

## **PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on December 12, 2022, 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.

### **REVIEW OF MINUTES:**

Raymond McCloud asked if there were any corrections or additions to the September 12, 2022, meeting minutes. Mr. McCloud explained that the October and November meetings were cancelled for lack of a quorum.

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

Randy Bee seconded the motion. The September 12, 2022, minutes were approved as submitted with all in favor.

Mr. McCloud asked if there was any discussion on the meeting dates for 2023.

Ron Sutherlin made a motion to accept the meeting dates as presented.

Mrs. Scott seconded the motion.

The 2023 Meeting Dates were approved with all in favor.

### **OLD BUSINESS:**

**NEW MAYSVILL – UNSAFE BUILDING:** Bid procedures for removal of structure at 8948 N CR 675 E.

Ron Sutherlin made a motion to move the New Maysville discussion to the end of the agenda.

Kevin Scobee seconded the motion.

**NEW MAYSVILLE UNSAFE BUILDING** discussion was moved to the end of the agenda with all in favor.

**2022-BZA-18: DAKODA ABNEY – DEVELOPMENT STANDARDS VARIANCE:** to allow the reduction of road frontage from 200 feet to 193 feet so that a ten (10) acre parcel can be split in a way that each parcel will have road frontage; Zoned A1; Floyd Township; 19&20/15N/3W (4790 N CR 400 E Greencastle)

Greg Williams, ASA Land Surveying, agent for the petitioner approached the board. Mr. Williams explained that the total deeded distance of road frontage is 383.64 feet. Mr. Williams stated that four hundred (400) feet is needed to split the road frontage so that each parcel has two hundred (200) feet of frontage per the ordinances. Mr. Williams explained that the proposed parcel would be short 8.18 feet of the minimum frontage required. Mr. Williams presented a copy of the soil report showing that

there is room for a septic system on the proposed new parcel. Mr. Williams explained that a new dwelling would be built to allow the petitioner to live next to his grandfather.

Mrs. Scott asked where the proposed dwelling would be located.

Mr. Williams stated that it would be south of the existing barn.

Mrs. Scott asked if the back of the parcel was rough.

Mr. Williams stated that a survey had not been done yet. Mr. Williams explained that the soil test location was measured from the barn.

Mr. McCloud asked if the letters had been sent out.

Lisa Zeiner stated that she had been and that no one had called about this proposal.

Mr. McCloud asked if anyone in the audience wanted to speak in favor or against this petition. No one came forward. Mr. McCloud closed the public hearing for this petition.

Mrs. Scott stated that when the board is looking at ten (10) acre parcels, they need to be looked at more creatively as the board goes forward. Mrs. Scott explained that the back would not have access for any future divisions.

Mr. McCloud asked if the board had any additional comments or questions.

Mrs. Scott made a motion to approve **2022-BZA-18: DAKODA ABNEY – DEVELOPMENT STANDARDS VARIANCE** as presented.

Mr. McCloud seconded the motion.

**2022-BZA-18: DAKODA ABNEY – DEVELOPMENT STANDARDS VARIANCE** was approved as presented with all in favor

**NEW BUSINESS:**

**2022-BZA-19: DUYANE TUCKER – DEVELOPMENT STANDARDS VARIANCE:** to allow two (2) residential dwellings on a 20-acre parcel of land; Zoned A1; Floyd Township; 25/15N/3W (3431 N CR 800 E Greencastle)

Duyane Tucker, petitioner, approached the board. Mr. Tucker explained that he had purchased the property with the intention of building a new dwelling in 2000. Mr. Tucker stated that a well was installed and a septic system installed for a new dwelling, but circumstances happened, and the dwelling was not built. Mr. Tucker explained that there is a metal building on the property for family get-togethers. Mr. Tucker stated that his son, who had a stroke three years ago and was given a 20% chance to live, will be staying in the twelve-by-twelve room once the dwelling is completed. Mr. Tucker explained that his father who is in the hospice stage will also be staying in this structure. Mr. Tucker stated that TK Construction started the dwelling. Mr. Tucker showed the location of the proposed dwelling and the existing structure on a plot plan.

Mrs. Scott asked about the existing septic system.

Mr. Tucker stated that it was installed for the dwelling they were going to build.

Mrs. Scott asked if the existing system was approved for both the new dwelling and the existing structure.

Mr. Tucker stated that there was a manufactured dwelling on the property that had a septic system. Mr. Tucker explained that the metal building was connected to that system. Mr. Tucker stated that he is working with the Health Department on the existing system to make sure it is adequate. Mr. Tucker explained that the new system is sized for both and could be used if necessary. Mr. Tucker stated that the new dwelling would be connected to a separate septic than what the metal building is connected to.

Mr. McCloud asked if there was anyone in the audience that wanted to speak in favor or against this project. No one came forward. Mr. McCloud closed the public hearing for this petition.

Mr. Scobee made a motion to approve **2022-BZA-19: DUYANE TUCKER – DEVELOPMENT STANDARDS VARIANCE** as submitted subject to approval from the Health Department on the existing septic system for the metal building.

Mr. Bee asked if one well was sufficient for both structures.

Mr. Tucker stated that it should be.

Mrs. Scott asked if the motion should be amended to not allow splitting in the future.

Mr. Sutherlin asked about it only pertaining to the current owner.

Mr. Scobee amended his motion to include that the approval only applies to the current owner Duyane Tucker.

Mrs. Scott seconded the motion.

**2022-BZA-19: DUYANE TUCKER – DEVELOPMENT STANDARDS VARIANCE** was approved with all in favor subject to the following stipulations:

1. Approval from the Health Department on the existing septic system for the metal building
2. This variance only applies to the current owner – Duyane Tucker

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

Jamie Dugan, daughter of petition, approached the board. Ms. Dugan presented the proposed plan for the campground. Ms. Dugan stated that the vision is more “glamping”. Ms. Dugan explained that they are targeting larger RVs, not pop-ups. Ms. Dugan stated that there would be permanent structures around the pond. Ms. Dugan explained that she is looking for the board’s permission to pursue this with an engineer, who would do a full development plan. Ms. Dugan stated that there are storage units on the property. Ms. Dugan explained that the parking for the campground would be by the storage units. Ms. Dugan stated that only golf carts would be allowed within the campground. Ms. Dugan explained that there would be a bath house with restrooms, a gathering area/fire pit, hot water heater/outdoor burn unit, 10 RV/5<sup>th</sup> wheel spaces, four “glamping Units - permanent tent structure, two black water storage that are approximately 1,000 gallons each, 1 owner on-site “glamp” unit for site manager. Ms. Dugan explained that there would be someone on site since there have been problems with break-ins at the storage units. Ms. Dugan stated that part of the area may need to be gated. Ms. Dugan stated that the “glamping” units would be a hotel feel. Ms. Dugan

explained that the units would rent from around \$100 to \$150 per night. Ms. Dugan stated that they were trying to decide if the units would have toilets in them. Ms. Dugan stated that the campground would be run by both her and her sister.

Mr. McCloud asked if there was anyone in the audience who wanted to speak in favor or against this project.

Cliff Taylor, 8240 E CR 450 N, approached the board. Mr. Taylor stated that he was concerned about property values going down and increased traffic. Mr. Taylor explained that there was a campground on the west side of Heritage Lake. Mr. Taylor stated he was not for the project. Mr. Taylor stated that his neighbor, who was unable to attend the meeting, sent him a text stating "do not want a trailer/campground next to my property. It would possibly detract from my property value".

Mrs. Scott asked if he lived on the south side of the subject property.

Mr. Taylor confirmed that. Mr. Taylor showed on a map where his property was located.

Tom Gray, 649 Jefferson Valley, approached the board. Mr. Gray stated that the Poff's have been very respectful neighbors. Mr. Gray explained that he was concerned with seeing structural tents two hundred feet from his property. Mr. Gray stated that he was also concerned about traffic. Mr. Gray explained that there have been numerous accidents in the area. Mr. Gray stated concerns with sanitation and sewage. Mr. Gray explained that stormwater runs to the northwest under Heritage Drive and then into Heritage Lake. Mr. Gray stated he was concerned with water running onto his property and the value of his property declining. Mr. Gray asked if there would be year-round camping. Mr. Gray stated that he was concerned about additional crime, especially since it was mentioned that the storage units get broken into often. Mr. Gray explained that there was a campground nearby and that the common area next to this property was for the residence of Heritage Lake subdivision, making it a private area, not public use. Mr. Gray stated that three of the property owners to the east of his property did not get notice of the proposed project.

Mrs. Scott asked where the common area was located.

Mr. Gray showed the location on a map.

Mrs. Scott asked if the common area was an agreement within the subdivision.

Mr. Gray stated that the common area is owned by the Heritage Lake Property Owner's Association to be used by the residents of the subdivision.

John Raley, 8399 E CR 450 N, approached the board. Mr. Raley stated that he did not want to live next to a parking lot. He explained that he was also concerned about increased traffic. Mr. Raley stated he was not in favor of the project.

Mrs. Scott asked if his property was located directly east of the proposed project.

Mr. Raley stated that was correct.

Mr. Scobee asked what determines who gets a letter and who does not.

Lisa Zeiner stated that the rule is two property owners or six hundred sixty feet, whichever is less all the way around the subject property. Mrs. Zeiner explained that those who did not get notified are outside the notification area.

Jeff Eckerman, 636 Jefferson Valley, approached the board. Mr. Eckerman asked about the business plan. Mr. Eckerman asked what happens if the owner does not get \$150 per night and how long will the campers stay.

Jim Ensley explained that part of the process is that there could be conditions applied to the approval.

Mrs. Zeiner explained that this is the first step in the process. Mrs. Zeiner stated that if the special exception is granted, this project would have to go before the Plan Commission for a development plan review.

Mr. Ensley stated that there are two members of the BZA that also serve on the Plan Commission board.

Mrs. Zeiner explained that under the current zoning ordinance a campground is only permitted with a special exception. Mrs. Zeiner stated that the zoning remains the same at A2, campgrounds are only allowed with a special exception.

Mr. Eckerman asked what keeps a campground from turning into a mobile home park.

Mr. Scobee stated that the BZA board would have to grant approval for that type of use.

Mr. McCloud stated that the board of health and IDEM would also be involved in the project.

Mr. Scobee stated that the county highway would also be involved with the project.

There was a brief discussion from an audience member about damage to the roads.

Mr. Eckerman asked if there is a business plan, would the same people get notified.

Mrs. Zeiner stated that it would be a public hearing and notices would have to be mailed as well as a notice in the paper.

Mr. McCloud stated that this project could take several meetings.

Mrs. Zeiner stated that she received two letters about this project. Mrs. Zeiner read the letters to the board from Dan and Deb Ramsey, Bonnie Flater, and Doug McConnell. Those letters are made a part of the minutes as attached exhibits. Mrs. Zeiner explained that when the letters went out, the GIS system showed the property now owned by Mr. McConnel as being owned by Mr. Poff. Mrs. Zeiner stated that the deed was recently recorded.

Mrs. Dugan stated that she appreciated everyone's concerns. Mrs. Dugan explained that she would not be running a trailer park. Mrs. Dugan stated that most of the properties on county road 450 N operate some type of business from their property. Mrs. Dugan explained that there are commercial uses in the area. Mrs. Dugan stated that she understands the security which is why there will be someone onsite. Mrs. Dugan explained that this project will be close to a million-dollar project. Mrs. Dugan stated the issue with the Heritage Lake Campground is that it is always full and there is no hotel in the area. Mrs. Dugan explained that the goal of the proposed campground is to have friends of those who live in Heritage Lake stay in the campground area. Mrs. Dugan stated that this project would bring more income into the area and the restaurant. Mrs. Dugan explained that the property owned by Mr. McConnel is being used to store boats.

Mrs. Scott asked about the 5.38 acres that was rezoned to commercial general. Mrs. Scott stated that it is all one parcel.

Mrs. Zeiner stated that the 5.38 acres was rezoned in 2002. Mrs. Zeiner explained that the property should have been split at that time but was not. Mrs. Zeiner stated that any parcel that petitions to be partially rezoned, is being recommended to be split into separate parcels.

Mrs. Scott stated that the rezoning was not done properly. Mrs. Scott explained that the use of the property has a significant impact on the decision.

Ron Sutherlin stated that per the proposal there are four (4) “glamping” areas and ten (10) RV spots.

Mrs. Dugan stated that was correct. Mrs. Dugan explained that there is a “dark brown” area shown on the proposal, which is a “glamping” unit for the property manager, that would be permanent and not rented out.

Mr. Sutherlin asked if this was an example or if this was the business plan.

Mrs. Dugan stated that it is the current business plan.

Mr. Bee asked the length of time the campground would be open.

Mrs. Dugan stated that it would be operation from mid-March, first of April through October 31<sup>st</sup>. Mrs. Dugan explained that it would be open during the summer for approximately six months.

Mr. McCloud asked if there was a plan to add anything toward the entrance.

Mrs. Dugan stated not at this time. Mrs. Dugan explained it could be an area for future expansion, but that was not the plan at this time.

Mrs. Scott stated that the Indiana Department of Health regulates and has a code for campgrounds. Mrs. Scott asked if Mrs. Dugan was familiar with that code.

Mrs. Dugan stated that she was not.

Mrs. Scott stated that she would need to get familiar with the code. Mrs. Scott explained that there are limitations for the number of sites, water, and other requirements. Mrs. Scott stated that she was not ready to make a vote based on the proposal. Mrs. Scott explained that she has more questions. Mrs. Scott stated that this is a small area, and the board needs to review what is allowed in a commercial general district since this parcel is zoned both A2 and CG. Mrs. Scott asked if the 155.049 under the code of ordinance was still current. Mrs. Scott explained that the ordinance states that recreational vehicle parks shall have direct access to a public highway or road with sufficient frontage for the proper construction of safe entrances and exits.

Mrs. Zeiner stated that 155.049 in its entirety is still a current and active part of the zoning ordinance.

Mrs. Scott stated that the density of the park shall not exceed 15 recreational vehicle spaces for each acre of gross site area.

Mrs. Zeiner stated that the business plan was not submitted as part of the application to verify that this project meets all the requirements of the ordinance.

Mrs. Scott stated that the requirements in the ordinance state that recreational vehicles shall be separated from each other and from other park buildings or structures by at least ten (10) feet. Mrs. Scott explained that what was submitted is not adequate. Mrs. Scott stated that more specificity was needed.

Mr. McCloud stated that the “glamping” units are a whole different ballpark when renting those out.

Mr. Scobee stated that the water supply would fall under the Indiana Department of Environmental Management (IDEM).

Mrs. Dugan asked for conditional approval to investigate the project.

Mrs. Scott stated that she needs more information. Mrs. Scott explained that if the project is continued, the public hearing portion of this project should be left open.

Mr. Ensley stated that the letters it goes by the tax owner of record. Mr. Ensley explained that it is a public hearing, even if they are more than two (2) properties away, can come to the meeting and voice concerns.

Greg Williams, ASA Land Surveying and agent for petitioner, stated that twenty-four (24) certified letters were sent out.

Mr. Scobee asked if a motion to table this until a later date could be made.

Mrs. Dugan stated that it would take close to two (2) months to get the additional information together.

Mrs. Scott made a motion to table **2022-BZA-20: JAMES POFF – SPECIAL EXCEPTION** until Mrs. Dugan can be in communication with the Planning Director to be placed on the agenda, however long that is.

Mr. Scobee seconded the motion.

**2022-BZA-20: JAMES POFF – SPECIAL EXCEPTION** was tabled with all in favor.

Mr. Ensley stated that to call the day of the next scheduled meeting to find out if this project is on the agenda and/or if there is a meeting.

Mrs. Zeiner stated that the next meeting is January 9, 2023, so the information would have had to be submitted to me by December 9th, therefore February would be the soonest it could be on the agenda. Mrs. Zeiner stated that there needs to be a correction to the meeting dates that was approved. The filing deadline for the January 2023 meeting is December 9<sup>th</sup>, not October 9<sup>th</sup>.

An audience member asked who determines if this project is detrimental to property values.

Mr. McCloud stated that there are rules that the board must follow.

Mr. Sutherlin stated that someone could bring in proof of lower values.

Mrs. Zeiner stated that a conceptual design needs to be submitted.

Mr. Ensley suggested that the motion been amended to table the discussion until the February meeting.

Mr. Sutherlin asked how to do that.

Mrs. Scott made a motion to resend the prior motion.

Mr. Sutherlin seconded the motion.

The motion to resend the prior motion was approved with all in favor.

Mrs. Scott made a motion to table **2022-BZA-20: JAMES POFF – SPECIAL EXCEPTION** until February 2023 and if information is not able to be provided, the petitioner is to be in contact with the Plan Director.

Mr. Scobee seconded the motion.

**2022-BZA-20: JAMES POFF – SPECIAL EXCEPTION** was tabled until the February 2023 meeting.

**NEW MAYSVILL – UNSAFE BUILDING:** Bid procedures for removal of structure at 8948 N CR 675 E.

Mr. Ensley stated that the property to the north went to tax sale. Mr. Ensley explained that the Commissioners purchased the property with the intention of demolishing the building. Mr. Ensley stated that it was discovered that the structure sat on the parcel line. Mr. Ensley explained that the other parcel went to tax sale in 2021 and an adjacent property owner purchased the property. Mr. Ensley stated that in preliminary conversations with the new owner that the commissioners would work with the other owner to get this property cleaned up. Mr. Ensley explained that the southern property has not been as easy. Mr. Ensley stated that Mr. Strange produced a signed letter from Mr. Bond stating that Mr. Strange had permission to use the property. Mr. Ensley explained that the problem with the letter is that it was dated for November of 2021, it is believed that Mr. Bond died in January of 2021. Mr. Ensley stated that the property is still a mess.

Mrs. Zeiner stated that the building inspector inspected the dwelling and agreed that it was unsafe. Mrs. Zeiner explained that the accessory structure did not appear to be in bad condition, however it was locked, and the inspector was not able to check the inside of the structure.

Mr. Ensley stated that this property was let for bid, but then COVID hit, and everything stopped. Mr. Ensley explained that the county did not have the money to cover the cost of the demolition. Mr. Ensley stated that the option now is to request bids for demolition.

Mr. Scobee asked if this was the property with the store.

Mr. Ensley stated it was the property with the house and storage building.

Mrs. Scott asked if the store was slated for demolition.

Mr. Ensley stated it was not yet. Mr. Ensley explained that the parcel line goes down the middle of the structure. Mr. Ensley stated that he will be communicating with the new owner of the other half of the building to discuss removal of the building.

Mr. McCloud asked if the county owns the old store.

Mr. Ensley stated that the county only owns half of it. Mr. Ensley explained that he would advise the commissioners to deed the property over to the owner of the other half to get this one resolved. Mr. Ensley stated that he was more concerned about the dwelling property.

Mrs. Zeiner stated that starting January of 2023 the Unsafe Building account will have one hundred thousand dollars in the fund.

Mrs. Scott stated that bids need to be received.



Mr. Ensley stated that he would request bids in January.

Mr. Bee made a motion to adjourn the meeting.

Mr. McCloud seconded the motion.

The meeting adjourned at 8:25 p.m.

Minutes approved on the 9<sup>th</sup> day of January <sup>2023</sup>~~2022~~.

  
Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

December 12, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

| NAME                 | ADDRESS                                       |
|----------------------|-----------------------------------------------|
| Clifford Taylor      | 8240 E. CO. RD. 450 N. COATESVILLE, IN. 46121 |
| JOHN T. RALEY        | 8399 E. 450 N. COATESVILLE IN 46121           |
| JAMIE DUGAN          | 8277 E COUNTY ROAD 450 N COATESVILLE IN 46121 |
| Tom GRAY             | 649 JV, COATESVILLE, IN 46121                 |
| Amber GRAY           | "                                             |
| JEFF ECKERMAN        | 636 JV, COATESVILLE, IN                       |
| DWAYNE / ZACH TUCKER | 3431 N CR 800E COATESVILLE                    |
| GIZEE WILLIAMS       |                                               |
|                      |                                               |

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
AGENDA  
MONDAY DECEMBER 12, 2022  
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. REVIEW OF MINUTES** – September 12, 2022, Minutes (October & November Meetings Cancelled – No Quorum)
- 3. REVIEW OF MEETING DATES** – 2023 Meeting Dates
- 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**

**New Maysville – Unsafe Building:** Bid procedures for removal of structure at 8948 N CR 675 E

**2022-BZA-18: Dakota Abney – Development Standards Variance:** to allow the reduction of road frontage from 200 feet to 193 feet so that a 10-acre parcel can be split so that each parcel has road frontage; Zoned A1; Floyd Township; 19&20/15N/3W (4790 N CR 400 E Greencastle).

❖ **NEW BUSINESS**

**2022-BZA-19: Duyane Tucker – Development Standards Variance:** to allow two (2) residential dwellings on a 20-acre parcel of land; Zoned A1; Floyd Township; 25/15N/3W (3431 N CR 800 E Greencastle).

**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).

- 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 46 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 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.

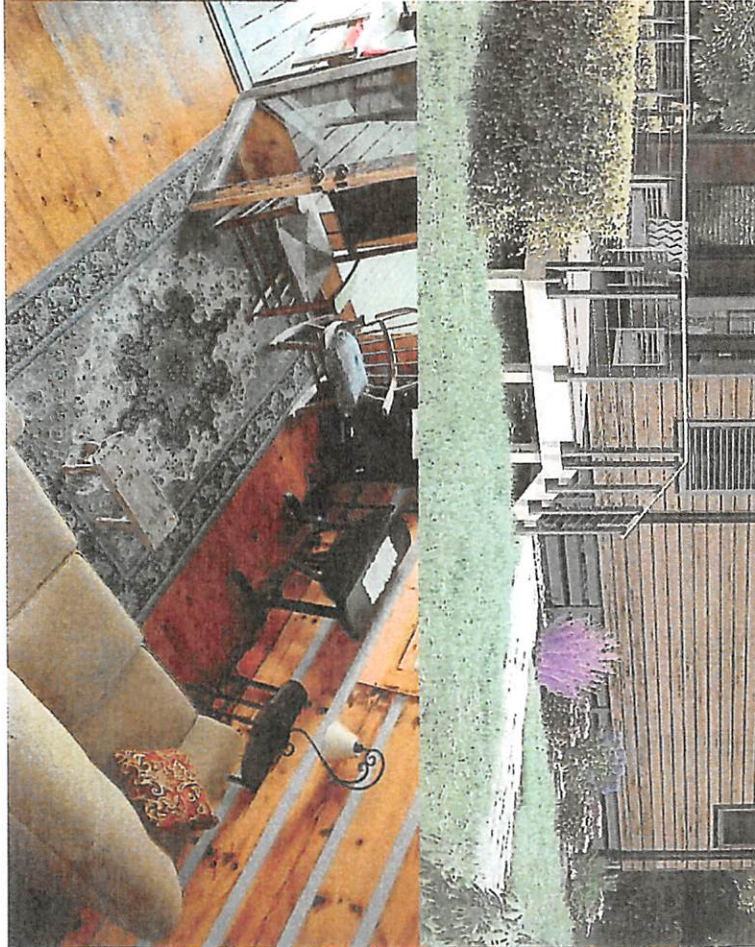


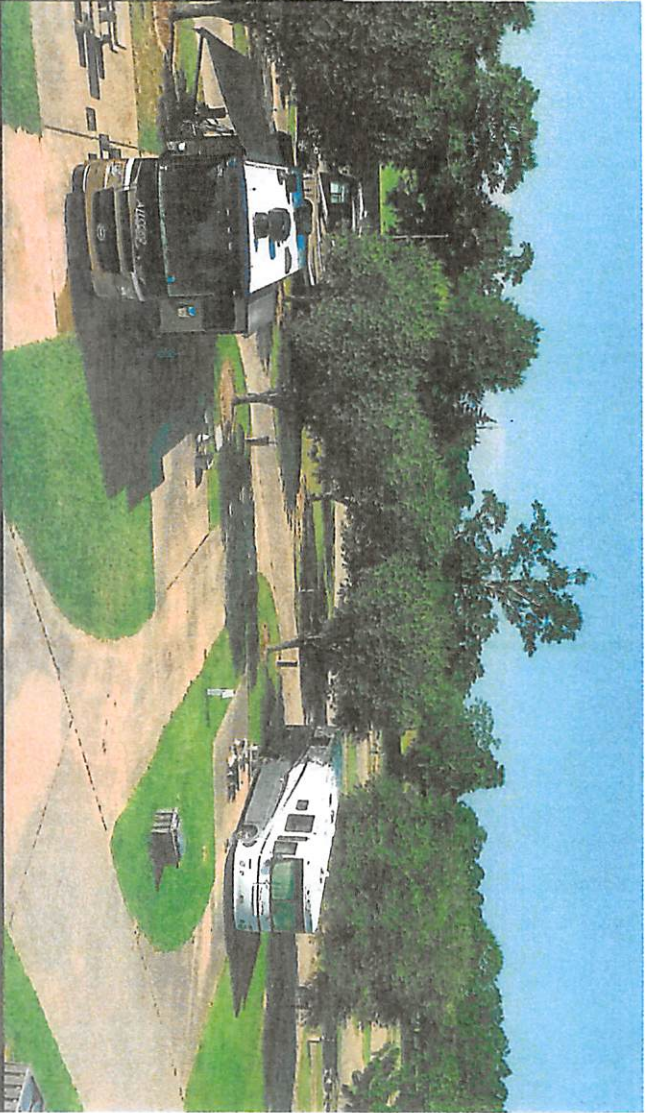
All driving in the campground area will be by golfcart only except to unload travel trailer. Pond is for fishing only.

### Rough Draft Glamping RV Resort at Beaver Lake Storage



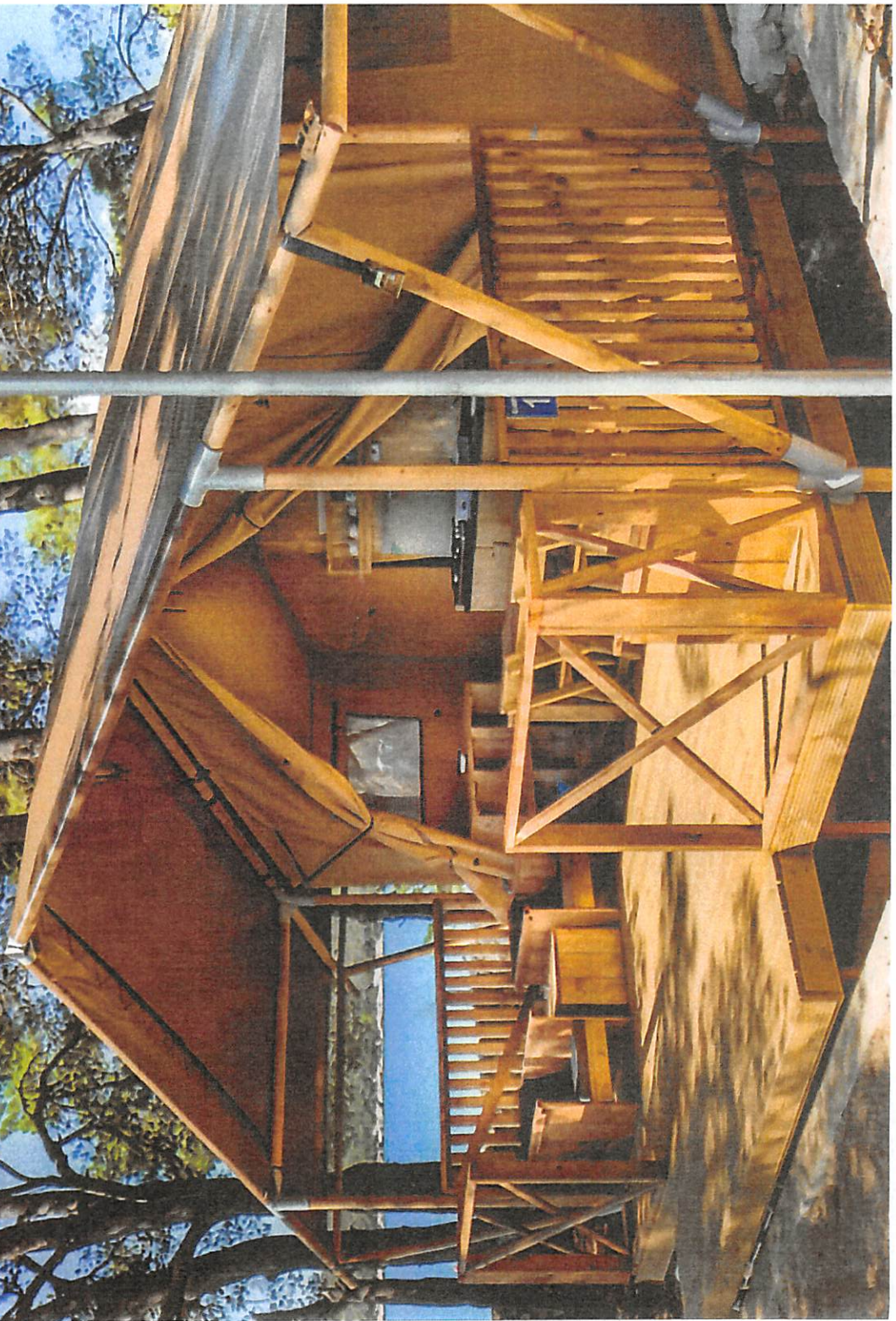
-  RV Pads
-  Glamping Unit
-  Owner On-Site Glamp Unit
-  Check-In Office Maintenance
-  Bath House Restrooms
-  Hot Water Heater Outdoor burn unit
-  Black Water Storage for Pick-Up Underground
-  Campground Parking
-  Gathering Area Fire Pit







# TENTMASTERS







# THE FUTURE IS OUTDOORS

 **EJH EVENTS**  
AND DISTRIBUTION



Dan and Deb Ramsey.

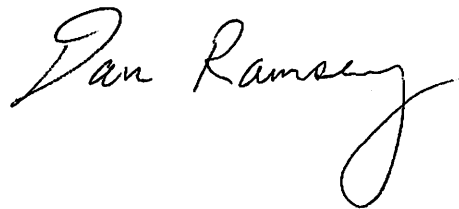
663 Jefferson Valley

Coatesville, IN

December 12 2022

Deb and I purchased the home at 663 Jefferson Valley which you may observe listed on the black on white layout document. We believe that we will be adversely affected by this zoning change from agriculture. We retired and moved to Heritage Lake For the privacy and wildlife. The property requesting the zoning change is within close proximity to our home and borders an out-lot owned by Heritage Lake Association. The out-lot also borders a wooded area with significant wildlife such as deer and wild Turkey along with many species of birds and is a pathway for wildlife directly to our backyard. We believe the noise and light pollution along with campfires and additional traffic will impact our privacy and wildlife significantly thus decrease the value of our home as we have just added a sunroom to take advantage of the agricultural and natural settings surrounding our home. In addition this out-lot is a mowed path that we will believe will attract campers to explore and leads directly to our backyard.

Thank you for your time and Consideration.

A handwritten signature in cursive script that reads "Dan Ramsey". The signature is written in black ink and is positioned below the typed text.

## Lisa Zeiner

---

**From:** Bonnie Flater <bonniejean96@yahoo.com>  
**Sent:** Friday, December 9, 2022 11:23 AM  
**To:** Lisa Zeiner  
**Subject:** James L. Poff Trust - Public Hearing

To Whom it May Concern,

We are writing in regard to the James L. Poff Trust public hearing to be held on Dec. 12, 2022. Mr. Poff has asked for consideration of a special variance on premises located at 8330 E Co. Rd 450, Coatesville, IN.

Our family owns ground on 450 N east of Mr. Poff's property. Our family has owned the land for more than 65 years. We have enjoyed the peacefulness of the country living and would like for it to remain that way.

It is our understanding Mr. Poff wants to use the property in question for a campsite. We respectfully ask that the property not be zoned as commercial property and not made into a campsite. Our concerns are having more commercial property on 450 N will lower the value of our property as well as bring unwanted traffic and potentially crime to the area. Also since our property is very close to Mr. Poff's it could also potentially bring unwanted trespassers to our property who could then destroy, steal or otherwise harm our property.

Other concerns are the property Mr. Poff wants to develop has been a source of a natural habitat for animals for many years as well as it is a very nice nature preserve including woods and a pond. We request that a campsite not be built that would destroy trees, plants, the pond and the wildlife that enjoys this sanctuary.

Sincerely,

Byron Grimes and Bonnie (Grimes) Flater

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

**MFS Properties  
8171 E. Co Rd 450 N  
Coatesville IN 46121**

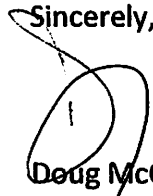
**To: Putnam County Zoning Board  
Dated: December 12, 2022**

**Dear Zoning Board,**

**We recently purchased this property at 8171 E. Co Rd. 450 N. We have not received any certified or registered letters stating there was a meeting for tonight to bring this before your office. Since we have an adjacent property to the zoning requested property we thought we would have been informed so that we could have been present at the meeting. One of our neighbors called and asked if we had heard anything about it and it was news to us. We ask that you reconsider the use of this for camping until sufficient information can be provided to the property owners at/near this site.**

**I am concerned with what this will do to the traffic, noise, and protection from our property and its contents.**

**Sincerely,**

A handwritten signature in black ink, appearing to read 'Doug McConnell', with a large, stylized flourish above the name.

**Doug McConnell  
Principal – MFS Properties**