

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for its regular monthly meeting on October 13, 2021, at 6:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1st Floor, Greencastle, IN 46135. Wendell Underwood called the meeting to order at 6:33 p.m. A roll call was taken to determine a quorum. The following members were present: Wendell Underwood, Eric Hayman, David Penturf, Rick Woodall, Jenna Nees, and Ken Heeke. Randy Bee, Jay Alcorn, and Kevin Scobee were not present. Also, present was Lisa Zeiner, Plan Director. Jim Ensley, County Attorney was not present. Audience present see attached sign in sheet.

REVIEW OF MINUTES

Wendell Underwood asked if there were any corrections or additions to the August 11, 2021, meeting minutes.

Ken Heeke stated on page one under Old Business Ryan Plummer petitioner, “79384” acres should be “79.84 acres”; on page two under New Business Michael Poole “2.04 acres leaving and five” should be changed to “2.04 acres and leaving five”; on page three the fifteenth line “Mr. Penturf asked what happens to the driveway back to lot 5 falls apart” should be change to “back to lot 5 if it falls apart”; on page five first line “that zoning perhaps, there is not a long...” should be changed to “...there is not a lot...”; and on page six seventh paragraph “Various audience members stated...” should be changed to “Various audience members started...”. Mr. Heeke requested that the pages be numbered.

Eric Hayman made a motion to approve the minutes contingent on the stated corrections being made.

Mr. Heeke seconded the motion.

The August 11, 2021, meeting minutes were approved contingent on the corrections with all in favor.

OLD BUSINESS: No old business.

NEW BUSINESS:

2021-PC-40: McCULLOUGH REALTY – REZONE: Rezone 6 acres from A2 to Commercial General (CG) in Floyd Township; 12/15N/3W (located on the south side of US 36 approximately 1800 feet west of CR 900 E – Parcel #67-06-12-100-006.002-004).

Shannon McCullough, petitioner, approached the board. Mr. McCullough presented the design layout for the proposed development and building. Mr. McCullough explained that he would like to rezone six acres along the highway. Mr. McCullough stated this project would not be completed all at once. Mr. McCullough explained that the building would be store fronts with a parking lot in the front. Mr. McCullough stated that the proposed building would be the same style as the one he built down the road. Mr. McCullough explained that there would be garage doors along the rear of the building for storage and will be fenced in the rear.

Mr. Hayman asked about the septic.

Mr. McCullough stated that the proposed location of the septic system would be along the east side of the six acres.

Audience members came forward to look over the proposed plan.

Mr. McCullough stated that topsoil would be placed to build a berm along the west side of the property. Mr. McCullough explained that he was not sure what the demand would be for the store fronts, but he wanted to get something going. Mr. McCullough stated that there would be one main ingress/egress if INDOT approves it.

Rick Woodall asked if this commercial build would be rented out for businesses.

Mr. McCullough stated that was correct. Mr. McCullough explained that he has received phone calls from businesses that are looking for places. Mr. McCullough stated that he was just trying to bring businesses to the county. Mr. McCullough stated that any building on the property would have to be connected to a septic system and have a private well.

Mr. Hayman stated that the septic system would have to be approved prior to construction.

An audience member tried to ask a question. Mr. Underwood explained that at this time only questions are open from the board.

Mr. Hayman stated that the driveway cut would be up to the state.

Lisa Zeiner stated that before a permit could be issued, the septic and the INDOT permit would need to be submitted.

Mr. Underwood asked about the number of units proposed.

Mr. McCullough stated that there would be four or five units at the most, each unit being about 2,000 square feet and 4,000 could also be built. Mr. McCullough explained that the proposed building was 10,000 square feet.

Mr. Underwood asked if another building would be needed, would more property be needed.

Mr. McCullough stated the six acres being requested for the rezoning would allow for expansion if more buildings were needed.

Mr. Underwood stated that more units, the more taxing on the septic system.

Mr. McCullough stated that the building would be a steel building, post, and frame with pillars in the ground.

Mr. Underwood asked if all the criteria had been met.

Mrs. Zeiner stated that if the six acres were sold to someone else, the remaining acreage would be landed locked.

Mr. McCullough stated that an easement to the back field could be granted, just like was done on the property down the road.

Mrs. Zeiner stated that she was not sure how that got passed as it does not meet the development standards.

Mr. Hayman asked if Mr. McCullough owned the entire parcel.

Mr. McCullough stated that he did.

Mr. Underwood asked if the property borders any commercially zoned property or are the surrounding properties agricultural.

Mr. McCullough stated that he believes it is agricultural on all sides.

Mr. Underwood stated that the Comprehensive Plan does encourage business to be developed on road front properties particularly where up and coming properties are.

Mrs. Zeiner stated that the future land use map of the Comprehensive Plan shows the area as all residential with the intersection at Groveland. Mrs. Zeiner explained that this property adjoins or is close to Heritage Lake; it is possible that at the time the Comprehensive Plan was developed the thought was that Heritage Lake could potentially expand to the north. Mrs. Zeiner stated that with Heritage Lake being so close, commercial would be an appropriate use. Mrs. Zeiner explained that the zoning ordinance for commercial general states “businesses located in a CG District require locations on or near major arterials and their intersections.”

Mr. Underwood asked if the six acres would be 300 feet deep.

Mr. McCullough stated that was correct.

Mr. Woodall asked what the difference between this and 3 Fat Labs who wanted to change their zoning to commercial.

Mr. Hayman stated that there was no arterial road around 3 Fat Labs.

Mr. Underwood stated that for 3 Fat Labs, their need for rezoning was because of financing.

Mrs. Zeiner stated that the road would be the major difference between this property and 3 Fat Labs.

Mr. Underwood opened the public hearing portion of the meeting.

Paris Gannon, 8454 E US 36, approached the board. Mrs. Gannon stated that they moved to this location because there are no business in the area, they are surrounded by farms. Mrs. Gannon explained that her concerns were about traffic in and out of the property, the security of her property, the water table. Mrs. Gannon stated that they have three wells on her property and two of them do not work.

Mr. Underwood stated that this would need to be factored in.

Mr. Hayman stated it is more buyers beware.

Mr. Underwood asked about the security concerns of your own place.

Mrs. Gannon stated the traffic coming in and out, all the new people coming. Mrs. Gannon explained that there are a lot of cars turning around in her driveway.

Mr. Woodall asked how long Mrs. Gannon has lived there.

Mrs. Gannon stated since 2008.

James Gannon, 8454 E US 36, approached the board. Mr. Gannon stated that he was concerned about property value declining because of a business moving in. Mr. Gannon explained that traffic was another concern. Mr. Gannon stated that the reason they bought this house was to be out in the

country. Mr. Gannon explained that as soon as building is started, he will sell his house. Mr. Gannon stated that he likes to shoot on his property.

Mr. Underwood stated that things do change with time.

Mr. Hayman asked about the berm.

Mr. McCullough stated that a berm could be constructed between the field drive and the building to give a bit of privacy.

Mr. Gannon asked about access.

Mr. McCullough stated that the farm lane would not be blocked off. Mr. McCullough explained that the main drive would be further east of the farm lane to capture the shoulder. Mr. McCullough stated that INDOT would have to approve the entrance permit. Mr. McCullough stated that INDOT could request a deceleration lane be installed.

Mr. Underwood asked when the INDOT permit was filed.

Mr. McCullough stated that he has not filed anything with INDOT, he wanted to get the property rezoned first.

Mr. Underwood asked if anyone else had questions or concerns. No one came forward. Mr. Underwood closed the public hearing portion of the meeting.

Mr. Hayman asked if the farm lane was on this property.

Mr. McCullough stated that it was off of US 36 and goes back about 200 feet that then goes on to the next farm property.

Dave Pentruff stated that this meets the comprehensive plan and would not be a huge impact.

Mr. Underwood explained that this board is an advisory board, it is not a final decision. Mr. Underwood stated that any motion would go on to the next stage. Mr. Underwood explained that there were several items that would need to be reconciled. Mr. Underwood stated that when a petition like this fits into a bigger picture, like the Comprehensive Plan, it lends itself to say fine until it hits a wall that says "don't go any further". Mr. Underwood stated that while there is some inconvenience, the wall has not been hit. Mr. Underwood explained that US 36 would eventually be developed.

Mr. Hayman stated that the petition would move on regardless of the vote from the board.

Mr. Underwood stated that even if the board votes no, it still moves on to the Commissioners.

Mr. Hayman made a motion to approve **2021-PC-40: McCullough Realty Rezone** as presented.

Mr. Pentruff seconded the motion.

2021-PC-40: McCullough Realty Rezone was approved with all in favor.

Mr. Woodall stated that the northern part of the county could be up in arms with wind/solar farms potentially coming to the area.

Mr. Hayman asked if wind and solar would come before this board.

Mrs. Zeiner stated that at this time wind and solar farms go before the Board of Zoning Appeals as per the current ordinance.

Mr. Woodall stated that the commissioners are trying to work on more language to tighten down wind and solar. Mr. Woodall explained that Duke Energy is working on a proposal for 26,000 acres. Mr. Woodall stated that Duke is going for mega towers that are about 500 feet tall, assuming this includes the extension of the blades. Mr. Woodall explained that they already have the flight path with Grissom completed, but they do not have the bald eagle flight path completed, or the flicker test completed. Mr. Woodall stated that for solar is also being planned with preliminary meetings being set up.

Mr. Underwood asked if anyone had any questions on the Rule of Procedures. Mr. Underwood stated that the Rules needs updated them. Mr. Underwood explained that they are comprehensive, but long.

Mrs. Zeiner informed Mr. McCullough that the next step in the rezoning process was to go before the Commissioners for approval. Mrs. Zeiner stated that she would verify the date of the meeting and get back to Mr. McCullough.

Mr. Woodall asked that Mr. McCullough work with the neighbors to appease their concerns.

Mr. Underwood explained the Rules of Procedures, as a document that will be referred to often, is long.

Mrs. Zeiner stated that one of the things that can be taken out is the seal. Mrs. Zeiner explained that the Plan Commission has never had a seal. Mrs. Zeiner stated that any documents signed by the Plan Commission would get an official seal, however a seal has never been made.

Mr. Underwood asked if the petitioner would be getting a copy of the rules.

Mrs. Zeiner stated that it was mainly for the Boards use, but since it is a public record, the petitioner could get a copy of it.

Mr. Underwood stated that the board would need to know them and follow them.

Mrs. Zeiner stated that times for petitioner and remonstrators could be adjusted to what the board would prefer.

Mr. Pentruf asked if on the membership requirements if the political party requirement had been removed.

Mrs. Zeiner stated that the state rule did not appear to say anything about the political party requirements.

Mr. Woodall asked if the board ever had something like this.

Mrs. Zeiner stated that there is a current rule of procedure that the board follows, but it needs to be updated. Mrs. Zeiner explained that the current rule of procedure state that the meeting is on a different day and at a different time than when the meetings actually occur, that is just one of the issues.

Mr. Underwood stated this was something that he was pushing in the effort to bring the board up to date.

Mr. Heeke stated that the Indiana Code states that one member appointed by the County Executive from its membership, one member appointed by the County Fiscal body from its membership, county surveyor or county surveyor designee, the county extension educator, and five members appointed in accordance with one of the following: four citizens of whom no more than two can be of the same political party, each of the four members must be a resident of an unincorporated area, a resident of the county who is also an owner of real estate, and also one township trustee who must be a resident of an unincorporated area.

Mrs. Zeiner stated that there are two types of Plan Commissions, area and advisory.

Mr. Hayman asked what the difference between the two were.

Mrs. Zeiner explained that an area plan commission would be able to make final decisions on everything except rezone. Mrs. Zeiner stated that subdivisions could be approved by an area plan commission without then going before the commissioners for approval.

Mr. Underwood asked if the board wanted to approve the Rules of Procedures or wait until all members were present.

Mr. Hayman made a motion to table the discussion on the Rules of Procedures to the November meeting to allow more members are present.

Mr. Heeke seconded the motion.

Rules of procedures discussion was tabled to the November meeting with all in favor.

There being no other business, Jenna Neese made a motion to adjourn the meeting.

Mr. Underwood seconded the motion.

Meeting adjourned at 7:24 p.m.

Minutes approved on the _____ day of _____ 2021.

Wendell Underwood, President