

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

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on April 9, 2026, at 7:00 p.m. in the Commissioner's Meeting Room at the Putnam County Courthouse 1 West Washington St, Greencastle, Indiana. Lora Scott called the meeting to order at 7:04 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Kate Skirvin, Terry Dorsett, Lora Scott, and Raymond McCloud. Also, present was Jim Ensley, County Attorney and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

Lora Scott suggested that the election of officers, review and approval of the 2026 meeting dates, and the review of the 2026 Rules of Procedures be moved to the last item on the agenda.

Kate Skirvin made a motion to move those items to the end of the agenda.

Raymond McCloud seconded the motion.

The election of officers, review and approval of the 2026 meeting dates, and the review of the 2026 Rules of Procedures were moved to be the last item on the agenda with all in favor.

Jim Ensley asked the board if we could add an appeal of an administrative decision by Todd Taylor to the agenda. Mr. Ensley explained that the request is not something that requires public notice because it is not a public hearing. Mr. Ensley stated that Mr. Taylor would like to be heard by the board tonight.

Mrs. Skirvin made a motion to add the appeal of an administrative decision from Todd Taylor to the agenda and place in before the Unsafe Building agenda item.

Kevin Scobee seconded the motion.

Administrative Appeal decision from Todd Taylore was added to the agenda with all in favor.

### **REVIEW OF MINUTES**

Mrs. Scott asked if there were any additions or corrections to the November 10, 2025, minutes. Mrs. Scott stated that on page three (3) the fourth paragraph "Pete Ford" should be changed to "Keith Ford".

Mr. McCloud made a motion to approve November 10, 2025, minutes contingent on the corrections being made.

Mrs. Skirvin seconded the motion.

The November 10, 2025, meeting minutes were approved contingent on the corrects with a vote of four (4) in favor and one (1) abstaining. Lora Scott abstained from the vote since she was not present at the meeting.

Mrs. Scott asked if there were any additions or corrections to the December 8, 2025, meeting minutes.

Mrs. Skirvin made a motion to approve December 8, 2025, meeting minutes as presented.

Terry Dorsett seconded the motion.

The December 8, 2025, meeting minutes were approved with all in favor.

**OLD BUSINESS:**

**2026-SE-003: VERTICAL BRIDGE** – Special Exception to allow a Communication Tower in an Agricultural (A2) Zoning District; Washington Township; on the west side of CR 525 W approximately 0.45 miles north of the intersection of CR 525 W and CR 1200 S (Parcel #67-17-10-400-025.001-019)

Mrs. Scott explained that the property was currently still zoned Rural Preservation (A1) as the Plan Commission just heard the rezoning request and the County Commissioners will be hearing the case on April 20, 2026, at 9:00 a.m. Mrs. Scott explained that if there is a motion to approve it would be contingent on the rezoning.

Ryan Whitley with Kimberly Horn, representing the petitioner, approached the board. Mr. Whitley stated that the request was to seek a special exception to construct a wireless communications tower. Mr. Whitley explained that the facility would be accessed by an existing driveway. Mr. Whitley stated that the site of the tower is a seventy-five (75) foot by seventy-five (75) foot fenced area with the tower being 255 feet in height with a 10-foot lightning rod for an overall height of 265 feet. Mr. Whitley explained that the exterior of the fenced compound would be landscaped with evergreens per the ordinance on two sides that are not abutting the woods. Mr. Whitley stated that other than the rezoning, the plan meets the county's ordinance.

Mrs. Scott asked if the location of the proposed tower site was the highest area on the property.

Mr. Whitley stated that it is close to the top of the hill it is on, but he is not sure if that is the highest in the area. Mr. Whitley explained that the location was chosen by the property owner and it is beneficial to the service and coverage they are trying to provide for the area.

Mrs. Scott asked if the base of the structure would be in the woods.

Mr. Whitley stated that there are existing woods along two (2) sides of the site the other two (2) sides would be landscaped as per the requirements of the ordinance.

Mrs. Scott asked about lighting.

Mr. Whitley stated that the FAA requires lighting on anything over 200 feet. Mr. Whitley explained that the light would be white during the day and red at night.

Mrs. Scott asked about lights around the base of the unit.

Mr. Whitley stated that there would not be lights around the base.

Mrs. Scott opened the public hearing portion for this case. Mrs. Scott explained that each speaker would have three (3) minutes to speak and once the public hearing is closed the audience would not be allowed to speak further.

Les Martin, 11684 S CR 525 W, approached the board. Mr. Martin stated that he has Verizon and he has great reception on his property. Mr. Martin explained that he moved to the country to get away from city structures. Mr. Martin expressed concerns that the tower would decrease his property value.

Jeremy Jankowske, 11920 S CR 525 W, approached the board. Mr. Jankowske stated that he was opposed to the tower. Mr. Jankowske explained that he was in the process of building a dwelling on his property. Mr. Jankowske stated that he was concerned about the health risks associated with cell towers, light pollution, and decrease in property values.

Lisa Zeiner stated that she was getting several text messages that the streaming does not have audio, just static. Mrs. Zeiner explained that she could not fix that issue.

Josh Stagg, property owner along CR 525 W, approached the board. Mr. Stagg stated that he was concerned about health risks, property values, and environmental concerns. Mr. Stagg explained that he has plans to build a dwelling on his property, but now he isn't sure that he wants to build with the possibility of a cell tower going in. Mr. Stagg stated he was concerned about what the tower would do to the wildlife and nature.

Mrs. Scott asked if there was anyone else in the audience who wanted to speak on this case. No one came forward. Mrs. Scott closed the public hearing for this case.

Mr. Whitley explained that the Telecommunications Act of 1996 simply states that local jurisdictions cannot base approval or denial decisions on health concern when it comes to towers. Mr. Whitley stated that studies in Hamilton County have been done on real estate records that did not show declines in property values. Mr. Whitley explained that the proposed tower would fill the network and provide coverage to the general area. Mr. Whitley stated that the proposed tower meets everything in the county ordinance with the exception of zoning district, which is being addressed through the County Commissioners.

Mrs. Scott asked if the tower generated any sound.

Mr. Whitley stated that there would be a backup generator in the event the grid went down which would be the only noise produced. Mr. Whitley explained that the generator would only kick on if the grid went down. Mr. Whitley stated there would not be any other noises from the tower, there would not be any sewer or water at the site for the tower either.

Mr. McCloud asked if there was a chance that the tower would have other subscribers on it.

Mr. Whitley stated that Vertical Bridge is the owner but they would actively market the tower to AT&T, T-Mobile, DISH, and others.

Mrs. Skirvin stated that it is hard for her to vote in the affirmative for something that may decrease property value for someone's asset that they have worked to have.

Mrs. Scott asked for clarification on how Mrs. Skirvin's assumption is based.

Mrs. Skirvin stated that her opinion was based on conversations with two (2) realtors on what would cause someone to not purchase property in one area but would in another area. Mrs.

Skirvin explained that the realtors told her solar farms, cell towers, and power lines were the items that cause buyers to not purchase in one area as opposed to another area.

Mr. Dorsett stated that there is a tower close to his property less than one eighth (1/8) of a mile away. Mr. Dorsett explained that he has not seen a decrease in his property value. Mr. Dorsett stated that a subdivision is going where lots are being sold and built on just to the northeast of his property and the existing tower is not affect those values.

Mr. Scobee asked if the tower would interfere with police, fire, or EMS communications.

Mr. Whitley stated that it would not. Mr. Whitley explained that each carrier purchases a specific portion of the spectrum so that they don't interfere with one another and specifically emergency services.

Mr. Scobee asked if the tower could be moved to a different location on the property.

Mr. Whitley stated that the property owner would have to be consulted as the placement of the tower was agreed on by the property owner.

Mrs. Scott explained the criteria for basing decisions as per the Unified Development Ordinance, the proposed use is consistent with the vision, goals, and objectives of the Comprehensive Plan; complies with the requirements of this ordinance; is compatible with the character of the general vicinity; can be adequately served by essential public facilities and services, such as streets, police and fire protection, drainage systems, refuse disposal, water and sewers, and schools; does not create circumstances detrimental to people, property, or the general welfare by producing excessive traffic, noise, smoke, fumes, glare, odor, or other conditions incompatible with the uses permitted in the zoning district; allows for orderly development of the surrounding property for uses permitted in the district.

Mr. Scobee made a motion to continue the special exception request of **2026-SE-003: VERTICAL BRIDGE** until the May 14, 2026 meeting.

Mr. McCloud seconded the motion.

**2026-SE-003: VERTICAL BRIDGE** has been continued until May 14, 2026, meeting with a vote of three (3) in favor and two (2) opposed. Lora Scott and Terry Dorsett was opposed to tabling the case.

**NEW BUSINESS:**

**2026-DSV-008: KIRK SNYDER** – Development Standards Variance to reduce the side setback from 25 feet to 6 feet in a Rural Preservation (A1) Zoning District; Jackson Township; on the East side of CR 425 E more commonly known as 13715 N CR 425 E (parcel 67-01-05-200-001.001-009)

Kirk Snyder, petitioner, approached the board. Mr. Snyder stated that there is an existing barn on the property that will be removed and will construct a larger barn in the same area. Mr. Snyder

explained that there are farm fields around him. Mr. Snyder stated that the existing septic hinder moving the barn further from the property line.

Mrs. Scott asked about having living quarters inside the new structure.

Mr. Snyder stated that on the back side of the barn there would be a room for parties and grandkids to play in and there will be an office.

Mrs. Scott asked about bathrooms.

Mr. Snyder stated that there would be a bathroom as well.

Mr. Scobee asked if there was any leeway on the 6 feet, could you move 10 feet from the property line.

Mr. Snyder stated that he would not be able to because of the location of the existing septic system.

Mr. Scobee asked if he has contacted the board of health.

Mr. Snyder stated that he was currently working with them on the septic.

Mr. Scobee stated that he did not have an issue with the setback but was concerned with having living quarters in the structure.

Mr. Ensley stated that as part of the approval, it could be stated that the rooms could not be bedrooms and the office could only be used as an office. Mr. Ensley explained that the board could restrict use and say that there cannot be any bedrooms.

Mrs. Scott asked if there was anyone in the audience that wanted to speak on this case. No one came forward. Mrs. Scott closed the public hearing about this case.

Mr. McCloud made a motion to approve **2026-DSV-008: KIRK SNYDER** with the restrictions that no living quarters be installed, the Putnam County Health Department approval of the septic system.

Mrs. Skirvin seconded the motion.

**2026-DSV-008: KIRK SNYDER** was approved with the stated restrictions with all in favor.

Mrs. Scott stated that the approval of this specific variance for setback reduction to six (6) feet was based on the circumstances peculiar to this property.

**2026-DSV-009: MEGAN & DUSTIN LAWN** – Development Standards Variance to reduce the side setback from 15 feet to 5 feet and to allow the construction of an accessory structure without a primary structure in a Residential (R1) Zoning District; Franklin Township; on CR 975 N more commonly known as 2253 E CR 975 N (Parcel 67-02-25-201-011.000-005)

Megan Lawn, petitioner, approached the board. Mrs. Lawn stated that because the property is a subdivision a barn cannot be built unless a dwelling is also built on the property or living quarters. Mrs. Lawn explained that the barn was for storage of equipment only. Mrs. Lawn stated that the property will be well maintained and will be an improvement to what it was.

Mrs. Scott asked about water on the property.

Mrs. Lawn stated that there is existing water on the property and that the well and spigot would not be inside the barn.

Mrs. Scott asked which side the setback reduction was being sought.

Mrs. Lawn stated that they were asking for the side setback on both the west and east side of the property.

Mrs. Zeiner explained that per the platted subdivision there is a forty (40) foot road between the Lawn's property and the west adjoining property owner.

Mr. Scobee asked if the road could be vacated.

Mr. Ensley stated that vacation of roads would go before the County Commissioners.

Mrs. Scott asked what size of barn was being proposed.

Mrs. Lawn stated that the barn would be 40 feet by 72 feet with a 16-foot lean-to on one side.

Mrs. Scott stated that she could not support a 5-foot setback on the east side since the existing dwelling on the property to the east is so close to the property line.

There was a brief discussion on vacation of the forty-foot road. Mr. Ensley stated that only the Commissioners could vacate a road.

Mrs. Scott asked if there was anyone in the audience who wanted to speak on this case.

Amanda Line, 2269 E CR 95 N, approached the board. Mrs. Line stated that she was in favor of the variance requests. Mrs. Line explained that with everything that has been cleaned up and removed from the property, the work has greatly increased the value of her property.

There was brief discussion about the properties to the north of the subject property and the conditions of those parcels.

Mrs. Scott asked if there was any one else who wanted to speak on this case. No one came forward. Mrs. Scott closed the public hearing for this case.

Mrs. Scott made a motion to approve the request for **2026-DSV-009: MEGAN & DUSTIN LAWN** to construct an accessory structure on the property without a primary structure.

Mr. McCloud seconded the motion.

**2026-DSV-009: MEGAN & DUSTIN LAWN** development standards variance for construction of an accessory structure on the property without a primary structure was approved with all in favor.

Mrs. Skirvin made a motion to table the request for **2026-DSV-009: MEGAN & DUSTIN LAWN** for a reduction in the side setbacks to the May 14, 2026, meeting to allow time for the petitioner to seek the vacation of the forty-foot road.

Mr. Dorsett seconded the motion.

The setback variance request for **2026-DSV-009: MEGAN & DUSTIN LAWN** was tabled until May 14, 2026, meeting with all in favor.

**APPEAL OF ADMINISTRATIVE DECISION:** Todd Taylor Billboard.

Mrs. Zeiner explained that Mr. Taylor purchased a property that had an existing billboard close to Heritage Lake, not in the Heritage Lake. Mrs. Zeiner stated that the existing billboard was four feet by eight feet (4' x 8'). Mrs. Zeiner explained that Mr. Taylor contacted her office asking if he could re-face the sign. Mrs. Zeiner stated that she told Mr. Taylor that he could do maintenance on the sign provided that he did not change the footprint of the sign, meaning the size of the sign. Mrs. Zeiner explained that Mr. Taylor increased the size of the sign to eight feet by eight feet (8' x 8'). Mrs. Zeiner stated that Mr. Taylor requested to come before this board to dispute that the size of the sign had not increased.

Todd Taylor approached the board. Mr. Taylor stated that the sign in question as located on County Road 825 East, it was a vacant lot, so it does not have an address. Mr. Taylor explained that he owned the one-acre property. Mr. Taylor stated that he wanted to do something with the billboard so he came into the Planning Department and was told that since the billboard was 'grandfathered' the materials could be updated but the footprint could not be changed.

Mrs. Scott stated that the board had pictures and asked for an explanation.

Mrs. Zeiner explained that the first photo was the original 4-foot by 8-foot sign as it was on the property when Mr. Taylor purchased it. The second photo is what the sign looks like now as an 8-foot by 8-foot sign. The third photo is the back of the sign. Mrs. Zeiner stated that the original sign was double sided so having a different sign on the front versus the back was not an issue.

Mrs. Scott asked that although Mr. Taylor did not change the original two posts that are in the ground, which he is presuming to mean the footprint, he altered the sign by doubling the size, correct.

Mr. Taylor stated that it was correct. Mr. Taylor explained that the posts are in the same location, the exact same holes. Mr. Taylor stated that he did add another 4-foot by 8-foot sign below the previous one.

Mrs. Scott asked what the penalty was assessed to Mr. Taylor for this alteration.

Mrs. Zeiner stated that no penalties have been assessed. Mrs. Zeiner explained that her office had received a complaint about the sign. Mrs. Zeiner stated that when her office investigated the complaint that is when it was discovered that the size had been increased.

Mrs. Scott asked if contact or letter was sent to Mr. Taylor.

Mrs. Zeiner stated that a letter was sent and Mr. Taylor had been in communication with the office after he received the letter. Mrs. Zeiner explained that Mr. Taylor was given the portion of the UDO that pertained to non-conforming signs, Chapter 6 Page 37. Mrs. Zeiner stated that the sign was enlarged.

Mr. Ensley stated that he had met with Mr. Taylor on February 19<sup>th</sup> and again on Tuesday April 7<sup>th</sup> explaining the appeals process. Mr. Ensley explained that the board could affirm the decision made by the plan director or reverse the decision.

Mr. Taylor stated that he was told one thing, that he could not change the footprint. Mr. Taylor explained that he did not change the footprint, the posts are in the same holes as the original sign, he just added a sign below the other sign. Mr. Taylor stated that he would have to buy the signs if the board made him remove them.

Mrs. Scott stated that this was an administrative appeal and does not go through the same process as the variance cases that came before the board.

Mrs. Skirvin stated that the footprint had changed when the second 4 by 8 sign was installed.

Mrs. Scott stated that it really comes down to the definition of footprint.

Mr. McCloud stated that signs are clearly stated in the UDO. Mr. McCloud explained that the sign had been altered significantly from the small sign that was there.

Mr. Ensley stated that 'footprint' is not defined in the UDO. Mr. Ensley explained that in the UDO signs are defined by square footage.

Mr. Scobee asked about the complaint on the sign and who it was from.

Mrs. Zeiner stated that it was not from an adjoining neighbor. Mrs. Zeiner stated that the person who complained on the sign was also in violation. Mrs. Zeiner explained that the complainant had a sign that had been enlarged and was also notified of the violation. Mrs. Zeiner stated that they had corrected their violation.

Mrs. Skirvin asked if there had been any discussion about the square footage of the sign.

Mrs. Zeiner stated that 'footprint' was in reference to the sign. Mrs. Zeiner explained that in the UDO for signs only references square footage of the sign face. Mrs. Zeiner stated that all the size and type of posts for the signs are not addressed only by the sign face. Mrs. Zeiner explained that Mr. Taylor was told that he could not enlarge the sign.

Mrs. Scott made a motion to affirm the administrative decision by the plan director that the sign has been enlarged and is in violation of the UDO.

Mr. McCloud seconded the motion.

The administrative decision of the Todd Taylor billboard was affirmed with all in favor.

**UNSAFE DWELLING: RICHARD NICHOLS** – Residential Dwelling Structure that was destroyed by fire and has not been demolished or repair in a Rural Preservation (A2) zoning district; Jefferson Township; on the west side of CR 400 S more commonly known as 7266 E CR 400 S (Parcel 67-13-02-200-001.000-010)

Mrs. Zeiner stated that several letters had been sent to Mr. Nichols but some of the letters came back as unclaimed and there was no communication with Mr. Nichols on the letters that were claimed and signed for. Mrs. Zeiner explained that since the letters seemed to be ignored, the

next step was to bring the case before the board. Mrs. Zeiner stated that as another means of informing the owner of the issue, a sign was placed in the yard. Mrs. Zeiner explained that the sign was removed so a new sign was placed in the yard and an invoice sent to Mr. Nichols. Mrs. Zeiner stated that when she sent the inspector out to collect the signs the day of the meeting, both signs were in the yard. Mrs. Zeiner explained that it was evident that Mr. Nichols was getting the letters.

Richard Nichols, 3295 S CR 725 E, owner of the property, approached the board. Mr. Nichols stated that the sign was removed to mow and put right back. Mr. Nichols explained that he was in the process of tearing down the dwelling. Mr. Nichols stated that the dwelling was about 90% down.

Mrs. Scott asked about the plans for the barn.

Mr. Nichols stated that the house had caught fire and has been gutted. Mr. Nichols explained that he was trying to save as much of the metal and wood as possible. Mr. Nichols stated that all the demolished debris was being placed into a dumpster.

Mr. Scobee asked if there were two or three structures or just the house.

Mr. Nichols stated it was just the house.

Mrs. Scott asked about the swimming pool.

Mr. Nichols stated that the swimming pool had been removed.

Mrs. Scott stated that action had already been taken on this property.

Mrs. Zeiner stated that the board did state that the house was unsafe at a previous meeting. Mrs. Zeiner explained that she wanted to make sure the proper process was being followed because so many of the meetings had been continued and wanted to make sure the property owner had received proper notice of the meeting.

Mrs. Skirvin asked how many letters were sent to Mr. Nichols.

Mrs. Zeiner stated that three or four letters had been sent at various times.

Mrs. Skirvin asked about the response to the letters.

Mr. Nichols stated that he had not responded to the letters, but he did board up the doors and windows of the dwelling. Mr. Nichols explained that he thought that was all that was needed since the property was abandoned. Mr. Nichols stated that he was in the process of demolishing the dwelling and saving as much as possible. Mr. Nichols explained that when the fire occurred the dwelling was not insured so the cost is all out of pocket.

Mrs. Zeiner stated that he was moving in the right direction, but a demolition permit was required.

Mrs. Scott asked if the permit process had been explained to Mr. Nichols.

Mrs. Zeiner stated that this was the first time meeting Mr. Nichols and the first time any verbal communication was conducted.

Mr. Nichols stated that he had talked to the building inspector just prior to the meeting today.

Mrs. Zeiner stated that Mr. Nichols needed into the office and obtains the demolition permit.

Mr. Ensley stated that the unsafe building procedure is the last resort. Mr. Ensley explained that while we would have preferred to hear from Mr. Nichols last summer, we could table this discussion to allow time for Mr. Nichols to obtain the demolition permit.

Mrs. Zeiner explained that demolition permits were good for ninety days, but her office works with the property owners if we see clear progress is being made. Mrs. Zeiner stated that Mr. Nichols was moving in the right direction, he just needed to get the permit. Mrs. Zeiner explained that part of the reason for obtaining a demolition permit is so that we can show the Assessor's Office that the structure was removed and it will be taken off of the property tax.

Mrs. Skirvin made a motion to table the Unsafe Dwelling to the May 14, 2026, meeting.

Mr. McCloud seconded the motion.

**UNSAFE DWELLING: RICHARD NICHOLS** was tabled to the May 14, 2026, meeting with all in favor.

### **ELECTION OF OFFICERS**

Mrs. Scott stated that new officers needed to be elected.

Mr. McCloud made a motion to elect Lora Scott and president and Kate Skirvin as vice president.

Mr. Scobee seconded the motion.

Lora Scott was elected president, and Kate Skirvin was elected vice president with all in favor.

### **2026 RULES OF PROCEDURES**

Mrs. Scott asked about vacancies and appointing alternates to the board when someone cannot be at the meeting for extended periods of time or is on vacation.

Mrs. Zeiner stated that it would be up to the appointing authority. Mrs. Zeiner explained that she would update that section to state that more clearly.

### **2026 MEETING DATES**

Mrs. Zeiner stated that the meeting time that was voted at the last meeting was 7:30 p.m. and that is what is shown on the meeting schedule. Mrs. Zeiner explained that she had told the applicants that tonight's meeting was at 7:00 p.m. so they sent all the notice out with that time. Mrs. Zeiner stated that all future meetings would be at 7:30 p.m. unless the board wanted to change the time.

Mrs. Scott asked about moving the meeting day to be separate from the plan commission meeting.

Mrs. Skirvin stated that she would rather keep the meeting day as the plan commission meeting.

Mr. Scobee stated that he would like the meeting time to be 7:00 p.m. instead of 7:30 p.m.

Mrs. Zeiner stated that the filing deadline for the May meeting is April 10th. Mrs. Zeiner explained that there are two items on the May Plan Commission agenda and three items on the May BZA agenda.

Mr. McCloud made a motion approve the 2026 meeting dates with a time of the BZA meeting to be at 7:00 p.m. and the day of the meeting to be the second Thursday of every month.

Mrs. Skirvin seconded the motion.

The 2026 meetings dates were approved with the time change from 7:30 p.m. to 7:00 p.m. with all in favor.

Mr. McCloud asked about the old store in New Maysville and what the status was.

Mr. Ensley stated that he needed to get with the adjoining property owner since the store crosses property lines.

Mrs. Scott asked if there was any other discussion.

There being no additional business before the BZA, Mrs. Skirvin made a motion to adjourn the meeting.

Mr. Dorsett seconded the motion.

The meeting was adjourned at 7:35 p.m.

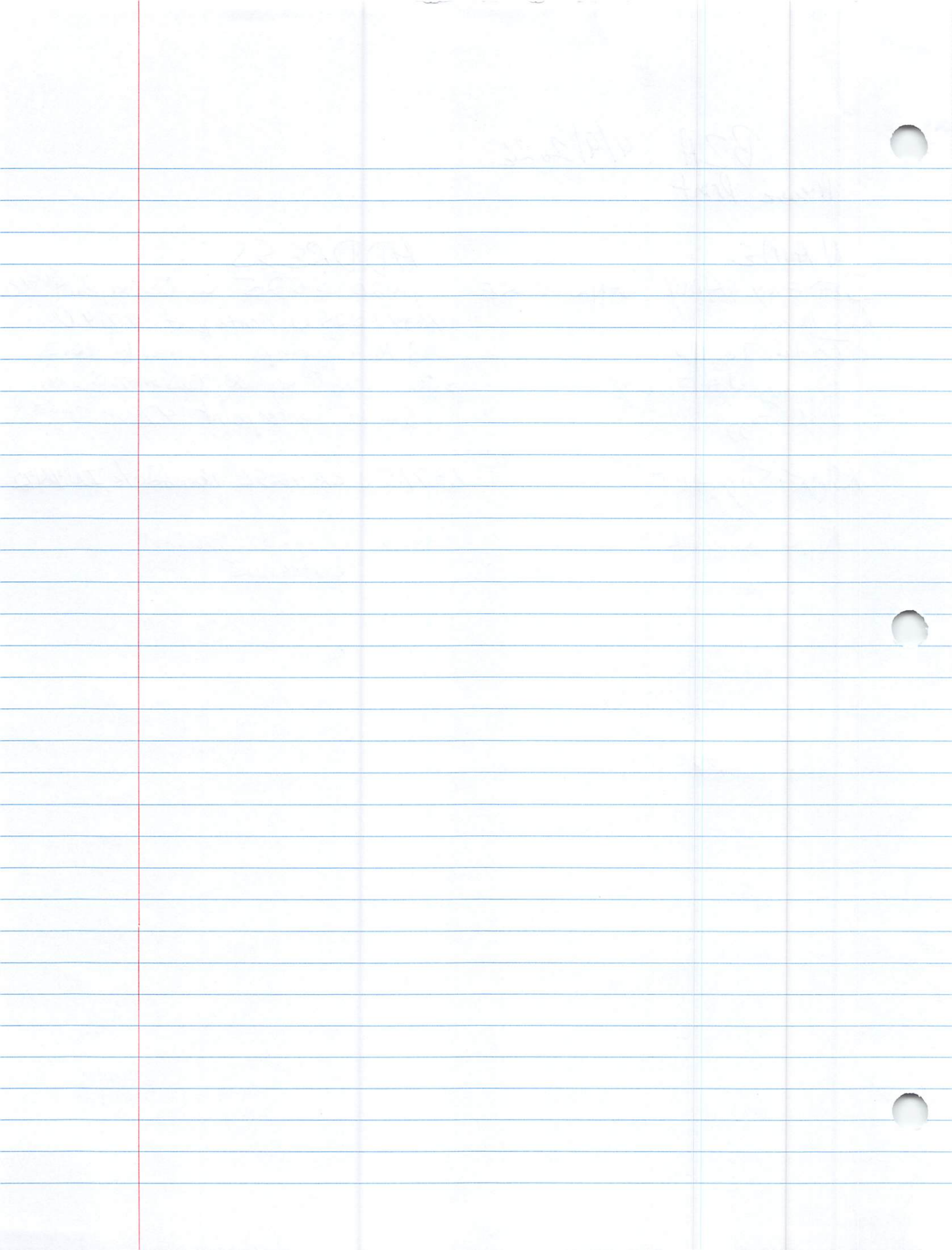
Minutes approved on the 14<sup>th</sup> day of May 2026.

  
\_\_\_\_\_  
Lora Scott, President

BZA 4/9/2026

Please Print

NAME	ADDRESS
JEREMY & AMY JANKOWSKIE	11920 S 525 W, Centerpoint 47840
Les Martin	11684 S 525 W Centerpoint 47840
Todd Taylor	213 Mill Springs, Coatesville 46121
RYAN WHITLEY	500 E. 96 <sup>TH</sup> ST, 300, INDIANAPOLIS, IN
Josh Staggs	525 W Centerpoint 47840 46240
Kirk Snyder	13715 N. CR. 425E. Rock Dale, IN. 46172
Rick Nichols	3295. S. CO. RD 725 EAST COATESVILLE



**PUTNAM COUNTY BOARD OF ZONING APPEALS**

**AGENDA**

**THURSDAY, APRIL 9, 2026**

**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  
(Roachdale 2025-2029)

Kevin Scobee  
(PC 2022-2026)

Kate Skirvin  
(Comm/PC. 2024-2028)

Terry Dorsett (Cloverdale 2025-  
2029)

Lora Scott  
(Comm. 2023-2027)

Jim Ensley, Attorney  
 Lisa Zeiner, Director

**2. ELECTION OF OFFICERS – President (currently Lora Scott) and Vice-President (currently Kate Skirvin)**

**3. REVIEW OF MINUTES – November 10, 2025, and December 8, 2025, (January, February & March Meetings were canceled)**

**4. 2026 Meeting Date Review & Approval**

**5. 2026 Rules of Procedures Review & Approval**

**6. 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**

**2026-SE-003: VERTICAL BRIDGE** – Special Exception to allow a Communication Tower in an Agricultural (A2) Zoning District; Washington Township; on the west side of County Road 525 West approximately 0.45 miles north of the intersection of County Road 525 West and County Road 1200 South (Parcel #67-17-10-400-025.001-019)

❖ **NEW BUSINESS:**

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**7. 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 continuance.**

**8. OTHER BUSINESS**

**9. 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 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.

## **Letter of Support for Dustin & Megan Lawn's Pole Barn Project**

To: Lisa Zeiner, Putnam County BZA

From: Derek & Amanda Line

Date: April 6, 2026

Subject: Letter of Support for Dustin & Megan Lawn – Property Carpentersville Lot 5 Blk 3 at 2253 E CR 975 N.

To the Members of the Board of Zoning Appeals,

We are writing to you today as the immediate neighbors of Dustin and Megan Lawn to express our full and enthusiastic support for their proposed pole barn project.

Having lived next to this property, we have seen firsthand the incredible amount of time and effort Dustin has invested into cleaning and maintaining the land. When we first moved in, the property required significant attention; today, it is well-maintained and clearly cared for. Of the three properties that touch our own on the north and west property lines, this is currently the only one that is kept clean and free of invasive species or neglected debris.

Regarding the proposed structure, we have no concerns about its placement or intended use. We understand that because the property is currently zoned residential without a primary dwelling, a special exception is required. However, given our location in a rural community, a barn is a natural and appropriate fit for the landscape. We specifically appreciate that:

- Dustin has proven to be a responsible land owner who prioritizes the aesthetics and safety of the lot.
- As the closest neighbors, we do not believe this structure will negatively impact our property value; in fact, we believe continued improvement of the lot is a benefit to the entire area.
- We value our rural community and prefer seeing local families utilize their land for agricultural-style structures rather than seeing the encroachment of large-scale industrial warehouses or factories.

Dustin and Megan are excellent neighbors, and we believe they should be allowed to utilize their property in this manner. We hope the BZA will take our support into account and approve their request.

Thank you for your time and for your service to Putnam County.

Sincerely,

Derek & Amanda Line

2269 E CR 975 N

Roachdale, IN 46172

260-609-9763

dmline16@outlook.com

# Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor  
(Title of Officer)

Planning/Building  
(Governmental Unit)

Putnam County, Indiana  
(County)

Collections for Period: 1/5/2025 thru 12/31/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 ABOVE-GROUND POOL	1180-18	\$180.00	\$0.00	\$180.00
2 ADDITION (COMMERCIAL)	1180-18	\$1,200.00	\$0.00	\$1,200.00
13 ADDITION (RESIDENTIAL)	1180-18	\$3,900.00	\$0.00	\$3,900.00
2 ALTERATION OF DRAWINGS - FIRST VIOLATIO	1180-18	\$200.00	\$0.00	\$200.00
2 ALTERATIONS (COMMERCIAL)	1180-18	\$120.00	\$0.00	\$120.00
41 ALTERATIONS (RESIDENTIAL)	1180-18	\$2,460.00	\$60.00	\$2,520.00
3 ATTACHED ACCESSORY BUILDINGS	1180-18	\$600.00	\$0.00	\$600.00
6 ATTACHED DECK	1180-18	\$360.00	\$0.00	\$360.00
97 BUILDING PERMIT	1180-18	\$38,800.00	\$0.00	\$38,800.00
302418 BUILDING PERMIT/ PER SQ FT	1180-18	\$60,483.60	\$0.00	\$60,483.60
3 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$3,000.00	\$0.00	\$3,000.00
187 CERTIFICATE OF OCCUPANCY	1180-18	\$3,740.00	\$20.00	\$3,760.00
7 CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	\$2,100.00	\$0.00	\$2,100.00
3 CONTINUING WORK W/O INSPECTION - SEQUI	1180-18	\$300.00	\$0.00	\$300.00
3 CONTINUING WORK WITHOUT INSPECTION - 1	1180-18	\$250.00	\$0.00	\$250.00
72 CONTRACTOR LISTING	4906-18	\$7,200.00	\$100.00	\$7,300.00
258 COPY - WIDE FORMAT	1181.010	\$516.00	\$0.00	\$516.00
33 COPY WIDE FORMAT COLOR	1181.010	\$165.00	\$0.00	\$165.00
39 COPYS B/W PER PAGE	1180-10	\$19.50	\$0.00	\$19.50
57 COPYS COLOR PER PAGE	1180-10	\$57.00	\$0.00	\$57.00
26 DEMOLITION PERMIT	1180-18	\$1,300.00	\$0.00	\$1,300.00
26 DETACHED ACCESSORY - PREBUILT	1180-18	\$1,560.00	\$0.00	\$1,560.00
78 DETACHED ACCESSORY BUILDINGS	1180-18	\$11,700.00	\$150.00	\$11,850.00
60 DETACHED ACCESSORY- GENERAL	1180-18	\$3,600.00	\$60.00	\$3,660.00
2 EDUCATIONAL, INSTITUTE, CHURCH	1180-18	\$2,000.00	\$0.00	\$2,000.00
178 ELECTRICAL	1180-18	\$10,680.00	\$60.00	\$10,740.00
4 EMERGENCY ELECTRICAL	1180-18	\$120.00	\$0.00	\$120.00
18 ENGINEERING REVIEW FEE (PER HR)	1000-10	\$3,611.25	\$0.00	\$3,611.25
18 FENCE PERMIT	1180-18	\$1,080.00	\$0.00	\$1,080.00
3 IN-GROUND POOL	1180-18	\$180.00	\$0.00	\$180.00
8 LEGAL AD FEE	1000-10	\$320.00	\$0.00	\$320.00
34 MAJOR SB RESIDENTIAL - PER LOT	1000-10	\$850.00	\$0.00	\$850.00
1 MAJOR SB RESIDENTIAL PRIMARY PLAT	1000-10	\$600.00	\$0.00	\$600.00
18 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$1,800.00	\$0.00	\$1,800.00
1 MANUFACTURING/WAREHOUSE	1180-18	\$2,000.00	\$0.00	\$2,000.00
24 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$4,800.00	\$0.00	\$4,800.00
1 MINOR SB RESIDENTIAL SECONDARY	1000-10	\$350.00	\$0.00	\$350.00
14 OTHER	1180-10	\$1,800.85	\$0.00	\$1,800.85
16 RENEW BUILDING PERMIT	1180-18	\$1,640.00	\$0.00	\$1,640.00
1 REPLAT	1000-10	\$400.00	\$0.00	\$400.00
2 REPLAT - 1 LOT ONLY	1000-10	\$400.00	\$0.00	\$400.00
1 REPLAT - STARDUST	1000-10	\$250.00	\$0.00	\$250.00
102 REZONE - \$25.00 PER ACRE	1000-10	\$2,550.00	\$0.00	\$2,550.00
2 REZONE - MAX FEE	1000-10	\$10,000.00	\$0.00	\$10,000.00
1 REZONE - OTHER	1000-10	\$250.00	\$0.00	\$250.00
10 REZONE SAME USE	1000-10	\$1,500.00	\$0.00	\$1,500.00
3 REZONING	1000-10	\$1,800.00	\$0.00	\$1,800.00

# Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor  
(Title of Officer)

Planning/Building  
(Governmental Unit)

Putnam County, Indiana  
(County)

Collections for Period: 1/5/2025 thru 12/31/2025

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3	ROOF	1180-18	\$180.00	\$0.00	\$180.00
39	RURAL SUBDIVISION	1000-10	\$9,750.00	\$0.00	\$9,750.00
5	RURAL SUBDIVISION PER BUILDING LOT (OVEI	1000-10	\$100.00	\$0.00	\$100.00
4	SIGN	1180-18	\$240.00	\$0.00	\$240.00
1192	SINGLE INSPECTION	1180-18	\$71,520.00	\$360.00	\$71,880.00
3	SOLAR PANEL PERMIT	1180-18	\$225.00	\$0.00	\$225.00
7	SPECIAL EXCEPTION	1000-10	\$2,800.00	\$0.00	\$2,800.00
1	TEMPORARY USE PERMIT	1180-18	\$60.00	\$0.00	\$60.00
10	VARIANCE	1000-10	\$3,000.00	\$0.00	\$3,000.00
<b>Total Amount Collected</b>			<b>\$280,668.20</b>	<b>\$810.00</b>	<b>\$281,478.20</b>

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)

Totals by Fund	
1000-10	\$38,531.25
1180-10	\$1,877.35
1180-18	\$232,378.60
1181.010	\$681.00
4906-18	\$7,200.00
	\$280,668.20

# 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: 1/1/2025 thru 12/31/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 ABOVE-GROUND POOL	1180-18	\$180.00	\$0.00	\$180.00
2 ADDITION (COMMERCIAL)	1180-18	\$1,200.00	\$0.00	\$1,200.00
13 ADDITION (RESIDENTIAL)	1180-18	\$3,900.00	\$0.00	\$3,900.00
2 ALTERATION OF DRAWINGS - FIRST VIOLATIO	1180-18	\$200.00	\$0.00	\$200.00
2 ALTERATIONS (COMMERCIAL)	1180-18	\$120.00	\$0.00	\$120.00
42 ALTERATIONS (RESIDENTIAL)	1180-18	\$2,520.00	\$0.00	\$2,520.00
3 ATTACHED ACCESSORY BUILDINGS	1180-18	\$600.00	\$0.00	\$600.00
6 ATTACHED DECK	1180-18	\$360.00	\$0.00	\$360.00
97 BUILDING PERMIT	1180-18	\$38,800.00	\$0.00	\$38,800.00
302418 BUILDING PERMIT/ PER SQ FT	1180-18	\$60,483.60	\$0.00	\$60,483.60
3 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$3,000.00	\$0.00	\$3,000.00
188 CERTIFICATE OF OCCUPANCY	1180-18	\$3,760.00	\$0.00	\$3,760.00
7 CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	\$2,100.00	\$0.00	\$2,100.00
3 CONTINUING WORK W/O INSPECTION - SEQUI	1180-18	\$300.00	\$0.00	\$300.00
3 CONTINUING WORK WITHOUT INSPECTION - 1	1180-18	\$250.00	\$0.00	\$250.00
73 CONTRACTOR LISTING	4906-18	\$7,300.00	\$0.00	\$7,300.00
39 COPS B/W PER PAGE	1180-10	\$19.50	\$0.00	\$19.50
57 COPS COLOR PER PAGE	1180-10	\$57.00	\$0.00	\$57.00
26 DEMOLITION PERMIT	1180-18	\$1,300.00	\$0.00	\$1,300.00
26 DETACHED ACCESSORY - PREBUILT	1180-18	\$1,560.00	\$0.00	\$1,560.00
79 DETACHED ACCESSORY BUILDINGS	1180-18	\$11,850.00	\$0.00	\$11,850.00
61 DETACHED ACCESSORY- GENERAL	1180-18	\$3,660.00	\$0.00	\$3,660.00
2 EDUCATIONAL, INSTITUTE, CHURCH	1180-18	\$2,000.00	\$0.00	\$2,000.00
179 ELECTRICAL	1180-18	\$10,740.00	\$0.00	\$10,740.00
4 EMERGENCY ELECTRICAL	1180-18	\$120.00	\$0.00	\$120.00
18 FENCE PERMIT	1180-18	\$1,080.00	\$0.00	\$1,080.00
3 IN-GROUND POOL	1180-18	\$180.00	\$0.00	\$180.00
18 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$1,800.00	\$0.00	\$1,800.00
1 MANUFACTURING/WAREHOUSE	1180-18	\$2,000.00	\$0.00	\$2,000.00
24 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$4,800.00	\$0.00	\$4,800.00
14 OTHER	1180-10	\$1,800.85	\$0.00	\$1,800.85
16 RENEW BUILDING PERMIT	1180-18	\$1,640.00	\$0.00	\$1,640.00
3 ROOF	1180-18	\$180.00	\$0.00	\$180.00
4 SIGN	1180-18	\$240.00	\$0.00	\$240.00
1198 SINGLE INSPECTION	1180-18	\$71,880.00	\$0.00	\$71,880.00
3 SOLAR PANEL PERMIT	1180-18	\$225.00	\$0.00	\$225.00
1 TEMPORARY USE PERMIT	1180-18	\$60.00	\$0.00	\$60.00

# 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: 1/1/2025 thru 12/31/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
<b>Total Amount Collected</b>		<b>\$242,265.95</b>	<b>\$0.00</b>	<b>\$242,265.95</b>

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)

Totals by Fund	
1180-10	\$1,877.35
1180-18	\$233,088.60
4906-18	\$7,300.00
	<b>\$242,265.95</b>

# 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: 1/1/2025 thru 12/31/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
18 ENGINEERING REVIEW FEE (PER HR)	1000-10	\$3,611.25	\$0.00	\$3,611.25
8 LEGAL AD FEE	1000-10	\$320.00	\$0.00	\$320.00
34 MAJOR SB RESIDENTIAL - PER LOT	1000-10	\$850.00	\$0.00	\$850.00
1 MAJOR SB RESIDENTIAL PRIMARY PLAT	1000-10	\$600.00	\$0.00	\$600.00
1 MINOR SB RESIDENTIAL SECONDARY	1000-10	\$350.00	\$0.00	\$350.00
1 REPLAT	1000-10	\$400.00	\$0.00	\$400.00
2 REPLAT - 1 LOT ONLY	1000-10	\$400.00	\$0.00	\$400.00
1 REPLAT - STARDUST	1000-10	\$250.00	\$0.00	\$250.00
102 REZONE - \$25.00 PER ACRE	1000-10	\$2,550.00	\$0.00	\$2,550.00
2 REZONE - MAX FEE	1000-10	\$10,000.00	\$0.00	\$10,000.00
1 REZONE - OTHER	1000-10	\$250.00	\$0.00	\$250.00
10 REZONE SAME USE	1000-10	\$1,500.00	\$0.00	\$1,500.00
3 REZONING	1000-10	\$1,800.00	\$0.00	\$1,800.00
39 RURAL SUBDIVISION	1000-10	\$9,750.00	\$0.00	\$9,750.00
5 RURAL SUBDIVISION PER BUILDING LOT (OVE	1000-10	\$100.00	\$0.00	\$100.00
7 SPECIAL EXCEPTION	1000-10	\$2,800.00	\$0.00	\$2,800.00
10 VARIANCE	1000-10	\$3,000.00	\$0.00	\$3,000.00
<b>Total Amount Collected</b>		<b>\$38,531.25</b>	<b>\$0.00</b>	<b>\$38,531.25</b>

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)

<b>Totals by Fund</b>	
1000-10	\$38,531.25
	<u>\$38,531.25</u>

2025 BUILDING PERMIT REPORT AS OF 12/31/2025

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	38
	Above Ground Pools	3
	Accessory Dwellings	5
	Addition/Alterations	24
	Attached Accessory	13
	Commercial	3
	Demolition	21
	Detached Accessory	134
	Educational/Church	2
	Electrical	158
	Fence	3
	ILP - GENERAL	
	In-Ground Pool	2
	Lean To	6
	Living Quarters	5
	Manufactured	14
	Remodel	8
	Roof (Storm Damage)	4
	Storage/Industrial	
	Sign	1
	Solar	3
	Temporary Use	
	Underground Storage	
	Commercial Additions	3
	<b>TOTAL</b>	<b>450</b>

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	3
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	2
	Commercial	
	Electric	4
	Fence	2
	Remodel	
Storage/Indust.	1	
<b>TOTAL</b>	<b>13</b>	
TOWN OF ROACHDALE	1-2 Fam. Dwelling	1
	Accessory Dwelling	
	Addition/Alt.	1
	Attached Accessory	
	Demolition	
	Detached Accessory	2
	Commercial	
	Electric	2
	Fence	6
	Lean To	1
Remodel		
Manufactured	2	
<b>TOTAL</b>	<b>15</b>	

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	3
	Additions	1
	Detached Accessory	1
	Demolition	
	Commercial	
<b>TOTAL</b>	<b>5</b>	
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	4
	Demolition	2
	Detached Accessory	3
	Commercial	1
	Electric	11
	Fence	6
	Lean To	
Remodel	1	
Manufactured	27	
Temporary Use	1	
Sign	4	
Commercial Addition	1	
Underground Storage Tank	1	
<b>TOTAL</b>	<b>62</b>	
HERITAGE LAKE	1-2 Fam. Dwelling	49
	Accessory Dwelling	
	Addition/Alt.	13
	Attached Accessory	5
	Demolition	1
	Detached Accessory	6
	Commercial	
	Electric	8
	Fence	
	Pool	1
Remodel	1	
Commercial Addition	1	
ILP	2	
<b>TOTAL</b>	<b>87</b>	
<b>GRAND TOTAL PERMITS</b>		<b>632</b>

**2025 PLAN COMMISSION & BZA CASE REPORTS AS OF 12/31/2025**

**BZA - CASES**

LOCATION	TYPE	NUMBER
County	Development Standards Variance	9
	Special Exception	8
	<b>TOTAL</b>	<b>17</b>
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale	Development Standards Variance	1
	Special Exception	1
	<b>TOTAL</b>	<b>2</b>
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Russellville	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL BZA CASES</b>		<b>19</b>

**PLAN COMMISSION - CASES**

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	1
	Development Plan Review	
	Replat	
	Rezoning	15
	<b>TOTAL</b>	<b>16</b>
TECH REVIEW ONLY	Stormwater Review	3
	Development Plan Review	1
	Rural Subdivision	15
	Minor Plat	23
	Replat	9
	<b>TOTAL</b>	<b>51</b>
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>0</b>
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>1</b>
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	1
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL PC CASES</b>		<b>68</b>

# P U T N A M C O U N T Y



BUILDING &  
PLANNING

## Putnam County Commissioners Putnam County Council

- Issued **632** building permits
- Collected **\$281,797.20** in total permitting and planning fees
  - Which goes to pay our building inspectors salary and benefits
- Completed **1,692** inspections in 2025
  - Includes all commercial and residential projects in Putnam County

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For your review, we've included a **By-the-Numbers Report** below.

# P U T N A M C O U N T Y



## **By the Numbers**

### **2025 Accumulated Mileage**

**2025 Chevy Blazer** – 27,705 miles accrued for 2025

- **Starting Mileage of 2025:** Purchased New – 0 Miles
- **Ending Mileage of 2025:** 27,705

### **Planning & Zoning**

87 total cases

- Development Plan Review (Major Subdivision) – **1**
- Development Standards Variance – **10**
- Major Subdivision – **1**
- Minor Subdivision – **23**
- Replat – **9**
- Rezoning – **16**
- Rural Plat – **15**
- Special Exception – **9**
- Stormwater/Drainage Review - **3**

### **Commercial & Residential Inspections (2025)**

**January** – 87

**February** - 122

**March** - 153

**April** – 129

**May** – 160

**June** – 138

**July** - 160

**August** - 161

# P U T N A M C O U N T Y



BUILDING &  
PLANNING

**September - 167**

**October – 197**

**November - 122**

**December – 96**

**TOTAL:** 1,692 inspections completed by Justin Vaughn

## **Building Permits**

**2025 - 632**

**2024 – 644**

**2023 - 578**

**2022 - 554**

**2021 - 531**

**2020 - 476**

**2019 - 427**

**2018 - 434**

**2017 - 479**

**2016 - 332**

**2015 – 328**

## **Report of Collection**

**Building Dept. - \$242,265.95 (2024 =278,405.26)**

**Planning Dept. - \$38,531.25 (2024 =25,590)**

**TOTAL: \$281,797.20 (2024 =303,995.26)**

## **Permit Type & Quantity**

**1 or 2 Family Dwelling – 91**

**Above Ground Pool – 3**

**Accessory Dwelling – 5**

# P U T N A M C O U N T Y



BUILDING &  
PLANNING

Addition/Alteration (Commercial) – 5  
Addition/Alteration (Residential) – 35  
Addition/Alteration (Screen Porch) – 2  
Attached Accessory – 7  
Commercial – 4  
Covered Porch – 9  
Deck – 8  
Demolition – 25  
Detached Accessory – 127  
Detached Accessory (Prebuilt) – 21  
Detached Accessory (Steel) - 13  
Educational/Institutional/Church – 2  
Electric – 174  
Emergency Electric/Storm Damage – 5  
Fence – 17  
ILP – 1  
In-Ground Pool – 3  
Lean-To – 7  
Living Quarters (Conversion) – 5  
Manufactured (Double) – 25  
Manufactured (Single) – 18  
Remodel – 10  
Self-Storage/Industrial/Warehouse/Bulk Storage – 1  
Sign – 5  
Solar Panel – 3  
Stormwater/Grading – 1  
Temporary Electrical – 7  
Temporary Use – 1  
Underground Storage Tank - 1

# 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: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 ALTERATIONS (COMMERCIAL)	1180-18	\$60.00	\$0.00	\$60.00
3 ALTERATIONS (RESIDENTIAL)	1180-18	\$180.00	\$0.00	\$180.00
6 BUILDING PERMIT	1180-18	\$2,400.00	\$2,400.00	\$4,800.00
37494 BUILDING PERMIT/ PER SQ FT	1180-18	\$7,498.80	\$4,578.00	\$12,076.80
1 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$1,000.00	\$2,000.00	\$3,000.00
12 CERTIFICATE OF OCCUPANCY	1180-18	\$240.00	\$180.00	\$420.00
10 CONTRACTOR LISTING	4906-18	\$1,000.00	\$1,500.00	\$2,500.00
9 COPYS COLOR PER PAGE	1180-10	\$9.00	\$0.00	\$9.00
2 DEMOLITION PERMIT	1180-18	\$100.00	\$0.00	\$100.00
0 DETACHED ACCESSORY - PREBUILT	1180-18	\$0.00	\$60.00	\$60.00
6 DETACHED ACCESSORY BUILDINGS	1180-18	\$900.00	\$900.00	\$1,800.00
4 DETACHED ACCESSORY- GENERAL	1180-18	\$240.00	\$60.00	\$300.00
9 ELECTRICAL	1180-18	\$540.00	\$480.00	\$1,020.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$30.00	\$30.00
3 FENCE PERMIT	1180-18	\$180.00	\$60.00	\$240.00
1 IN-GROUND POOL	1180-18	\$60.00	\$0.00	\$60.00
4 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$400.00	\$0.00	\$400.00
0 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$0.00	\$200.00	\$200.00
1 RENEW BUILDING PERMIT	1180-18	\$60.00	\$0.00	\$60.00
1 SIGN	1180-18	\$60.00	\$0.00	\$60.00
49 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$98.00	\$0.00	\$98.00
80 SINGLE INSPECTION	1180-18	\$4,800.00	\$3,180.00	\$7,980.00
1 SOLAR PANEL PERMIT	1180-18	\$75.00	\$300.00	\$375.00
1 STORAGE TANK	1180-18	\$60.00	\$0.00	\$60.00
1 TEMPORARY USE PERMIT	1180-18	\$60.00	\$0.00	\$60.00
<b>Total Amount Collected</b>		<b>\$20,020.80</b>	<b>\$15,928.00</b>	<b>\$35,948.80</b>

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)

Collections for Period: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
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Totals by Fund	
1180-10	\$9.00
1180-18	\$19,011.80
4906-18	\$1,000.00
	<u>\$20,020.80</u>

# 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: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 RURAL SUBDIVISION	1000-10	\$750.00	\$250.00	\$1,000.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0 VARIANCE	1000-10	\$0.00	\$300.00	\$300.00

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**Total Amount Collected**      **\$750.00**      **\$950.00**      **\$1,700.00**

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)

Totals by Fund	
1000-10	\$750.00
	\$750.00

2026 BUILDING PERMIT REPORT AS OF 3/25/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	10
	Above Ground Pools	
	Accessory Dwellings	
	Addition/Alterations	2
	Attached Accessory	4
	Commercial	1
	Demolition	3
	Detached Accessory	23
	Educational/Church	
	Electrical	21
	Fence	1
	ILP - GENERAL	1
	In-Ground Pool	1
	Lean To	1
	Living Quarters	1
	Manufactured	5
	Remodel	
	Stormwater/grading	1
	Storage/Industrial	
	Sign	
	Solar	3
	Temporary Use	1
	Underground Storage	
	Commercial Additions	
	<b>TOTAL</b>	<b>79</b>

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	
	Commercial	
	Electric	1
	Fence	1
	Sign	1
Storage/Indust.		
<b>TOTAL</b>	<b>3</b>	
TOWN OF ROACHDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	1
	Commercial	1
	Electric	2
	Fence	
	Lean To	
	Remodel	
	Manufactured	
<b>TOTAL</b>	<b>5</b>	

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Fence	1
	Detached Accessory	
	Demolition	
	Commercial	
<b>TOTAL</b>	<b>1</b>	
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	
	Commercial	1
	Electric	5
	Fence	1
	Lean To	
	Remodel	
	Manufactured	
	Underground Storage	1
Sign	1	
Commercial Addition		
Solar Panels	1	
<b>TOTAL</b>	<b>10</b>	
HERITAGE LAKE	1-2 Fam. Dwelling	6
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	5
	Commercial	
	Electric	1
	Fence	
	Pool	
	Remodel	
Commercial Addition		
ILP		
<b>TOTAL</b>	<b>12</b>	
RENEWALS		1
<b>GRAND TOTAL PERMITS</b>		<b>111</b>

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 3/25/2026

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	3
	Special Exception	1
	<b>TOTAL</b>	<b>4</b>
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Russellville	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL BZA CASES</b>		<b>4</b>

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	1
	<b>TOTAL</b>	<b>1</b>
TECH REVIEW ONLY	Stormwater Review	1
	Development Plan Review	
	Rural Subdivision	5
	Minor Plat	4
	Replat	
	<b>TOTAL</b>	<b>10</b>
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	<b>TOTAL</b>	<b>0</b>
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	<b>TOTAL</b>	<b>0</b>
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	
	<b>TOTAL</b>	<b>0</b>
	<b>GRAND TOTAL PC CASES</b>	