750.00
July	17	2	7	3	2	\$6,815.00
August	23	7	4	1	1	\$6,045.00
September	13	6	4	1	0	\$3,685.00
October	23	7	10	0	0	\$6,280.00
November	14	2	6	0	1	\$4,310.00

<i>December</i>	11	1	3	0	0	\$2,035.00
Year Totals	214	48	58	15	18	\$69,750.00

*Petitions paid for in 2022 scheduled for hearing in 2023 are included in the totals.

Building Inspector Revenue

<i>Month</i>	Building Permits		Plumbing Permits		Electric Permits		Total Fees
	Permits	Fee Total	Permits	Fee Total	Permits	Fee Total	
<i>January</i>	9	\$1,648.56	2	\$440.00	19	\$1,500.00	\$3,588.56
<i>February</i>	8	\$2,010.44	1	\$150.00	14	\$1,050.00	\$3,210.44
<i>March</i>	21	\$4,054.04	4	\$550.00	30	\$2,600.00	\$7,204.04
<i>April</i>	15	\$2,958.44	4	\$540.00	30	\$2,250.00	\$5,748.44
<i>May</i>	22	\$5,077.62	7	\$1,000.00	40	\$2,900.00	\$8,977.62
<i>June</i>	21	\$48,915.65	7	\$1,000.00	30	\$2,300.00	\$52,215.65
<i>July</i>	15	\$2,621.58	4	\$550.00	35	\$2,550.00	\$5,721.58
<i>August</i>	25	\$3,691.04	8	\$1,095.00	32	\$2,450.00	\$7,236.04
<i>September</i>	16	\$2,821.40	5	\$650.00	20	\$1,850.00	\$5,321.40
<i>October</i>	26	\$4,076.70	12	\$1,300.00	42	\$3,400.00	\$8,776.70
<i>November</i>	12	\$2,295.00	9	\$1,345.00	26	\$2,000.00	\$5,640.00
<i>December</i>	11	\$2,787.44	5	\$690.00	19	\$1,400.00	\$4,877.44
Year Totals	201	\$82,957.91	68	\$9,310.00	337	\$26,250.00	\$118,517.91

Appendix

2022 Calendar Year Reporting Table

REPORTING 2022																		
Month	Plan Commission							Building		Plumbing		Electric		New Homes			Inspections	
	# of ILPs	# of SP	# of BZA	# of SD	# of RZ	Fee Total	Improvements	#	Fee Total	#	Fee Total	#	Fee Total	B+P+E	#	Total Value	Total	#
January	12	1	4	1	1	\$4,125.00	\$432,650.00	9	\$1,648.56	2	\$440.00	19	\$1,500.00	\$3,588.56	1	\$75,000	\$7,713.56	
February	9	4	5	1	1	\$4,465.00	\$459,296.00	8	\$2,010.44	1	\$150.00	14	\$1,050.00	\$3,210.44			\$7,675.44	
March	33	5	9	2	4	\$11,540.00	\$1,894,689.00	21	\$4,054.04	4	\$550.00	30	\$2,600.00	\$7,204.04	4	\$759,189	\$18,744.04	
April	17	5	4	4	4	\$9,155.00	\$3,953,050.00	15	\$2,958.44	4	\$540.00	30	\$2,250.00	\$5,748.44	1	\$300,000	\$14,903.44	
May	26	3	1	2	2	\$7,545.00	\$2,198,600.00	22	\$5,077.62	7	\$1,000.00	40	\$2,900.00	\$8,977.62	7	\$974,000	\$16,522.62	
June	16	5	1		2	\$3,750.00	\$61,708,320.00	21	\$48,915.65	7	\$1,000.00	30	\$2,300.00	\$52,215.65	3	\$757,702	\$55,965.65	
July	17	2	7	3	2	\$6,815.00	\$1,521,500.00	15	\$2,621.58	4	\$550.00	35	\$2,550.00	\$5,721.58	3	\$805,000	\$12,536.58	
August	23	7	4	1	1	\$6,045.00	\$2,364,573.40	25	\$3,691.04	8	\$1,095.00	32	\$2,450.00	\$7,236.04	10	\$1,814,053	\$13,281.04	
September	13	6	4	1		\$3,685.00	\$1,489,250.00	16	\$2,821.40	5	\$650.00	20	\$1,850.00	\$5,321.40	3	\$924,000	\$9,006.40	
October	23	7	10			\$6,280.00	\$3,568,070.00	26	\$4,076.70	12	\$1,300.00	42	\$3,400.00	\$8,776.70	6	\$2,625,176	\$15,056.70	
November	14	2	6		1	\$4,310.00	\$2,318,937.00	12	\$2,295.00	9	\$1,345.00	26	\$2,000.00	\$5,640.00	6	\$2,095,000	\$9,950.00	
December	11	1	3			\$2,035.00	\$1,390,000.00	11	\$2,787.44	5	\$690.00	19	\$1,400.00	\$4,877.44	1	\$625,000	\$6,912.44	
Year Totals	214	48	58	15	18	\$69,750.00	\$83,298,935.40	201	\$82,957.91	68	\$9,310.00	337	\$26,250.00	\$118,517.91	45	\$11,754,120	\$188,267.91	

ILP - Improvement Location Permit; SP - Site Plan; BZA - Board of Zoning Appeals; SD - Simple Subdivision; RZ - Rezoning

Yearly Reporting Table 1980-2022

YEAR	NEW HOMES	NUMBER OF PERMITS	RECEIPTS	INSPECTIONS	MILEAGE	MILEAGE COST	APP. COST OF BLDG. & IMPROVEMENTS
1980	58	575	\$13,169.50	1,282	21921	\$3,507.36	\$3,098,327.00
1981	34	471	\$10,255.25	960	14311	\$2,852.44	\$2,543,228.00
1982	36	492	\$11,186.00	910	14065	\$3,087.54	\$2,516,996.00
1983	60	579	\$14,349.90	1,110	16129	\$3,548.38	\$9,771,830.00
1984	59	592	\$14,391.60	1,041	15128	\$3,509.75	\$3,550,960.00
1985	52	589	\$13,682.50	1,034	14368	\$3,443.52	\$3,678,736.00
1986	60	732	\$17,992.24	1,239	17138	\$4,343.00	\$6,713,575.00
1987	68	699	\$17,397.50	1,150	15416	\$3,853.95	\$6,370,417.00
1988	50	723	\$17,313.00	1,269	14582	\$3,645.50	\$5,561,672.00
1989	70	720	\$27,464.00	1288	14294	\$3,573.50	\$8,127,990.00
1990	100	812	\$32,639.00	1,444	14851	\$3,712.75	\$10,455,539.00
1991	94	864	\$34,050.00	1,432	13829	\$3,457.25	\$9,252,472.00
1992	116	938	\$39,776.90	1,511	15264	\$3,816.00	\$30,130,575.00
1993	115	970	\$41,183.00	1,723	15881	\$3,970.25	\$17,118,575.00
1994	119	1,021	\$43,860.00	2,235	27139	\$6,784.75	\$13,673,843.00
1995	122	1,051	\$45,145.00	2,118	27228	\$6,807.00	\$15,115,958.00
1996	119	1,054	\$63,578.50	2,224	27839	\$6,959.82	\$16,171,163.00
1997	109	1,039	\$65,370.50	2,119	28344.5	\$6,936.93	\$19,057,620.00
1998	117	1,103	\$67,057.00	2,447	31300.5	\$8,764.14	\$23,172,520.00
1999	108	1,125	\$67,996.00	2,519	30146	\$8,440.88	\$18,692,222.00
2000	109	1,184	\$71,944.00	2,413	30269	\$8,659.28	\$31,427,777.00
2001	107	1,118	\$64,475.00	2,270	29554	\$10,014.49	\$21,530,036.00
2002	90	1,099	\$73,138.00	2,231	29139	\$10,635.81	\$28,670,700.00
2003	95	981	\$68,988.00	2,032	20231	\$6,502.08	\$22,222,086.00
2004	71	878	\$62,788.00	1,815	16032	\$5,983.67	\$22,102,725.00
2005	74	849	\$61,831.00	1,714	18469	\$7,999.80	\$23,424,629.00
2006	71	1,030	\$60,670.50	2,171	20488	\$9,544.96	\$25,809,088.00
2007	43	778	\$58,762.50	1,660	18506	\$8,975.74	\$14,736,582.00
2008	31	708	\$56,612.00	1,426	16791	\$8,088.96	\$5,809,262.53
2009	33	583	\$50,780.00	1,466	15452	\$7,490.68	\$4,363,611.00
2010	17	505	\$48,880.00	1,136	19434	\$9,380.81	\$12,819,941.00
2011	17	514	\$40,950.00	879	15102	\$7,350.88	\$3,797,342.00
2012	17	511	\$42,590.00	981	20917	\$10,165.58	\$5,705,693.00
2013	26	556	\$49,320.00	1,007	19745	\$10,172.17	\$6,612,792.00
2014	27	522	\$45,180.00	969	19905	\$11,294.39	\$6,348,509.00
2015	31	809	\$46,640.00	809	17323	\$9,842.30	\$4,335,453.00
2016	32	607	\$54,810.00	1,036	19502	\$11,152.65	\$8,398,605.00
2017	33	592	\$56,810.00	899	18079	\$9,631.60	\$10,158,333.73
2018	30	606	\$55,980.00	1,092	18779	\$10,218.37	\$15,615,254.00
2019	26	588	\$52,270.00	1,051	17728	\$10,140.16	\$11,868,949.00
2020	46	637	\$58,120.00	938	14858	\$8,606.44	\$29,619,575.00
2021	49	670	\$135,872.09	759	18679	\$10,180.00	\$75,269,850.00
2022	45	606	\$188,267.00	807	16097	\$8,772.87	\$83,298,935.40
Total	2786	33,080	\$2,163,535.48	62,616	840253	\$305,818.40	\$698,719,946.66

