

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on January 9, 2023, at 7:00 p.m. in the Commissioner's Room of the Putnam County Courthouse, 1 Courthouse Square, Greencastle, IN 46135. Raymond McCloud called the meeting to order at 7:00 p.m. Lisa Zeiner took a roll call to determine a quorum. The following members were present: Raymond McCloud, Kevin Scobee, Randy Bee, Lora Scott, and Ron Sutherlin. Also, present was Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

**ELECTION OF OFFICERS:**

Raymond McCloud asked about moving the election of officers to the end of the agenda.

Ron Sutherlin made a motion to move the election of officers to the end of the agenda.

Lora Scott seconded the motion.

Motion passed with all in favor.

**REVIEW OF MINUTES:**

Mr. McCloud asked if there were any corrections or additions to the December 12, 2022, meeting minutes.

Lora Scott made a motion to approve the December 12, 2022, meeting minutes as presented.

Mr. McCloud seconded the motion. The December 12, 2022, minutes were approved as submitted with all in favor.

**OLD BUSINESS:**

**2022-BZA-20: JAMES POFF – SPECIAL EXCEPTION:** to allow a campground on an 18-acre parcel; Zone A2/CG; Floyd Township; 34/15N/3W (8330 E CR 450 N Coatesville) – **TABLED UNTIL FEBRUARY MEETING.**

Mr. McCloud stated that the Poff case had been continued until the February meeting.

Lisa Zeiner stated that she received an email from the petitioner requesting to withdraw the petition. Mrs. Zeiner explained that she would leave it on the agenda for February since that was when it is slated to be heard. Mrs. Zeiner stated that way anyone who was at the December meeting on this petition will be made aware of the withdrawal.

**NEW BUSINESS:**

**2022-BZA-22: LARRY EDWARDS – DEVELOPMENT STANDARDS VARIANCE:** to reduce the rear setback from 15 feet to 7 feet to allow construction of a 24 ft. by 40 ft. pole barn; Zone A1; Marion Township; 12/14N/3W (396 N CR 900 E Coatesville).

Larry Edwards, petitioner, approached the board. Mr. Edwards explained that he intends to build a 24 by 40 shed with the opening on the east side for storing personal trailers. Mr. Edwards explained that the new building would be just south of the existing barn.

Mr. Edwards stated that the existing barn was 31 feet off the property line with the drive at 32 feet inside the fence line. Mr. Edwards explained that the new building would be eight feet from the property line.

Mrs. Scott asked if there was room on the south side of the property for fire trucks to get to the back of the dwelling.

Mr. Edwards stated that there was plenty of room between the dwelling and the pond.

Mr. Scobee asked if Mr. Edwards would show the location on the map.

Mr. Edwards showed the new barn on the south side of the existing building.

Mr. Sutherlin asked what was behind the existing barn.

Mr. Edwards stated that it was a chicken coop.

Mr. Sutherlin asked how far the current barn was from the property line.

Mr. Edwards stated that it was 31.5 feet from the property line.

Mr. McCloud asked if the front of the new barn would be to the back side of the existing barn.

Mr. Edwards stated that it would be pushed forward about six inches.

Mrs. Scott asked if there were any letters.

Mrs. Zeiner stated that letters were sent out. Mrs. Zeiner explained that there were several people who had either called or stopped in the office to ask about the project, but when it was explained what the proposal was, no one objected to it.

Mrs. Scott made a motion to approve **2022-BZA-22: LARRY EDWARDS – DEVELOPMENT STANDARDS VARIANCE** as presented.

Mr. Sutherlin seconded the motion.

**2022-BZA-22: LARRY EDWARDS – DEVELOPMENT STANDARDS VARIANCE** was approved as presented with all in favor.

**2022-BZA-24: VERLIN & ABBY HARROUGH – SPECIAL EXCEPTION:** to allow a for a low impact/property occupation for antique sales out of a proposed 50 ft. by 72 ft. building; Zoned A1; 12/12N/4W (2192 E CR 1100 S Cloverdale)

Verlin Harrough, petitioner, approached the board. Mr. Harrough stated that he would like to build a 52 ft by 72 ft building on the southeast side of his property. Mr. Harrough explained that the proposed building would be in the location of the existing garden. Mr. Harrough stated that the building would have a separate entrance/exit drive with parking area. Mr. Harrough explained that the building would have a half bathroom for personal use only. Mr. Harrough stated that the building would not be used for lodging. Mr. Harrough explained that the building would have a sideload garage for deliveries and pick-ups and a showroom for antiques. Mr. Harrough requested that the board approve the 3600 square foot building. Mr. Harrough explained that for reference, the garden area was 50 feet by 75 feet.

Mrs. Scott asked if the new driveway and parking area would be gravel.

Mr. Harrough stated that it would be gravel. Mr. Harrough explained that he wanted to keep traffic off his current concrete driveway. Mr. Harrough stated that the traffic would be limited to the new area only.

Mr. McCloud asked if the new building would share the well with the existing dwelling.

Mr. Harrough stated that the site had Cloverdale water and would be a separate system from the dwelling. Mr. Harrough explained that a new septic system for the building would be installed.

Mr. McCloud asked if the new building would be wood.

Mr. Harrough stated that it would be wood with a concrete slab.

Mr. Sutherlin asked about the height of the building.

Mr. Harrough stated that the building would have ten-foot walls, not but a drop ceiling.

Abby Harrough stated that the intent was to have some antique lighting hanging from the steel framing.

Mrs. Scott asked if the building would be insulated.

Mr. Harrough stated that it would be insulated, and temperature controlled.

Mr. McCloud asked about the hours of operation.

Mr. Harrough stated that currently it would be by appointment. Mr. Harrough explained that once the building was completed the showroom would be open on Wednesday through Saturday from 10:00 a.m. until 5:00 p.m.

Mr. McCloud stated the there was no one in the audience for or against the project.

Mrs. Zeiner stated that no one had called or come into the office on this project.

Mr. Harrough stated that their property was right across the street from Cuddles Kennels.

Mr. McCloud asked if farm ground was around the property.

Mr. Harrough stated that most of the property around them was residential and the Army Corp of Engineers.

Mrs. Scott asked about the items in the recommendation letter.

Mrs. Zeiner explained that those items were taken from the zoning ordinance under the definition of Low Impact/Property Occupation.

Mrs. Scott asked about the signage.

Mr. Harrough stated that it would be a single white signpost that would be like the real estate signs.

Mrs. Scott asked if there would be a sign at the end of US 231 and US 42.

Mr. Harrough explained that he would ask the kennel across the street about placing a sign below her sign at the intersection of US 231 and US 42. Mr. Harrough stated that the sign would not be larger than 2 feet by 5 feet.

Randy Bee asked about the size of the structure.

Mr. Harrough stated that he sells period-type furniture and needs the space for displaying without having items stacked on top of each other or moved a lot. Mr. Harrough explained that the showroom would be temperature controlled.

Mrs. Scott asked about the existing 6-bay garage.

Mr. Harrough stated that the small garage was built with the thought that would be all he needed. Mr. Harrough explained that after parking a Kubota, truck, lawn mower with attachments, there was no room to work. Mr. Harrough stated that a 40 by 60 barn with 4 garage doors with the intention of taking everything out of the smaller unit and placing it in the larger. Mr. Harrough explained that the smaller unit would be overflow storage and a photography space, not open to the public.

Mrs. Harrough stated that the breezeway will connect the new building and the existing buildings so that the furniture could be moved for repair, then into the photography area, then the showroom.

Mr. Sutherlin asked if the new driveway and parking area come off the existing drive.

Mr. Harrough stated that he did not want the concrete to crack.

Mrs. Harrough stated that the furniture is delivered on semi-trucks which will crack the concrete driveway.

Mr. Sutherlin stated he was concerned about another road cut.

Mr. McCloud asked what the lay of the land was.

Mr. Harrough stated that semi-trucks come through all the time.

Mrs. Zeiner stated that the Cloverdale Golf Course was not far from this property.

Mr. Bee asked if the new driveway would be stone.

Mr. Harrough stated that it would be stone.

Mr. McCloud asked how many parking spaces.

Mr. Harrough stated approximately eight spaces.

Kevin Scobee made a motion to approve **2022-BZA-24: VERLIN & ABBY HARROUGH – SPECIAL EXCEPTION** as presented with the stipulation that the special exception is non-transferable.

Mrs. Scott seconded the motion.

**2022-BZA-24: VERLIN & ABBY HARROUGH – SPECIAL EXCEPTION** was approved with the stipulation that the special exception is non-transferable with all in favor.

Mr. McCloud stated that he had gone by the New Maysville store building site is being cleaned up. Mr. McCloud explained that it was looking better.

Mr. Ensley explained that the property had changed hands. Mr. Ensley showed on the map how the property was shaped. Mr. Ensley explained that the building crosses the property line. Mr. Ensley stated that the next step is for him to reach out to the new owner and work out how to get the building demolished. Mr. Ensley explained that the property to the south would be letting for demolition and presented at the February meeting.

#### **ELECTION OF OFFICERS:**

Mr. McCloud asked if there were any nomination for officers for 2023.

Mr. Sutherlin made a motion to keep the officers the same.

Mr. Scobee seconded the motion.

The President for 2023 will be Raymond McCloud and Vice-President will be Kevin Scobee with all in favor.

Mrs. Zeiner stated that the Plan Commission at their December meeting voted to change their meeting time from 6:30 p.m. to 5:30 p.m. Mrs. Zeiner explained that there is a conflict with the meeting room at that time. Mrs. Zeiner asked if the board would have an issue with possibly having the Plan Commission meeting on the same days as the BZA meetings. Mrs. Zeiner stated that the plan commission would meet at 5:30 and end at 7:00 so that the BZA could start. Mrs. Zeiner explained that if there were any items on the plan commission agenda that had not been heard, they would automatically be continued to the next month's meeting.

The consensus of the board was that it was a good idea.

Mrs. Zeiner stated that if there were items like the solar farms, then a special meeting would be called.

Mr. Scobee asked if there was anywhere else to have meetings, like the fairgrounds.

Mrs. Zeiner stated that the Putnam County Fair Grounds would charge the county per meeting.

Mr. Ensley stated that the county is seeking bids for the demolition of the Jones School. Mr. Ensley explained that if something was built on that site, it would probably have a commissioner's room.

Mr. Scobee suggested the hospital.

Mr. Ensley stated that the 911 building might be available, but he would need to check with David Costin.

Mrs. Zeiner stated that that building will only hold 30 people.

Mrs. Scott stated that for the solar farm project, a new meeting site would need to be found.

Mrs. Zeiner stated that an application has not been submitted yet and the commissioners have not approved the economic development plan.

Mr. McCloud made a motion to adjourn the meeting.

Mr. Bee seconded the motion.

The meeting adjourned at 7:45 p.m.

Minutes approved on the 8<sup>th</sup> day of May 2023.

  
Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

January 9, 2023

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Dag & Abby Harrough	2192 E CR. 1100 S. Cinerdate, IN 46120
LARRY + GLENN EDWARDS	396 N. CR 900 E COATESVILLE, IN 46121

PUTNAM COUNTY BOARD OF ZONING APPEALS  
AGENDA

MONDAY JANUARY 9, 2023

7:00 p.m.

Commissioner's Meeting Room - 1 W Washington St - Greencastle, IN 46135  
(765) 301-9108

1. CALL TO ORDER

ROLL CALL DETERMINATION OF QUORUM

Raymond McCloud  Kevin Scobee  Randy Bee  Ron Sutherlin  Lora Scott  
 Jim Ensley, Attorney  Lisa Zeiner, Plan Director

2. ELECTION OF OFFICERS – Current President, Raymond McCloud; Current Vice-President, Kevin Scobee

3. REVIEW OF MINUTES – December 12, 2022, Minutes

4. PUBLIC HEARINGS –Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners. Testimony for and against each proposal will be taken and a decision by the Board of Zoning Appeals made. The Board may continue an item to another date for hearing if the public is better served by such a continuance.

❖ OLD BUSINESS

**2022-BZA-20: James Poff – Special Exception:** to allow a campground on an 18-acre parcel; Zoned A2/CG; Floyd Township; 34/15N/3W (8330 E CR 450 N Coatesville).  
**TABLED UNTIL FEBRUARY 13, 2023**

❖ NEW BUSINESS

**2022-BZA-22: LARRY EDWARDS – Development Standards Variance:** reduce rear setback from 15 feet to 7 feet to allow construction of a 24 ft. by 40 ft. pole barn Zoned A1; Marion Township; 12/14N/3W (396 N CR 900 E Coatesville).

**2022-BZA-24: VERLIN & ABBY HARROUGH – SPECIAL EXCEPTION:** to allow for a low impact/property occupation for antique sales out of a proposed 50 ft. by 72 ft. building; zoned A1; 12/12N/4W (2192 E CR 1100 S Cloverdale).

5. BUSINESS SESSION - In its business session, the Board of Zoning Appeals meets in open session to discuss each item and decide on an outcome. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Board requests it. The Board may continue an item to another date for the hearing if the public is better served by such a continuance.

6. OTHER BUSINESS

7. WISHES TO BE HEARD

Information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning & Building, Putnam County Courthouse 1 W Washington St, 4<sup>th</sup> Floor Room 48 Greencastle, Indiana 46135. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposed will be heard. The jurisdiction of the Plan Commission is all of Putnam County except the City of Greencastle, and the Towns of Bainbridge, Cloverdale, and Roachdale. For more information call (765) 301-9108.

FOR SPECIAL ACCOMODATIONS A NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING. PLEASE CALL, THE PLANNING SECRETARY AT (765) 301-9108 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.