

**PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on August 14, 2023, at 7:00 p.m. in the Bainbridge Community Building, 201 N Grant Ave., Bainbridge, IN 46105. 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 were 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 July 10, 2023, meeting minutes.

Lora Scott made a motion to approve the minutes as presented.

Kevin Scobee seconded the motion. The July 10, 2023, minutes were approved as presented with all in favor.

OLD BUSINESS:

None.

NEW BUSINESS:

2023-SE-015: ROBIN MAZE – SPECIAL EXCEPTION: to allow a campground containing 9 sites; Zoned A2; Clinton Township; 6/15N/5W (7917 N CR 880 W Greencastle Parcel #67-04-06-200-001.000-001).

Robin Maze, petitioner, approached the board. Ms. Maze stated that the parcel was purchased in 2018 and removed all existing structures so that the park could be redone. Ms. Maze explained that the proposal is for nine (9) new cabins for weekly group rentals, not in and out.

Mrs. Scott asked if there would be limitations on how long people can stay.

Ms. Maze stated that it was only for the week. Ms. Maze explained it would be for a group, like Girl Scouts, family reunions, hunting groups.

Mrs. Scott clarified it would be rented weekly and not for a night or weekend.

Ms. Maze stated that it would be a whole group that would take the entire park for the designated week. Ms. Maze explained that two days would be set aside for cleaning and getting the park ready for the next group.

Mr. McCloud asked if it would be seasonal.

Ms. Maze stated that it would be available to rent year-round, but only for a week at a time.

Mr. McCloud asked how many cabins would be there.

Ms. Maze stated there would be nine (9) cabins.

Mr. Scobee asked how many each cabin could accommodate.

Ms. Maze stated that the cabins could accommodate two (2) to four (4) people.

Mrs. Scott asked if there would be someone living onsite.

Ms. Maze stated that she would be back and forth between California and Indiana, so if there was an event she would be there.

Mrs. Scott asked if there would be a property manager.

Ms. Maze stated that she would have a property manager.

Ron Sutherlin asked about approval of the septic system.

Ms. Maze stated that approval was pending.

Lisa Zeiner stated that the approval for the septic system would have to come from the State Department of Health and the County Health Department. Mrs. Zeiner explained that the State is reviewing the proposal as changes had been made from the previous approval. Mrs. Zeiner stated she was unsure of the status of the septic at this time. Mrs. Zeiner explained that approval would be required prior to issuance of any building permits.

Mrs. Scott asked about the water and testing of the well.

Ms. Maze stated that there is one well that feeds the park and the existing single-family dwelling that is on the property. Ms. Maze explained that she would like to have back up water that would be stored in the existing garage.

Mrs. Scott asked about the maximum occupancy of the site.

Ms. Maze stated that for four (4) of the units the capacity is two (2) per unit and for three (3) of the units the capacity is four (4) per unit, so there would not be a lot of people at one time. Ms. Maze explained that ninety percent of the time it will be couples.

Mrs. Scott asked if there was a requirement that a certain percentage of the ground must be for recreational use or for open use in a campground.

Mrs. Zeiner stated that it is not an RV park, it is a campground, and the current zoning ordinance does not have anything specific for campgrounds. Mrs. Zeiner explained that the proposal is for cabins that are more like tiny homes and would be required to meet residential building codes. Mrs. Zeiner stated that there would be plenty of open space given the proposal. Mrs. Zeiner explained that there were approximately twenty-nine (29) mobile homes that had been removed from the property and the new proposal is for nine (9) cabins.

Mrs. Scott asked if the previous mobile homes were on a septic system.

Ms. Maze stated that when she purchased the property, it did not have a dump station on site. Ms. Maze explained that a dump station would be installed once it is approved by the health department.

Randy Bee asked if each cabin would have a separate septic system or if the waste would be dumped into a holding tank.

Mrs. Zeiner stated that the proposal would go to a holding tank that would be pumped out as determined by the Health Department. Mrs. Zeiner explained that the state approved revisions to the septic rules that went into effect in July of this year to allow holding tanks. Mrs. Zeiner stated that approval was being worked out with the state and county health departments.

Mr. McCloud asked if there were any letters submitted to the Planning Office for this project.

Mrs. Zeiner stated that no one had called, come into the office, or submitted letters for this project.

Mr. McCloud opened the public hearing portion of the meeting asking if anyone present wanted to speak about the project. No one came forward. Mr. McCloud closed the public hearing portion of the meeting.

Mrs. Scott made a motion to approve **2023-SE-015: ROBIN MAZE – SPECIAL EXCEPTION** with the following stipulations:

1. Based on the recommendations of the Planning Director
2. Weekly rental only and not for year-round rental as an apartment
3. Contingent on approval by the health department for the septic.

Mr. Scobee seconded the motion.

2023-SE-015: ROBIN MAZE – SPECIAL EXCEPTION was approved including the stated stipulations with all in favor.

2023-SE-017: BRET HURLEY – SPECIAL EXCEPTION: to allow the continuation of ATV races; Zoned A1; Madison Township; 27/14N/5W (2378 S CR 500 W Greencastle Parcel #67-10-27-400-012.000-011).

Eddie Felding, attorney for petitioner, approached the board. Mr. Felding stated the owner of the record was Jane Hurley Trust. Mr. Felding explained that Bret Hurley was not able to attend the meeting due to a prior commitment. Mr. Felding stated that Mr. Hurley has held this race since 2014 and may have been held prior to that. Mr. Felding explained that the race was held once per year with approximately fifteen hundred (1500) or more attendees. Mr. Felding stated that the race was hosted by a third-party vendor, and they take primary responsibility for traffic control, security, and emergency response which includes at least one (1) medic and is required per insurance. Mr. Felding explained that the third-party vendor also set forth rules and regulations on site, including quiet times. Mr. Felding stated that there have not been any police reports in the ten plus or minus years that this event has been held. Mr. Felding explained that attendees stay in RV on site, and some do stay at local lodgings in Greencastle. Mr. Felding stated that dumpsters are brought in for trash clean up. Mr. Felding explained that the special exception was originally granted in 2014 with a requirement that it come back every two (2) years for renewal. Mr. Felding stated that one stipulation that Mr. Hurley would like to change is the stipulation that races can be held on a holiday weekend. Mr. Felding explained that Mr. Hurley has only one (1) race per year that is typically held on the July 4th weekend. Mr. Felding requests that approval of

the races be granted with the consideration of allowing races on a holiday weekend. Mr. Felding explained that there have not been any major issues with having the races on the July 4th weekend. Mr. Felding stated that other events were permitted with a limit of four thousand (4,000) attendees. Mr. Felding explained that the attendees are less than half of what has been permitted within the county. Mr. Felding requested that the stipulation requiring renewal every two (2) years be removed and replaced with the stipulation that it is only for the current owner and not transferrable to any subsequent owners.

Mr. Bee stated that it appears that Mr. Hurley has done what he has wanted regardless of the stipulations placed by this board, so why should we accommodate his request when he didn't abide by the rules set out originally.

Mr. Scobee asked if there was something more than the nonrenewal.

Mr. Bee stated that the races are held on a holiday when the approval stated that they could not be held during that time.

Mr. Felding stated that it was not done intentionally.

Mr. Bee stated that Mr. Hurley agreed to abide by the stipulations placed during the original approval, however he did not abide by two of those stipulations.

Mr. Felding stated that the races have been going on for a decade without complaints.

Mr. Scobee stated that if the races were held on racing weekends when they were not allowed is a major setback.

Mr. Felding stated that he was not sure Mr. Hurley was aware that holiday weekends were not allowed.

Mrs. Scott stated that there were multiple reasons besides just letting people enjoy their own homes on holiday weekends, it also has to do with emergency responders and the increased probability that they will be called out on their holidays. Mrs. Scott explained that there are multiple reasons behind the limitations to not having any of the races on holiday weekends and the stipulations that were provided to Mr. Hurley have been consistent with all other people who have races on their property. Mrs. Scott stated that Mr. Hurley has ignored the stipulations, she was not compelled to make the requested changes. Mrs. Scott explained that if it is voted for approval the same stipulations would be in place with the added limitation that the races be limited to one (1) race per year and that he would have to come back to the board for renewal every two (2) years.

Mr. Scobee made a motion to table **2023-SE-017: BRET HURLEY – SPECIAL EXCPETION** until the September 11, 2023, meeting.

Mrs. Scott seconded the motion.

Ron Sutherlin asked if the public hearing should be opened.

Mrs. Zeiner stated that if it is tabled prior to opening the public hearing, it would still allow the public to speak at the next meeting.

Mr. Felding stated that he was curious to know if there was anyone at the meeting for this project.

Mr. McCloud asked if there was anyone present for this case.

An audience member stated that he was a neighbor but has not had any problems with the races. He stated that it is cleaned up well.

Mr. McCloud asked if any letters have been received.

Mrs. Zeiner stated that no letters had been received, however one person had come into the office and stated that the race that was to be held on July 4th this year was rained out. Mrs. Zeiner explained that the property owner stated that the rain delay was after many race attendees had already arrived at the property and they stayed at the property that weekend with several attendees riding their ATVs on the county road and crossing his property to get to the nearby waterway, thereby trespassing on other people's property. Mrs. Zeiner stated that there is no proof that it was in fact the attendees of the race.

2023-SE-017: BRET HURLEY – SPECIAL EXCEPTION was tabled until the September 11, 2023, meeting with all in favor.

Mr. Felding asked if there was any additional information that the board needed.

Mr. McCloud stated that there were just a lot of questions for Mr. Hurley.

2023-SE-019: PHILIP MAST – SPECIAL EXCEPTION: to allow the construction of a pole barn for light manufacturing of portable sheds and storage of roofing materials with a small showroom; Zoned A1; Clinton Township; 27/15N/5W (5589 W CR 375 N Greencastle Parcel #67-04-27-200-006.000-001).

Philip Mast, property owner and petitioner, approached the board. Mr. Mast stated that would like to build a pole barn shop for his roofing business. Mr. Mast explained that trucks, trailers, extra materials, and supplies would be stored in this barn. Mr. Mast stated that he would also like to have an office with a showroom to be able to display some samples of roofing options. Mr. Mast explained that there would be a restroom and a woodshop for building small portable buildings when the weather is not optimal for roofing work. Mr. Mast stated that there would also be a sixteen-foot lean-to attached to the building.

Mr. McCloud asked if there would be any living quarters in the building.

Mr. Mast stated that there would not be living quarters.

Mr. Scobee asked about the setback.

Mrs. Zeiner stated that the setback is fifteen feet.

Mr. Sutherlin asked about the total size of the building including the lean-to and office.

Mr. Mast stated that the building would be ninety-six (96) feet by forty-eight (48) feet.

Mrs. Scott asked about the intent for having a showroom and what would be done with the buildings that are constructed inside the proposed pole barn.

Mr. Mast explained that he was a subcontractor for Julian Yoder. Mr. Mast stated that the showroom would be for showing the metal samples for his roofing business and would be in the same area as the office.

Mr. McCloud asked if he would be open to the public and if that would be by appointment only.

Mr. Mast stated it would have to be by appointment.

Mrs. Scott asked where the mini buildings would be stored after construction.

Mr. Mast stated that they would be stored on a gravel pad until picked up by Mr. Yoder and moved to the sales lot. Mr. Mast explained that there would only be a few buildings stored there. Mr. Mast stated that the mini buildings would not be large.

Mr. McCloud asked about the number of employees.

Mr. Mast stated that he did not currently have employees. Mr. Mast explained that he is hoping to get a couple of employees.

Mrs. Scott stated that her concern was that the area was a residential agricultural area. Mrs. Scott explained that she was concerned about the mini barns being stored on the lot and becoming a sales area and the area looking like US 36 and SR 231, there should be a limit on the number of buildings allowed to be stored.

Mr. McCloud stated that it would not be open to the public except by appointment only.

Mr. Mast explained that the buildings would be built as a subcontractor to Julian Yoder. Mr. Mast stated that the buildings are pre-ordered, made and then taken to northern Indiana to the sales lot.

Mr. McCloud asked if there was anyone in the audience who wanted to speak on this project. No one came forward. Mr. McCloud closed the public hearing portion of the meeting.

Mrs. Zeiner stated that two neighbors came into the office and stated that they were in favor of the project.

Mr. McCloud asked how many acres the property was.

Mr. Mast stated that it was 4.5 acres.

Mr. Scobee asked if there was a need to limit the number of buildings that could be on site at one time.

Mr. McCloud stated that the board should impose limits.

Mr. Scobee asked what the maximum size of the buildings would be constructed.

Mr. Mast stated fourteen feet by forty feet, however probably no bigger than twenty feet by twelve feet.

Mr. Scobee asked about how they would be hauled.

Mr. Mast stated that Mr. Yoder has special trailers for hauling the buildings.

Mrs. Scott stated that a fourteen by forty is a good size building. Mrs. Scott explained that if there were two on the lot, would take up a lot of space.

Mr. Scobee asked how long they would be on site.

Mr. Mast stated that they would not be sitting on site for very long.

Mrs. Scott stated that this was tiptoeing into home manufacturing and does not want to see this area become like Elkhart County or Shipshewana. Mrs. Scott explained that the area was zoned agricultural and densely populated.

Mr. Scobee asked what the average building would be constructed.

Mr. Mast stated ten feet by sixteen feet.

Mr. Scobee stated that they are more like mini barns.

Mr. Bee stated that there needs to be a limit on the number of employees.

Mrs. Scott stated also that the mini barns be constructed inside the proposed building.

Mr. Bee asked if the proposed building would be a pole barn structure.

Mr. Mast stated that it would be with metal siding. Mr. Mast explained that there would be three overhead doors, one for the roofing material, one for vehicles, the other for the portable buildings.

Mr. Scobee asked how long it would take to construct one building.

Mr. Mast stated that it could be done in one day, depending on the style of the building.

Mr. Mast stated that the building would only be constructed in winter or rainy days, basically anytime that roofing cannot be done.

Mr. McCloud made a motion to approve **2023-SE-019: PHILIP MAST – SPECIAL EXCEPTION** as presented with the following stipulations:

1. That more than four (4) buildings on display outside at a time.
2. Work done only between 8:00 a.m. and 5:00 p.m. No work on Sunday.
3. Construction to be done inside proposed pole barn only.
4. Employees be limited to no more than five employees.
5. Any signage proposed follows the Sign Ordinance with the limitation of ten square feet.

Mr. Bee seconded the motion.

2023-SE-019: PHILIP MAST – SPECIAL EXCEPTION was approved as presented including the stated stipulations with all in favor.

2023-DSV-021: GEORGE DAVID STONE – DEVELOPMENT STANDARDS

VARIANCE: to allow for a guest home inside an existing pole barn; Zoned A1; Marion Township; 10/14N/3W (493 N CR 675 E Fillmore Parcel #6708-10-800-007.001-012).

David Stone, property owner and petitioner, approached the board. Mr. Stone stated that he had constructed a guest quarter in an existing barn. Mr. Stone explained that the guest quarters was originally a lean to attached to the barn that he closed in.

Mr. McCloud asked if the purpose of guest quarters was for relatives.

Mr. Stone stated that anyone could stay there. Mr. Stone explained that his parents would be there approximately six (6) months out of the year when they were not travelling, and any other family member could stay there. Mr. Stone stated that it would not be rented out.

Mr. Sutherlin asked if it would be inhabited year-round.

Mr. Stone stated that it would not be year-round.

Mr. McCloud stated that the guest house was constructed without permits.

Mr. Stone stated that was correct.

Mrs. Zeiner stated that her office was not sure if the living quarters meets building code requirements. Mrs. Zeiner explained that anyone who says in the structure does so at their own risk. Mrs. Zeiner stated that since inspections were not completed, the county is not liable.

Mr. McCloud asked how old the building was.

Mr. Stone stated that the barn was constructed in 2010, with the living quarters added in 2022.

Mrs. Scott asked what the living quarters consists of.

Mr. Stone stated that there was one bedroom, one bathroom, kitchen with a small dining and living space. Mr. Stone explained that the living quarters area was fifteen feet by thirty-eight feet.

Mr. Sutherlin asked if the barn was permitted.

Mrs. Zeiner stated that she was not sure.

Mr. Stone stated that the barn was not permitted, but the dwelling and the electrical for the barn were done with a permit.

Mr. Sutherlin asked what the barn size was.

Mr. Stone stated that it was forty by fifty-six with a fifteen by fifty-six lean-to.

Mr. McCloud asked about the septic system.

Mr. Stone stated that the septic system was installed in 2010 or 2011. Mr. Stone explained that a permit for the septic system was not obtained. Mr. Stone stated that originally there was no plan for a guest quarter in the barn, just one bathroom. Mr. Stone explained that extra plumbing was

installed in the barn at the time it was constructed. Mr. Stone stated that the septic system is close to meeting code, however no soil borings were done at the time the system was installed.

Mr. McCloud asked if it was on the same well as the dwelling.

Mr. Stone stated that it was.

Mr. McCloud asked if anyone had come into the office on this project.

Mrs. Zeiner stated that there were a few.

Mr. McCloud asked if anyone in the audience wanted to speak on this project.

Paul Mohr, adjacent property owner, approached the board. Mr. Mohr stated that the ground in question was given to his daughter who was married to Mr. Stone, at that time ten acres was required for splitting property. Mr. Mohr explained that the letter that was sent was asking permission to build it, but it was already completed. Mr. Mohr stated that the septic system that was installed is at the north end of the barn where there is a driveway and parking area. Mr. Mohr explained that the septic system may not have been installed properly as you are not supposed to drive over them.

Mrs. Scott asked where Mr. Mohr lived in relation to the property.

Mr. Mohr stated he farms the property to the south of this parcel.

Mr. Scobee asked how many acres the parcel was.

Mr. Stone stated it was ten acres.

Michael Stone, father of petitioner, approached the board. Mr. Stone stated that if for any reason he needs to move out of the guest quarters he would be moving into the existing dwelling so the septic system would get the same number of people.

Mr. McCloud asked if there were two septic systems on the property.

Mr. Stone stated that there was one for the dwelling and a separate one for the living quarters. Mr. Stone explained that the system for the dwelling was permitted and approved by the Health Department.

Mr. McCloud asked where the septic system for the barn was located.

Mr. Stone showed the location on a map. Mr. Stone stated that three-fourths of the system was under the driveway.

Mrs. Scott stated that any approval would need to be subjected to the kinds of restrictions that have been placed in the past, no renting of the accessory dwelling, cannot be split, cannot be divided as a separate parcel, and limited to Mr. Stone only. Mrs. Scott explained that it would be contingent on inspection and approval by the Health Department for the barn septic and an inspection by the Planning Department Building Inspector.

Mr. McCloud stated that the Board could not approve something that does not meet the code.

Mrs. Zeiner stated that the building inspector would only be able to do a final inspection. Mrs. Zeiner explained that the framing, electrical, mechanical, plumbing, foundation, and footings would not be able to be inspected. Mrs. Zeiner stated that there would still be a lot of unknowns.

Mr. McCloud asked about the septic inspection.

Mrs. Zeiner stated that would be up to the Health Department, however they would not be able to inspect the absorption field. Mrs. Zeiner explained that there are different avenues that could be taken to complete the inspection, but it would depend on the Health Department.

Mr. Stone stated that he has worked with the Health Department for twenty-eight years on septic installations. Mr. Stone explained that most of the time a dye test is completed.

Mr. Scobee asked if an approval could be contingent on Health Department inspection of the septic.

Mrs. Scott stated that it would need to include the soil absorption field location and property borders.

Mr. Stone stated that the system was within the property lines.

Mrs. Scott made a motion to approve **2023-DSV-021: GEORGE DAVID STONE – DEVELOPMENT STANDARDS VARIANCE** contingent on:

1. The barn septic system is to be inspected and approved by the Putnam County Health Department.
2. Final inspection of the guest quarters by the Planning Department.

Approval has the following stipulations:

1. No renting of the accessory structure.
2. The parcel cannot be divided to create a separate building site.
3. Not transferable to any subsequent owners.
4. Preparation of a waiver of liability that is recorded with the deed holding the county harmless.

Mr. McCloud seconded the motion.

2023-DSV-021: GEORGE DAVID STONE – DEVELOPMENT STANDARDS VARIANCE was approved contingent on approvals from the Health Department and Planning Department and stated stipulations with all in favor.

2023-DSV-022: CHAD & CHARISSA WIDEGREN – DEVELOPMENT STANDARDS VARIANCE: to allow for the construction of a 24-foot by 24-foot detached in-law suite to be constructed on the property with an existing dwelling; Zoned A2; Jefferson Township; 5/13N/3W (4398 S CR 475 E Greencastle Parcel #67-13-05-103-008.000-010).

Charissa Widegren, property owner and petitioner, approached the board. Mrs. Widegren stated that they would like to build twenty-four feet by twenty-four feet living quarters with an attached twenty-four foot by twelve-foot garage. Mrs. Widegren explained that it would be an in-laws-quarter for her elderly disabled mother, so she has someone close to assist with care.

Mr. McCloud asked if it would be on a shared well.

Mrs. Widegren stated that a new well was recently dug that would serve the existing dwelling and the proposed living quarters.

Mr. McCloud asked about the septic system.

Mrs. Widegren stated that the living quarters would be on a separate system than the existing dwelling. Mrs. Widegren explained that everything is in place for getting a septic permit. Mrs. Widegren stated that the permit could not be issued unless the variance request is approved.

Mr. McCloud asked where the new living quarters would be located.

Mrs. Widegren stated that it would be connected to the existing garage. Mrs. Widegren explained that it would be attached to the garage. Mrs. Widegren stated that the new garage for the living quarters would be connected to the detached garage for the existing dwelling.

Mr. McCloud stated it would be like a condo unit.

Mrs. Scott asked if it was to the west of the existing structure.

Mrs. Widegren stated that was correct.

Mr. McCloud asked if there would be just one bedroom.

Mrs. Widegren stated that there would be one bedroom.

Mr. Sutherlin asked where the septic systems would be located.

Mrs. Widegren showed the existing septic and proposed septic locations on a map.

Mrs. Scott asked about the topography of the property.

Mrs. Widegren stated that there was a small slope.

Mrs. Scott stated that there is a demand for parents' quarters. Mrs. Scott explained that in the past the board limited splitting the property. Mrs. Scott stated that this one would not be able to be split.

Mrs. Widegren stated that was not an option.

Mr. Sutherlin stated that he would be abstaining since he is an adjoining neighbor.

Mr. McCloud asked if there was anyone in the audience to speak on this project. No one came forward. Mr. McCloud closed the public hearing portion of the meeting.

Mr. McCloud asked if anyone had come into the office or if letters had been submitted.

Mrs. Zeiner stated no one had been in the office and no letters were submitted.

Mr. McCloud made a motion to approve **2023-DSV-022: CHAD & CHARISSA WIDEGREN – DEVELOPMENT STANDARDS VARIANCE** as presented pending septic approval from the Health Department and not be used as a rental property.

Mr. Scobee seconded the motion.

2023-DSV-022: CHAD & CHARISSA WIDEGREN – DEVELOPMENT STANDARDS VARIANCE was approved as presented subject to approval of the septic by the Putnam County Health Department and that the structure is not rented with a vote of 4-0, Mr. Sutherlin abstained.

2023-DSV-023: CAMRYN GIBSON – DEVELOPMENT STANDARDS VARIANCE: to allow the reduction of the road frontage from 200 feet to a 50-foot easement; Zoned A1; Monroe Township; 16/15N/4W (on the west side of CR 25 W approximately 0.50 miles north of CR 500 N Parcel #67-05-16-500-009.000-013).

Eric Gibson, father and agent for the petitioner, and Camryn Gibson, petitioner, approached the board. Mr. Gibson stated Camryn is looking at purchasing a portion of property owned by Damon South to build a primary residence. Mr. Gibson explained that due to the layout of the land, there is an existing driveway which would be used for access to the parcel and used by the farmer for access to the farm field. Mr. Gibson stated that the access easement would preserve farm ground.

Mr. McCloud asked how many acres would be purchased for the dwelling.

Mr. Gibson stated that he was not sure as a survey has not been completed. Mr. Gibson explained that the acreage would be at least two (2) acres, probably seven to nine acres.

Mrs. Zeiner stated that when it was scaled out on the GIS it came to roughly six or seven acres, which is more than the minimum required for an A1 district.

Mr. Bee asked if the easement would be owned by Camryn.

Mrs. Zeiner explained that the easement would be owned by Ms. Gibson with rights granted to the farmer for field access.

Mr. McCloud asked how far from the road is the property.

Mr. Gibson stated that it would be approximately four hundred feet from the road.

Mrs. Scott asked if there would be livestock on the property.

Mr. Gibson stated that Camryn raises pigmy goats.

Mrs. Scott asked if the ground was rough or sloping ground.

Mr. Gibson stated that it was not rough, but it is not tillable. Mr. Gison explained that the dwelling would have a walkout basement.

Mrs. Scott stated that she would be abstaining from the vote because the South's farm her ground. Mrs. Scott explained that the proposed parcel is a "flag lot" and one of the things that is being considered with the new ordinance is better utilization of agricultural ground. Mrs. Scott stated that "flag lots" is something that will be allowed.

Mr. Bee stated only under certain circumstances.

Mrs. Scott stated shared driveways and easements would also be allowed.

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

Mike Clifford, adjoining property owner, approached the board. Mr. Clifford stated that this property was listed with a realtor six months ago. Mr. Clifford asked if this was the beginning of a housing addition since the home farm was for sell.

Debb Elliott, adjoining property owner, approached the board. Ms. Elliott explained that her property is directly in front of where the proposed dwelling would be located. Ms. Elliott stated that she moved to the country to be in the country. Mrs. Elliott explained that the easement in question is on her property.

Mr. Gibson stated that if the easement is on Ms. Elliott's property, then a driveway would be added along Ms. Elliott's south property line.

Ms. Elliott asked if a fence would be installed.

Mr. Gibson stated that an agricultural fence would be installed.

Ms. Gibson stated trees would also be planted along the east property line.

Ms. Elliott stated concerns with well water and property values.

Mr. Gibson stated that the new dwelling would increase property values as the dwelling would be stick built.

Ms. Elliott also stated concerns with a housing development.

Mr. Gibson stated that the intent was to preserve farm ground.

Mr. Scobee stated that if there was a subdivision proposed, it would have to get approval from the county.

Mr. McCloud asked if there were any additional comments from the audience. There being none. Mr. McCloud closed the public hearing.

Mr. Scobee made a motion to approve **2023-DSV-023: CAMRYN GIBSON – DEVELOPMENT STANDARDS VARIANCE** as presented.

Mr. Bee stated that he would be abstaining from the vote.

Mr. McCloud seconded the motion.

2023-DSV-023: CAMRYN GIBSON – DEVELOPMENT STANDARDS VARIANCE was approved as presented with a vote of 3-0. Mrs. Scott and Mr. Bee abstained from the vote.

Mr. Sutherlin asked for an update on the Cedar Crest property.

Mrs. Zeiner stated that there was nothing new.

Mr. Scobee asked about the junk yard on US 40.

Mrs. Zeiner stated that there had been no contact.

Mr. McCloud stated that he was not pleased with the property on US 36, they are now selling cars in the front yard.

Mrs. Scott asked if the tables could be angled differently for the meeting tomorrow.

Mrs. Zeiner stated that a mic would be provided and the set up would be different.

Mr. McCloud asked for an update on the New Maysville properties.

Jim Ensley stated that he has not gotten ahold of the property owner. Mr. Ensley explained that the tax sale year is up in October. Mr. Ensley stated that he is waiting for the deed to be finalized then he would get with the new owner to discuss giving the county owned property to them. Mr. Ensley explained that when that happens the new owner would assume liability of the structures on the property.

Mr. Scobee asked about the property in Manhattan.

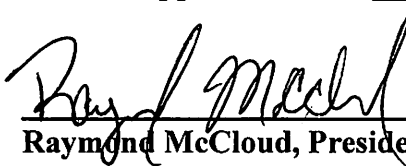
Mrs. Zeiner stated that she would discuss with Mr. Ensley what next steps need to be taken.

There being no other business, Mr. McCloud made a motion to adjourn the meeting.

Mr. Bee seconded the motion.

The meeting was adjourned at 8:23 p.m.

Minutes approved on the 11th day of September 2023.



Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

August 14, 2023 at 7:00 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Eddie Felling	12 N. Jackson St. Greencastle, IN 46133
Chad + Charissa Widegren	4398 S. CR 475E. GREENCASTLE, IN 46135
Eric Gibson	2326 N CR 50 E Green castle
David Stone	493 N CR 675 E Fidmore IN 46128
Jackie Stone	same ↑
Mr. Mike Stone	same ↑
Camryn Gibson / Derrick Sellers	2326 N CR 50 E Greencastle, IN 46135
Philip + Fonda Mast	5589 W CR 375N Greencastle 46135
Michele dyfford	5862 W CR 25 W Bainbridge 46105

PUTNAM COUNTY BOARD OF ZONING APPEALS

August 14, 2023 at 7:00 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Paul and Rachel Mohr	235 S. Co. Rd. 750 E. Cortesville 46121
Debb Elliott	5690 N Co Rd 25W Bainbridge IN 46105
JOHN ZEINER	To Box 133 GREENCASTLE, IN
ROBIN MAZE	7917 N. CR 880 West GREENCASTLE, IN 46135

PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA
MONDAY AUGUST 14, 2023 - 7:00 p.m.
Bainbridge Community Building – 201 N Grant Ave Bainbridge, IN 46105
(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 – July 10, 2023, Minutes

3. 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 - NONE

❖ NEW BUSINESS

2023-SE-015: ROBIN MAZE – SPECIAL EXCEPTION: to allow a campground containing 9 sites Zoned A2; Clinton Township; 6/15N/5W (7917 N CR 880 W Greencastle 67-04-06-200-001.000-001).

2023-SE-17: BRET HURLEY – SPECIAL EXCEPTION: to allow the continuation of ATV races; Zoned A1; Madison Township; 27/14N/5W (2378 S CR 500 W Greencastle 67-10-27-100-004.000-011; 67-10-27-100-003.000-011; 67-10-27-400-012.000-011).

2023-SE-019: PHILIP MAST – SPECIAL EXCEPTION: to allow the construction of a pole barn for light manufacturing of portable sheds and storage of roofing materials with a small showroom; Zoned A1; Clinton Township; 27/15N/5W (5589 w CR 375 N Greencastle 67-04-27-200-006.000-001)

2023-DSV-021: GEORGE DAVID STONE – DEVELOPMENT STANDARDS VARIANCE: to allow for a guest home inside an existing pole barn; Zone A1; Marion Township; 10/14N/3W (493 n CR 675 E Fillmore 67-08-10-800-007.001-012)

2023-DSV-022: CHAD & CHARISSA WIDEGREN – DEVELOPMENT STANDARDS VARIANCE: to allow for the construction of a 24-foot by 24-foot detached in-law suite to be constructed on the property with an existing dwelling; Zoned A2; Jefferson Township; 5/13N/3W (4398 S CR 475 E Greencastle 67-13-05-103-008.000-010)

2023-DSV-023: CAMRYN GIBSON – DEVELOPMENT STANDARDS VARIANCE: to allow the reduction of the road frontage from 200 feet to a 50-foot easement; Zoned A1; Monroe Township; 16/15N/4W (on the west side of CR 25 W approximately 0.50 miles north of CR 500 N; 67-05-16-500-009.000-013)

4. 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.

5. OTHER BUSINESS

6. 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, 4th 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.

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 1/1/2023 thru 7/31/2023

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
6 ABOVE-GROUND POOL	1180-18	\$900.00	\$0.00	\$900.00
5 ADDITION - SCREENED PORCH	1180-18	\$750.00	\$0.00	\$750.00
13 ADDITIONAL/ALTERATIONS (RES)	1180-18	\$3,900.00	\$0.00	\$3,900.00
1 ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$0.00	\$200.00
12 BASEMENT	1180-18	\$480.00	\$0.00	\$480.00
131753 BUILDING PERMIT - 20 CENTS PER SQ FOOT	1180-18	\$26,350.60	\$0.00	\$26,350.60
52 BUILDING PERMIT/1000 SQUARE FEET	1180-18	\$20,800.00	\$0.00	\$20,800.00
5 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$5,000.00	\$0.00	\$5,000.00
81 CERTIFICATE OF OCCUPANCY	1180-18	\$1,620.00	\$0.00	\$1,620.00
11 CONSTRUCTION WITHOUT PERMIT - FIRST OF	1180-18	\$3,300.00	\$0.00	\$3,300.00
55 CONTRACTOR LISTING	4906-18	\$5,500.00	\$0.00	\$5,500.00
7 DEMOLITION PERMIT	1180-18	\$350.00	\$0.00	\$350.00
8 DETACHED ACCESSORY - PREBUILT	1180-18	\$800.00	\$0.00	\$800.00
70 DETACHED ACCESSORY BUILDINGS	1180-18	\$10,500.00	\$0.00	\$10,500.00
95 ELECTRICAL	1180-18	\$5,700.00	\$0.00	\$5,700.00
5 FENCE PERMIT	1180-18	\$300.00	\$0.00	\$300.00
9 IMPROVEMENT LOCATION PERMIT	1000-10	\$900.00	\$0.00	\$900.00
9 IN-GROUND POOL	1180-18	\$2,700.00	\$0.00	\$2,700.00
3 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$300.00	\$0.00	\$300.00
6 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$1,200.00	\$0.00	\$1,200.00
1 OCCUPY DWELLING WITHOUT FINAL - FIRST C	1180-18	\$250.00	\$0.00	\$250.00
19 OTHER	1000-10	\$3,302.20	\$0.00	\$3,302.20
17 RENEW BUILDING PERMIT	1180-18	\$3,471.36	\$0.00	\$3,471.36
19 ROOF	1180-18	\$1,140.00	\$0.00	\$1,140.00
3 SIGN	1180-18	\$300.00	\$0.00	\$300.00
574 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$1,148.00	\$0.00	\$1,148.00
729 SINGLE INSPECTION	1180-18	\$43,740.00	\$0.00	\$43,740.00
1 SOLAR INSPECTION	1180	\$60.00	\$0.00	\$60.00
1 SOLAR PANEL PERMIT	1180	\$75.00	\$0.00	\$75.00
19 WORK WITHOUT INSPECTION - FIRST OFFENS	1180-18	\$1,900.00	\$0.00	\$1,900.00
1 WORK WITHOUT INSPECTION - SECOND OFFE	1180-18	\$250.00	\$0.00	\$250.00
Total Amount Collected		\$147,187.16	\$0.00	\$147,187.16

I hereby certify that the foregoing is a true and correct report of collections due the above named governmental unit for the period shown.

Dated this _____ day of _____

Note

This is not to be used as a receipt for collections. The official to whom the report is made must issue an official receipt for the collections remitted.

(signature)

(Title of Officer)

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

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Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
6 ABOVE-GROUND POOL	1180-18	\$900.00	\$0.00	\$900.00
5 ADDITION - SCREENED PORCH	1180-18	\$750.00	\$0.00	\$750.00
13 ADDITIONAL/ALTERATIONS (RES)	1180-18	\$3,900.00	\$0.00	\$3,900.00
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(signature)

(Title of Officer)

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLANNING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 1/1/2023 thru 7/31/2023

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 DEVELOPMENT PLAN REVIEW - COMMERCIAL	1000-10	\$350.00	\$0.00	\$350.00
2 REZONE - \$25.00 PER ACRE	1000-10	\$50.00	\$0.00	\$50.00
5 REZONING	1000-10	\$2,500.00	\$0.00	\$2,500.00
10 SPECIAL EXCEPTION	1000-10	\$1,500.00	\$0.00	\$1,500.00
8 VARIANCE	1000-10	\$1,200.00	\$0.00	\$1,200.00

Total Amount Collected \$5,600.00 \$0.00 \$5,600.00

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(signature)

(Title of Officer)

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLANNING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

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(signature)

(Title of Officer)

2023 PLAN COMMISSION & BZA CASE REPORTS AS OF 7/31/2023

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	7
	Special Exception	7
	TOTAL	14
Town of Bainbridge	Development Standards Variance	1
	Special Exception	3
	TOTAL	4
Town of Roachdale	Development Standards Variance	0
	Special Exception	0
	TOTAL	0
Town of Russellville	Development Standards Variance	0
	Special Exception	0
	TOTAL	0
GRAND TOTAL BZA CASES		18

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
County	Minor Plat	0
	Major Plat	0
	Conservation Subdivision	0
	Rezoning	4
	TOTAL	4
Town of Bainbridge	Minor Plat	0
	Major Plat	0
	Rezoning	0
	TOTAL	0
Town of Roachdale (County hears these)	Minor Plat	0
	Major Plat	0
	Development Plan Review	1
	Rezoning (1 heard by Council)	1
	TOTAL	2
Town of Russellville	Minor Plat	0
	Major Plat	0
	Rezoning	0
	TOTAL	0
GRAND TOTAL PC CASES		6

2023 BUILDING PERMIT REPORT AS OF 7/31/2023

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	49
	Pools	9
	Commercial	7
	Electric	70
	Detached Accessory	61
	Demolition	7
	Additions	17
	Cell Modifications	6
	Roof	7
	Addition Commercial	1
	PreBuilt Accessory	10
	Signs	2
	Remodel	2
	Attached Accessory	2
	TOTAL	250
TOWN OF BAINBRIDGE	Fence	2
	New Dwelling	3
	Detached Accessory	2
	Additions	1
	Roof	2
	Commercial - Addition	1
	PreBuilt Accessory	1
	Signs	1
	Electric	5
	TOTAL	18
GREENCASTLE 2-MILE FRINGE	Commercial	1
	New Dwelling	1
	Electric	4
	Pool	3
	Detached Accessory	2
	Remodel	1
	Additions	2
	Cell Modifications	1
	TOTAL	15
TOWN OF ROACHDALE	Fence	5
	Roof	1
	Driveway	1
	TOTAL	7
TOWN OF RUSSELLVILLE	Electric	5
	Commercial	1
	TOTAL	6
TOWN OF CLOVERDALE	Roof	1
	New Dwelling	1
	Electric	7
	Additions	1
	Pools	1
	Solar panels	1
	Detached Accessory	1
TOTAL	13	
HERITAGE LAKE	Additions	9
	Cell Modifications	2
	New Dwelling	14
	Deck	1
	Pool	2
	Detached Accessory	2
TOTAL	30	
TOWN OF FILLMORE	Electric	1
	TOTAL	1
GRAND TOTAL PERMITS		340