

**PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on August 11, 2025, at 6:30 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 6:50 p.m. A roll call was taken to determine a quorum. The following members were present: Lora Scott, Kevin Scobee, Terry Dorsett, and Ron Sutherlin. Raymond McCloud and Randy Bee were not present. Also, present was Jim Ensley, County Attorney, and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

REVIEW OF MINUTES – June 9, 2025, meeting minutes and July 14, 2025, meeting minutes.

Lora Scott asked if there were any additions or corrections to the minutes.

Ron Sutherlin made a motion to approve June 9, 2025, meeting minutes as presented.

Kevin Scobee seconded the motion.

June 9, 2025, meeting minutes were approved as presented with all in favor.

Mrs. Scott asked if there were any corrections or additions to the July 14, 2025, meeting minutes.

Terry Dorsett made a motion to approve July 14, 2025, meeting minutes as presented.

Mr. Scobee seconded the motion.

July 14, 2025, meeting minutes were approved with all in favor.

ELECTION OF OFFICERS

Mrs. Scott stated that the election of officers needed to be tabled until the September meeting pending appointments from the County Commissioners.

Lisa Zeiner stated that the County Council had appointed Kate Skirvin to the Plan Commission to replace Jay Alcorn. Mrs. Zeiner explained that the County Commissioner’s still need to appoint a member of the Plan Commission to the BZA. Mrs. Zeiner stated that the Commissioner’s would likely appoint Kate to the BZA at the Commissioner’s next meeting on August 18th.

OLD BUSINESS: None

NEW BUSINESS:

2025-DSV-040: CORY HILL – Development Standards Variance to reduce the side setback from 15 feet to 5 feet and to remove the requirement that the accessory structure must be set back 10 feet behind the front façade of the principal building; Residential (R1) zoning district; Madison Township; 3482 W CR 125 S (Parcel #67-10-24-102-006.000-011)

Cory Hill, property owner, approached the board. Mr. Hill explained that he wanted to build a 42-foot by 30-foot barn style garage. Mr. Hill stated that on the west side of the dwelling there are phone and internet lines and building a structure there would block access to the backyard. Mr. Hill explained that the backyard has a steep grade. Mr. Hill stated that he would like to build on the northeast side of the property. Mr. Hill explained that the new structure would be 5 feet from the property line, 140 feet from the road, and 40 feet from the dwelling.

Mr. Scobee asked if there was any way of moving the structure further from the property line.

Mr. Hill stated that there may be a couple of feet. Mr. Hill explained that there was a large oak tree by where the structure will be built that is only 4 feet from the property line.

Mr. Dorsett asked about crossing the property line with equipment during the construction of the structure.

Mr. Hill stated that no equipment would cross the property line during the construction. Mr. Hill explained that concrete pillars would be constructed and post set on top of the pillars.

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

Mrs. Scott asked if there were any letters submitted.

Mrs. Zeiner stated that there were no letters or phone calls, and no one came into the office for this project.

Mr. Scobee made a motion to approve **2025-DSV-040: CORY HILL** as presented.

Mr. Sutherlin seconded the motion.

2025-DSV-040: CORY HILL was approved with all in favor.

Mrs. Scott asked if there was any other discussion before the board.

There being none, Mr. Scobee made a motion to adjourn the meeting.

Mr. Dorsett seconded the motion.

The meeting was adjourned at 7:01 p.m.

Minutes approved on the 10th, ___ day of November 2025.



Lora Scott, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

August 11, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Cory Hill	3482 W CR 125 S, Greencastle, IN 46135

**PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA**

MONDAY August 11, 2025

6:30 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)

Randy Bee
(Comm. 2024-2028)

Terry Dorsett
(Cloverdale 2025-2029)

Lora Scott
(Comm. 2023-2027)

Ron Sutherlin
(Comm. 2021-2025)

Jim Ensley, Attorney
 Lisa Zeiner, Director

2. REVIEW OF MINUTES – June 9, 2025, and July 14, 2025, Meeting Minutes

3. ELECTION OF OFFICERS – Vice-President (has not been completed due to possibility of new members)

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

❖ **OLD BUSINESS**

❖ **NEW BUSINESS**

2025-DSV-040: CORY HILL – Development Standards Variance to reduce the side setback from 15 feet to 5 feet and to remove the requirement that the accessory structure must be set back 10 feet behind the front façade of the principal building; Residential (R1) zoning District; Madison Township; 3482 W CR 125 S (Parcel #67-10-24-102-006.000-011)

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

6. OTHER BUSINESS

7. WISHES TO BE HEARD

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

FOR SPECIAL ACCOMMODATIONS 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.

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: 6/30/2025 thru 8/4/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 ABOVE-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
4 ADDITION (RESIDENTIAL)	1180-18	\$1,200.00	\$900.00	\$2,100.00
0 ALTERATION OF DRAWINGS - FIRST VIOLATIO	1180-18	\$0.00	\$100.00	\$100.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
7 ALTERATIONS (RESIDENTIAL)	1180-18	\$420.00	\$960.00	\$1,380.00
0 ATTACHED ACCESSORY BUILDINGS	1180-18	\$0.00	\$200.00	\$200.00
0 ATTACHED DECK	1180-18	\$0.00	\$240.00	\$240.00
11 BUILDING PERMIT	1180-18	\$4,400.00	\$17,600.00	\$22,000.00
46589 BUILDING PERMIT/ PER SQ FT	1180-18	\$9,317.80	\$26,167.20	\$35,485.00
1 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$1,000.00	\$2,000.00	\$3,000.00
24 CERTIFICATE OF OCCUPANCY	1180-18	\$480.00	\$1,700.00	\$2,180.00
1 CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	\$300.00	\$900.00	\$1,200.00
1 CONTINUING WORK W/O INSPECTION - SEQUE	1180-18	\$100.00	\$0.00	\$100.00
11 CONTRACTOR LISTING	4906-18	\$1,100.00	\$3,900.00	\$5,000.00
44 COPY - WIDE FORMAT	1181.010	\$88.00	\$292.00	\$380.00
4 COPY WIDE FORMAT COLOR	1181.010	\$20.00	\$75.00	\$95.00
0 COPYS B/W PER PAGE	1180-10	\$0.00	\$19.50	\$19.50
0 COPYS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
2 DEMOLITION PERMIT	1180-18	\$100.00	\$300.00	\$400.00
4 DETACHED ACCESSORY - PREBUILT	1180-18	\$240.00	\$600.00	\$840.00
2 DETACHED ACCESSORY BUILDINGS	1180-18	\$300.00	\$6,300.00	\$6,600.00
5 DETACHED ACCESSORY- GENERAL	1180-18	\$300.00	\$1,680.00	\$1,980.00
0 EDUCATIONAL, INSTITUTE, CHURCH	1180-18	\$0.00	\$1,000.00	\$1,000.00
19 ELECTRICAL	1180-18	\$1,140.00	\$4,500.00	\$5,640.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$120.00	\$120.00
6 ENGINEERING REVIEW FEE (PER HR)	1000-10	\$1,991.25	\$945.00	\$2,936.25
3 FENCE PERMIT	1180-18	\$180.00	\$660.00	\$840.00
1 IN-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
1 LEGAL AD FEE	1000-10	\$40.00	\$200.00	\$240.00
0 MAJOR SB RESIDENTIAL - PER LOT	1000-10	\$0.00	\$850.00	\$850.00
0 MAJOR SB RESIDENTIAL PRIMARY PLAT	1000-10	\$0.00	\$600.00	\$600.00
2 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$200.00	\$600.00	\$800.00
1 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$200.00	\$4,000.00	\$4,200.00
0 MINOR SB RESIDENTIAL SECONDARY	1000-10	\$0.00	\$350.00	\$350.00
1 OTHER	1180-10	\$20.00	\$821.25	\$841.25
1 RENEW BUILDING PERMIT	1180-18	\$60.00	\$1,100.00	\$1,160.00
0 REPLAT	1000-10	\$0.00	\$400.00	\$400.00
0 REPLAT - 1 LOT ONLY	1000-10	\$0.00	\$400.00	\$400.00
0 REPLAT - STARDUST	1000-10	\$0.00	\$250.00	\$250.00
28 REZONE - \$25.00 PER ACRE	1000-10	\$700.00	\$1,850.00	\$2,550.00
0 REZONE - OTHER	1000-10	\$0.00	\$250.00	\$250.00
3 REZONE SAME USE	1000-10	\$450.00	\$600.00	\$1,050.00
1 REZONING	1000-10	\$600.00	\$1,200.00	\$1,800.00
1 ROOF	1180-18	\$60.00	\$120.00	\$180.00
2 RURAL SUBDIVISION	1000-10	\$500.00	\$3,500.00	\$4,000.00
0 RURAL SUBDIVISION PER BUILDING LOT (OVE	1000-10	\$0.00	\$100.00	\$100.00
123 SINGLE INSPECTION	1180-18	\$7,380.00	\$32,520.00	\$39,900.00

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: 6/30/2025 thru 8/4/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$225.00	\$225.00
1 SPECIAL EXCEPTION	1000-10	\$400.00	\$1,600.00	\$2,000.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
0 VARIANCE	1000-10	\$0.00	\$1,500.00	\$1,500.00
Total Amount Collected		\$33,407.05	\$124,563.95	\$157,971.00

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	\$4,681.25
1180-10	\$20.00
1180-18	\$27,497.80
1181.010	\$108.00
4906-18	\$1,100.00
	\$33,407.05

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: 6/30/2025 thru 8/4/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 ABOVE-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
4 ADDITION (RESIDENTIAL)	1180-18	\$1,200.00	\$900.00	\$2,100.00
0 ALTERATION OF DRAWINGS - FIRST VIOLATIO	1180-18	\$0.00	\$100.00	\$100.00
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5 DETACHED ACCESSORY- GENERAL	1180-18	\$300.00	\$1,680.00	\$1,980.00
0 EDUCATIONAL, INSTITUTE, CHURCH	1180-18	\$0.00	\$1,000.00	\$1,000.00
19 ELECTRICAL	1180-18	\$1,140.00	\$4,500.00	\$5,640.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$120.00	\$120.00
3 FENCE PERMIT	1180-18	\$180.00	\$660.00	\$840.00
1 IN-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
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1 OTHER	1180-10	\$20.00	\$821.25	\$841.25
1 RENEW BUILDING PERMIT	1180-18	\$60.00	\$1,100.00	\$1,160.00
1 ROOF	1180-18	\$60.00	\$120.00	\$180.00
123 SINGLE INSPECTION	1180-18	\$7,380.00	\$32,520.00	\$39,900.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$225.00	\$225.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$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: 6/30/2025 thru 8/4/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Total Amount Collected		\$28,617.80	\$109,601.95	\$138,219.75

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

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(signature)

(Title of Officer)

Totals by Fund	
1180-10	\$20.00
1180-18	\$27,497.80
4906-18	\$1,100.00
	\$28,617.80

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: 6/30/2025 thru 8/4/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
6 ENGINEERING REVIEW FEE (PER HR)	1000-10	\$1,991.25	\$945.00	\$2,936.25
1 LEGAL AD FEE	1000-10	\$40.00	\$200.00	\$240.00
0 MAJOR SB RESIDENTIAL - PER LOT	1000-10	\$0.00	\$850.00	\$850.00
0 MAJOR SB RESIDENTIAL PRIMARY PLAT	1000-10	\$0.00	\$600.00	\$600.00
0 MINOR SB RESIDENTIAL SECONDARY	1000-10	\$0.00	\$350.00	\$350.00
0 REPLAT	1000-10	\$0.00	\$400.00	\$400.00
0 REPLAT - 1 LOT ONLY	1000-10	\$0.00	\$400.00	\$400.00
0 REPLAT - STARDUST	1000-10	\$0.00	\$250.00	\$250.00
28 REZONE - \$25.00 PER ACRE	1000-10	\$700.00	\$1,850.00	\$2,550.00
0 REZONE - OTHER	1000-10	\$0.00	\$250.00	\$250.00
3 REZONE SAME USE	1000-10	\$450.00	\$600.00	\$1,050.00
1 REZONING	1000-10	\$600.00	\$1,200.00	\$1,800.00
2 RURAL SUBDIVISION	1000-10	\$500.00	\$3,500.00	\$4,000.00
0 RURAL SUBDIVISION PER BUILDING LOT (OVE	1000-10	\$0.00	\$100.00	\$100.00
1 SPECIAL EXCEPTION	1000-10	\$400.00	\$1,600.00	\$2,000.00
0 VARIANCE	1000-10	\$0.00	\$1,500.00	\$1,500.00

Total Amount Collected	\$4,681.25	\$14,595.00	\$19,276.25
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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	\$4,681.25
	\$4,681.25

2025 BUILDING PERMIT REPORT AS OF 8/04/2025

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	27
	Assessory Dwelling	3
	Pools	5
	Commercial	3
	Electric	85
	Detached Accessory	63
	Demolition	7
	Additions	14
	Cell Modifications	
	Roof	4
	Addition Commercial	2
	PreBuilt Accessory	11
	Fence	2
	Signs	
	Remodel	5
	Floodplain - DOT Bridge	
	Solar Panels	3
	Storage Tank	
	Grading	
	Cabin	
	ILP - GENERAL	
	Attached Accessory	10
	TOTAL	244
TOWN OF BAINBRIDGE	Fence	2
	New Dwelling	
	Detached Accessory	
	Additions	
	Roof	
	Commercial - Addition	
	PreBuilt Accessory	1
	Demolition	
	ILP	
	Remodel	
	Electric	3
TOTAL	6	
TOWN OF ROACHDALE	Fence	6
	Roof	
	Demolition	
	Electric	1
	New Dwelling	2
	Signs	
	Detached Accessory	
	ILP	
	Attached Accessory	1
	Prebuilt Accessory	
	Commercial	
Solar Panels		
TOTAL	10	

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	2
	Additions	1
	Remodel	
	Demolition	
	Commercial	
TOTAL	3	
TOWN OF CLOVERDALE	Roof	
	Commercial	1
	New Dwelling	21
	Electric	5
	Additions	
	Pools	
	Demolition	
	Fence	4
	Solar panels	
	Sign	
	Attached Accessory	3
	Temporary Use	1
	Stormwater/grading	
	Remodel	1
	Detached Accessory - Prebuilt	
	Detached Accessory	2
TOTAL	38	
HERITAGE LAKE	Additions	4
	Cell Modifications	
	New Dwelling	28
	Deck	
	Demolition	
	Attached Accessory	2
	Electric	4
	Pool	1
	Remodel	1
	Roof	
	Fence	1
	Detached Accessory	2
	TOTAL	43
GRAND TOTAL PERMITS		344

2025 PLAN COMMISSION & BZA CASE REPORTS AS OF 8/4/2025

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	5
	Special Exception	5
	TOTAL	10
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	TOTAL	0
Town of Roachdale	Development Standards Variance	
	Special Exception	1
	TOTAL	1
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	TOTAL	0
Town of Russellville	Development Standards Variance	
	Special Exception	
	TOTAL	0
GRAND TOTAL BZA CASES		11

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	1
	Development Plan Review	
	Replat	
	Rezoning	10
	TOTAL	11
TECH REVIEW ONLY	Stormwater Review	3
	Development Plan Review	
	Rural Subdivision	7
	Minor Plat	11
	Replat	5
	TOTAL	26
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning (1 heard by Council)	
	TOTAL	0
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	1
	TOTAL	1
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	
	TOTAL	0
	GRAND TOTAL PC CASES	