

PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on August 13, 2026, 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 7:00 p.m. A roll call was taken to determine a quorum. The following members were present: Raymond McCloud, Kevin Scobee, Kate Skirvin, Lora Scott. Terry Dorsett was 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

Lora Scott asked if there were any additions or corrections to June 11, 2026.

Kate Skirvin made a motion to approve June 11, 2026, minutes as presented.

Raymond seconded the motion.

June 11, 2026, meeting minutes were approved with all in favor.

OLD BUSINESS – None

NEW BUSINESS

2026-DSV-030: TODD TAYLOR – Development Standards Variance for the reduction of side setbacks from 25 feet to 15 feet along the north property line and 10 feet along the south property line; Agricultural (A2) Zoning District; Floyd Township; located on the east side of CR 825 E approximately 0.2 miles south of the intersection of CR 550 N and CR 825 E; Parcel #67-06-13-300-014.000-004

Todd Taylor, petitioner and property owner, approached the board. Mr. Taylor explained that he was requesting a variance for the side setbacks to allow for the construction of a garage and a gazebo. Mr. Taylor stated that the garage would be constructed along the north portion of the property. Mr. Taylor explained that he is requesting that the setback along the north property line be 15 feet instead of 25 feet. Mr. Taylor stated that there are saturation issues on the east side of the property and drains north to south. Mr. Taylor explained that moving the garage closer to the property line would keep the garage out of the saturation area. Mr. Taylor stated that the gazebo would be placed along the south portion of the property. Mr. Taylor explained that there are walnut trees in the area and placing the gazebo 10 feet from the south property line would keep the walnuts from falling on the roof of the gazebo. Mr. Taylor stated that the only other location for the gazebo would be in front of the garage, but that would hinder getting a trailer into the garage.

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

Kevin Scobee asked if there was any opposition from the letters that went out.

Lisa Zeiner stated that no one had called in, but two letters were received via email. Mrs. Zeiner explained that one letter was from Michael and Sharon Black. Mrs. Zeiner read the letter to the board (see attached letter). Mrs. Zeiner stated that the second letter was from Landon and Julian Dowell. Mrs. Zeiner read the letter to the board (see attached).

Mrs. Scott asked if the 40 by 80 pole barn would have a bathroom and where would the septic system be located. Mrs. Scott explained that if Mr. Taylor were having people at the gazebo there would need to be a place inside the pole barn to use the restroom, because they could not just go in the trees. Mrs. Scott asked about plans for the septic system.

Mr. Taylor stated that he did not have plans for a septic system. Mr. Taylor explained that the pole barn would just be for storage and there would not be any living space in the pole barn.

Mrs. Scott stated that the location of the septic system may change the location of the structures. Mrs. Scott suggested that Mr. Taylor contact the Health Department to discuss options.

Mr. Taylor asked if it would be possible to place a port-a-let inside the barn.

Mrs. Zeiner stated that he would need to contact the health department to discuss all the options.

Mr. Scobee asked if the biggest issue and the reason for the setback request was because of wetness in the back corner.

Mr. Taylor stated that was correct. Mr. Taylor explained that there is a natural drainage area from the field. Mr. Taylor stated that keeping the setback at 25 feet would place the south end of the barn in a saturated area.

Mr. Scobee asked if Mr. Taylor has addressed the concerns from the technical review committee.

Mrs. Zeiner stated that the biggest questions were whether or not there would be septic system and making sure that the request was not self-imposed stipulations. Mrs. Zeiner explained that for the gazebo, the setback request is because of the walnut trees, which the committee felt was a self-imposed limitation. Mrs. Zeiner stated that it is up to the board to decide if Mr. Taylor's explanation of why he is requesting the variance addresses the practical difficulties in the use of the property. Mrs. Zeiner explained that the committee did not believe Mr. Taylor's request represented a practical difficulty that was not self-imposed as it relates to the gazebo specifically.

Mr. Scobee stated that there has not been a request for setbacks for a gazebo in the past.

Mrs. Zeiner explained that any structure over 200 square feet requires a building permit per Indiana building codes. Mrs. Zeiner stated that the building department issues several permits for gazebos, but this is the first time a property owner has requested a gazebo be placed closer to the property lines than what is allowed by the ordinances in place.

Mrs. Scott asked if the gazebo would have lights around it.

Mr. Taylor stated that it would probably not have lights.

Mr. Scobee asked if Mr. Taylor could make 15-foot work for the gazebo.

Mr. Taylor stated that the side where the gazebo would be placed is fully wooded and 10 feet off the property line is the ideal location because of the walnut trees. Mr. Taylor explained that the gazebo would be 200 feet from the south property owner's dwelling. Mr. Taylor stated that the property owner did not have an issue with the gazebo being constructed 1- feet from the property line. Mr. Taylor explained that he was trying to be a good neighbor and keep the walnuts from hitting the metal roof of the gazebo causing loud noises for the neighbors.

Mrs. Scott asked if Mr. Taylor had owned the property since March of 2025.

Mr. Taylor stated that was correct.

Mrs. Scott explained that the decisions the board makes must take into consideration past just a few years.

Mr. Scobee asked if the gazebo would be on a foundation.

Mr. Taylor stated that it will not be movable unless it is torn down and then moved. Mr. Taylor explained that there would be a concrete base with posts on the concrete.

Mrs. Scott made a motion to approve **2026-DSV-030: TODD TAYLOR** development standards variance to reduce the north setback from 25 feet to 15 feet and the south setback from 25 feet to 15 feet.

Mr. Scobee seconded the motion.

2026-DSV-030: TODD TAYLOR reduction of side setbacks to 15 feet along the north and south property lines was approved with all in favor.

UNSAFE BIULDNG: KENNETH GORELL – Complaint #140; Russell Township; Town of Russellville; 104 Indiana Street Russellville; Parcel #67-03-05-403-013.000-016

Mrs. Zeiner stated that there are two properties within the Town of Russellville that we had received complaints on, both properties are owned by Kenneth Gorell with the exception of 104 Indiana Street, that one is owned by Kenneth and Dianna Gorell. The unsafe building is on 104 Indiana Street. Mrs. Zeiner explained that several letters were sent out and all were returned unclaimed. Mrs. Zeiner stated that when the sign was placed on the property informing of the meeting tonight the property owner's daughter contacted us. Mrs. Zeiner explained that the building inspector went to the site with the daughter, but the actual property owner was not present. Mrs. Zeiner presented pictures that were taken during onsite inspection of the structure. Mrs. Zeiner stated that the structure was unsafe and the building inspector was only comfortable taking pictures through the holes in the structure or broken out windows and doors openings. Mrs. Zeiner explained that it appears that the structure is or was being used to house animals as there is several areas with straw and cages.

Mr. Scobee asked who brought this property to our attention.

Mrs. Zeiner stated that the Town of Russellville filed a complaint on the property. Mrs. Zeiner explained that the Town had attempted to have the property clean up using the Town's ordinance, but when it came down to the structure, that is where the county comes in.

Mrs. Scott explained that the Board of Zoning Appeals was given the responsibility by the county commissioners to conduct hearings on unsafe buildings based on Indiana's unsafe building law.

Mr. McCloud asked who contacted the office after the sign was placed.

Mrs. Zeiner stated that it was the daughter of the owner.

Mrs. Scott open the meeting for public comment on this case. No one came forward. Mrs. Scott closed the public hearing for this case.

Mrs. Scott explained that there were several actions that can be taken on this property. Mrs. Scott stated that if it is declared as an unsafe building because of a fire hazard, hazard to public health, a public nuisance, dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance, or if it's vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance, if it is any of those things, it is declared an unsafe building. Mrs. Scott stated that the county is required to send out written communications to the listed property owner. Mrs. Scott explained the terms of the order that could be issued as the board can order the building to be vacated, order it to seal the building against intrusion by unauthorized persons, extermination of vermin in and around the unsafe premises, removal of trash, debris, or fire hazardous materials in and about the unsafe premises, repair or rehabilitation of an unsafe building to bring it into compliance with standards, or removal of the unsafe building. Mrs. Scott stated that the sealing of an unsafe building could be required for a period of more than 90 days.

Mr. McCloud stated that it appears this structure meets several of those requirements to be torn down.

Mrs. Scott stated that she believed the structure should be demolished.

Mr. Scobee asked if the letters that were sent to the property owner were registered letters.

Mrs. Zeiner stated that the letters were sent certified with signature and proof of delivery required. Mrs. Zeiner stated that all the letters were returned unsigned, unclaimed.

Mrs. Scott stated that an order has to contain the name of the person, the legal description, the action that the order requires, the period of time in which action is required to be accomplished, measured from the time when notice of the order is given.

Jim Ensley stated that when talking about taking away a substantial property interest, like tearing somebody's premises down, the board has to be very careful about notice requirements and making sure the notice that was basically for today that there was going to be a public hearing. Mr. Ensley explained that while we spoke to the daughter at the site, she does not have vested interest in the property. Mr. Ensley stated that just because the daughter knew about the hearing doesn't mean the property owner did. Mr. Ensley explained that because the Planning Department was not able to get notice to the property owner it may be best to table this case.

Mr. McCloud made a motion to table **UNSAFE BUILDING: KENNETH GORRELL** to the September meeting to allow the building department more time to locate the owner.

Mrs. Skirvin seconded the motion.

UNSAFE BUILDING: KENNETH GORRELL was tabled to September 10, 2026, with all in favor.

UNSAFE BUILDING: ROBERT HOUSER – Complaint #159; Clinton Township; 4980 W US 36 Greencastle; Parcel #67-04-11-202-001.000-001

Mrs. Zeiner stated that a complaint was submitted. Mrs. Zeiner explained that it was actually the second complaint on this property. Mrs. Zeiner stated that in 2022 there was a complaint from the State Police because debris from one of the structures had blown into US 36 causing traffic issues. Mrs. Zeiner stated that several letters were sent out. Mrs. Zeiner explained that the photos in the packet show the major issues with the property, specifically the block building with the missing roof, partially caved in, missing block, and abandoned trailer/vehicles. Mrs. Zeiner stated that the property owner was at the meeting but had not communicated with the building department.

Robert Houser, 4980 W US 36, property owner approached the board. Mr. Houser stated that he would remove the building from the property. Mr. Houser explained that he would need time to do that.

Mrs. Scott asked about the dwelling.

Mr. Houser stated that the dwelling would be removed after the block building is removed. Mr. Houser explained that there were not a lot of room on the property to remove both structures at the same time. Mr. Houser stated that the boat would be removed.

Mr. Scobee asked about the timetable for getting the issues addressed.

Mr. Houser stated that he would need at least thirty (30) days to get things mobilized.

Mr. McCloud asked if the building department had been contacted about demolition of the structures.

Mr. Houser stated that he did not.

Mrs. Scott explained that a demolition permit is required before work could be started.

Mrs. Scott open the public hearing for this case.

Zachary Floyd, 4962 W US 36, approached the board. Mr. Floyd stated that his biggest concern is damage to his property from roof blowing off buildings. Mr. Floyd explained that he is constantly picking up debris from the structures that have blow into his property. Mr. Floyd stated that he had hired a professional pest control company because of tunnel rats have infested Mr. Houser's property are making their way onto his property. Mr. Floyd explained that the dwelling was uninhabitable because it has been completely gutted. Mr. Floyd stated that the floors and drywall are gone, and the dwelling does not have electricity. Mr. Floyd explained that the plumbing has also been removed. Mr. Floyd stated that the roof is falling in and racoons

come in and out of the dwelling through the roof. Mr. Floyd explained that more panels from the block building came off a few days ago and landed in the middle of US 36. Mr. Floyd stated that the grass on the property was four (4) feet tall and grows through his fence.

Ariel Floyd, 4962 W US 36, approached the board. Mrs. Floyd stated that most of the residence in the Morton community take good care of their homes and properties. Mrs. Floyd explained that there are three (3) homes in the area that are vacant and that affects their yards and area. Mrs. Floyd stated that in the past Mr. Houser had maintained his property by at least mowing, but that has not been done in the last four to five months. Mrs. Floyd explained that they are still seeing rats. Mrs. Floyd stated that they had offered to purchase the property from Mr. Houser and other neighbors have offered to help. Mrs. Floyd explained that there has not been any progress on the property in the last five years.

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

Mr. Houser stated that he would take care of the issues presented.

Mr. Scobee asked if Mr. Houser lived in the area.

Mr. Houser stated that he lived in Avon.

Mr. McCloud asked about the dwelling on the property.

Mr. Houser stated that the buildings would be demolished, but one at a time because of space.

Mrs. Scott stated that the rodent issue needed to be addressed.

Mr. Scobee asked about the time frame.

Mr. Houser stated that it would be thirty days or so.

Mr. Ensley stated that the board could issue an order or table the order to allow the owner time to address the concerns.

Mrs. Zeiner stated that demolition permits were valid for ninety (90) days. Mrs. Zeiner explained that if the owner obtained a demolition permit, he would have ninety (90) days to complete the work. Mrs. Zeiner stated that the Building Department works with the property owner for issues or if they need more time because of the unforeseen circumstances.

Mrs. Scott stated that it was more than just removing the buildings, the vermin also needed to be dealt with.

Mrs. Skirvin stated that a plan of action would also need to be submitted.

Mr. Ensley explained that if Mr. Houser was not present at the next meeting an order could be issued.

Mr. Scobee made a motion to table **UNSAFE BUILDING: ROBERT HOUSER** until the September meeting to allow Mr. Houser time to get a game plan for the structures and begin remediation to clean up the property.

Mrs. Skirvin seconded the motion.

UNSAFE BUILDING: ROBERT HOUSER was tabled to the September 10, 2026, meeting with all in favor.

Mrs. Scott stated that there was one more item to discuss that was not on the agenda.

Mrs. Zeiner stated that the planning department had received complaints on the property located at 8180 E CR 450 N. Mrs. Zeiner explained that the property owner was RDS Holdings LLC. Mrs. Zeiner stated that the complaints were that there was a junk yard being ran at the property. Mrs. Zeiner explained that the building inspector had gone to the site and took pictures and pictures were taken again this morning. Mrs. Zeiner stated that the property owner had obtained a special exception in 2021 for a landscaping business. Mrs. Zeiner explained that the minutes from that meeting as well as the pictures were provided to the board at the start of the meeting. Mrs. Zeiner stated that one of the conditions of approval was that evergreen trees were to be planted along the south and west property lines. Mrs. Zeiner explained that the property owner had complied with the requirements of the approval. Mrs. Zeiner stated that the trees that had been planted had died because there is a natural drainage area along that property line and most of the trees were overly saturated. Mrs. Zeiner explained that she checked the license plates on the vehicles in the parking lot and only found two that had expired plates. Mrs. Zeiner stated that there was a small area of scrap metal, but most items on the property were in line with a landscaping business. Mrs. Zeiner explained that she had contacted the property owner and requested that he also attend the meeting to get a better understanding of what the board may require.

Mr. Scobee asked how many of the vehicles were not licensed.

Mrs. Zeiner stated that there were only two with expired plates, all the other vehicles had current plates.

Mr. Scobee asked if those two without plates included the one without a hood.

Mrs. Zeiner stated that it was one of them. Mrs. Zeiner explained that the other vehicle had a plate from Mexico that expired in 2008.

Andrew Stafford, property owner, approached the board. Mr. Stafford stated that he has receipts showing that the scrap has been removed from the property. Mr. Stafford explained that he will do a better job of stockpiling so that the property is not unsightly. Mr. Stafford stated that the two vehicles with expired plates will be removed from the property.

Mr. Scobee asked about one of the vehicles.

Mr. Stafford stated that the vehicle was the mowing truck. Mr. Stafford explained that one of the windows will not roll up so there is a trash bag over the window. Mr. Stafford stated that it is in a cue to be fixed but they still needed to use it. Mr. Stafford explained that he is working on getting things cleaned up and better organized.

Mr. Scobee asked how many vehicles would be on the property right now.

Mr. Stafford stated that there would be about ten (1). Mr. Stafford explained that there were three (3) dump trailers.

Mr. Scobee asked if there were any vehicles on the property that do not run.

Mr. Stafford stated that there were the two (2) vehicles that we already discussed and a 1964 F250 behind the building that you cannot see from the road.

Mrs. Zeiner stated that one of the pictures does show the F250; it just wasn't noted on the picture since the building department was not sure if it was no this property or the neighbor to the east.

Mr. Stafford addressed the issue with the dead trees stating that he did remove them. Mr. Stafford explained that there is a utility easement that in the area of where the trees were placed and if they get to close to the easement, the utility company will remove them. Mr. Stafford stated that he is propagating Miscanthus grass and will be planting it along the southern property line to help with shielding/screening.

Mr. Ensley stated that if the board gets into the game of pacification, then you would have to do that for every case that comes before the board. Mr. Ensley explained that there are specific guidelines for special exceptions.

Mrs. Scott stated that based on the conversation and the answers to the concerns addressed, this property was in compliance with the special exception granted.

Mrs. Scott asked if there was any other discussion.

Mr. McCloud asked about the property in New Maysville.

Mr. Ensley stated that he had contacted the adjacent property owner about purchasing the property. Mr. Ensley explained that the building is a discussion that needs to be addressed with the building department and figuring out estimates for demolition of the building.

Mr. Scobee asked about the property west of Roachdale.

Mrs. Zeiner stated that the property owner obtained a demolition permit.

Mrs. Scott stated that the steering committee was working on updates to the UDO. Mrs. Scott explained that the committee was addressing data centers, commercial solar, commercial wind, and small modular reactors as well as other items.

Mr. Stafford asked about storing materials in a storage container but those are not allowed, correct.

Mrs. Zeiner stated that the current UDO states storage containers are not permitted. Mrs. Zeiner explained that storage containers were one of the items that was being discussed by the steering committee.

Mr. Stafford asked about a semi-trailer.

Mrs. Zeiner stated that if the trailer was still on an axel with wheels, it would not be a storage container. Mrs. Zeiner explained that the wheels would have to remain on the semi-trailer.

There being no additional business before the board, Mr. McCloud made a motion to adjourn the meeting.

Mrs. Skirvin seconded the motion.

The meeting was adjourned at 8:48 p.m.

Minutes approved on the 10 day of September 2026.



Lora Segett, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

AUGUST 13, 2026 @ 7:00 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Melissa Barrick	
Todd Taylor	
AS Stafford	
ZACH Floyd	
Joe Trout	
Robert Hansen	
Ariel Floyd	

**PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA**

THURSDAY, AUGUST 13, 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. REVIEW OF MINUTES – June 11, 2026

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**

❖ **NEW BUSINESS:**

2026-DSV-030: TODD TAYLOR – Development Standards Variance for the reduction of side setbacks from 25 feet to 15 feet along the north property line and 10 feet along the south property line; Agricultural (A2) zoning district; Floyd Township; 13/15N/3W; located on the east side of CR 825 E approximately 0.2 miles south of the intersection of CR 550 N and CR 825 E; parcel #67-06-13-300-014.000-004

UNSAFE BUILDING: KENNETH GORELL – Complaint # 140; Russell Township; Town of Russellville; 102 Indiana Street Russellville; Parcel #67-09-04-400-017.000-007

UNSAFE BUILDING: ROBERT HOUSER – Complaint #159; Clinton Township; 4980 W US 36 Greencastle; Parcel #67-04-11-202-001.000-001

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, 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 ACCOMMODATIONS 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.

104 Indiana Street Russellville
Pictures taken 8/08/2026



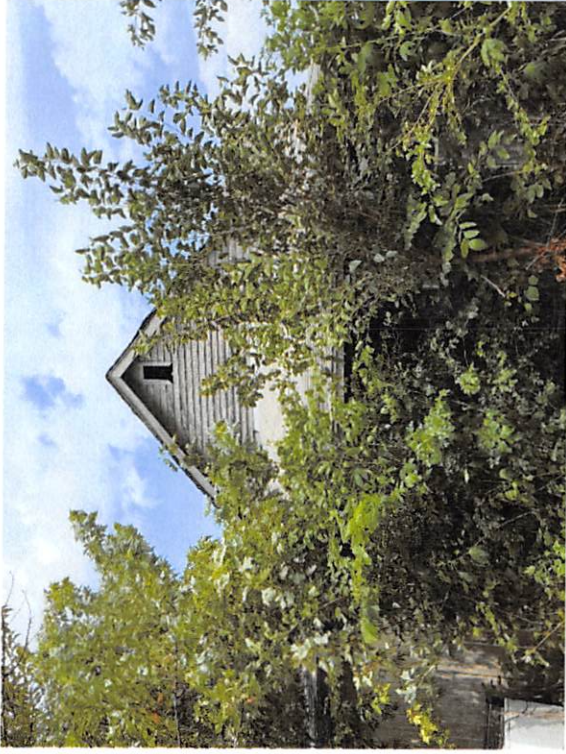
Inside structure – animal trap with carcass



Same area as above, open to elements



Part of structure used to house animals, straw on floor



Outside of the structure back of house (south side) – attic window missing



Roof falling in; windows partly boarded – window missing



Hole in wall of dwelling



Missing siding/hole in dwelling



Small window at base of foundation – window missing



View of dwelling showing overgrowth



View of dwelling from Indiana Avenue – shows missing siding and holes in structure



Different angle of dwelling as seen from Indiana Avenue



Inside of the structure -as seen through openings in the structure



Another look at the inside of the structure – lots of straw for bedding of animals



Look at the rafter showing daylight



Interior of dwelling



Cages for animals

Mr. Scobee made a motion to approve the development standards request to a reduction in the road frontage to 100 feet.

Mr. Sutherlin seconded the motion.

The motion to approve the development standards request with 100 feet of road frontage passed with Mr. Scobee, Mr. Sutherlin, and Mr. McCloud in favor; Mrs. Scott and Mr. Bee opposed. (Motion carried 3 to 2).

2021-BZA-16: RDS HOLDINGS, LLC – SPECIAL EXCEPTION: to allow for a contractor's storage yard for a landscape business; Floyd Township; 244/15N/3W; Zoned A2 (8240 E CR 450 N Coatesville).

Ben Comer, attorney for the petitioner, approached the Board. Mr. Comer explained that the proposal in front of the board was for a contractor's storage yard. Mr. Comer stated that the parcel is currently 10 acres and that his client would be purchasing 5 acres to the west of the existing dwelling. Mr. Comer explained the five acres would be for landscape storage of mulch, stone, a trailer and equipment storage would be in proposed pole barn. Mr. Comer stated that his client serves the Hendricks County and Putnam County area allowing this storage area to be close to his customer base. Mr. Comer explained that surrounding area had mix uses of business, farms, and residents. Mr. Comer stated that this use would not generate any additional traffic and that no retail would be conducted from this site. Mr. Comer explained that no customers would be coming to the site, no sales would be done from the site and there would not be a nursery on the site. Mr. Comer stated that there is only one employee, the owner of the business.

Mrs. Scott asked for clarification on the zoning of the area.

Mrs. Zeiner stated that the property was zoned A2. Mrs. Zeiner explained that when the initial conversation with Mr. Comer took place, he was incorrectly told that the area was zoned A1. Mrs. Zeiner apologized for the confusion in the zoning.

Mrs. Scott asked if this property was included with the Heritage Lake properties as it appears to be on the map.

Mrs. Zeiner stated that it borders Heritage Lake but is not a part of Heritage Lake Community.

Mr. McCloud opened the public hearing portion for this case.

Sherry Prewitt stated that she was not notified by letter even though they have property that adjoins this parcel.

John Prewitt stated that his property was directly adjacent to this property and that this would be in his back yard. Mr. Prewitt explained that by the very nature a storage facility is chaos and very unsightly. Mr. Prewitt stated he did not see how this could be harmonious with the area. Mr. Prewitt showed pictures of area and submitted a letter in opposition. Mr. Prewitt stated the subject parcel was not in Heritage Lake, but that it did abut his property. Mr. Prewitt explained that if this special exception were passed it would affect the property values in the area. Mr. Prewitt was concerned that this would be a dumping yard for anything that the petitioner did not want in his yard. Mr. Prewitt asked that the petitioner look at other options in the area that his use would be more conducive with his neighbors.

Mrs. Zeiner stated that the Prewitt's were mailed a letter according to the proof of mailing that was submitted. Mrs. Zeiner explained that the letter was sent to the address that shows on the property card as being an Indianapolis address.

Eddie Felling, attorney for an adjoining property owner, approached the Board. Mr. Felling stated that the landowner to the west of the subject property were opposed to the proposal. Mr. Felling explained that for his clients to be in favor of the request the following stipulations were being requested: 1. No retail sales on the site, limit the use to landscape storage only; 2. All machinery be stored indoors; 3. No chemical storage on site; 4. Screening along the west and south side; 5. Building site to be pushed as far east as possible.

Mr. Sutherlin asked the petitioner if he would be willing to meet the proposed stipulations of the neighbors.

Mr. Comer stated that they were willing to accommodate all the proposed stipulations. Mr. Comer explained that the machinery would be kept inside the proposed building except for a trailer that will be stored outside due to the size. Mr. Comer stated that a four (4) foot berm will be constructed and arborvitae, evergreen trees will be planted on the berm for screening and fencing would be installed for security. Mr. Comer further stated that the building could be moved closer to the east property line, no retail will be at the site, no chemical storage on site. Mr. Comer explained that the trailer, mulch, and rock would be stored on the property. Mr. Comer asked what the setbacks were for this property.

Mrs. Zeiner stated that the side and rear setback in an A2 district is 30 feet

Andrew Stafford, petitioner approached the Board. Mr. Stafford stated that the mulch and rock would be in concrete bins, not just dumped on the ground in piles.

Mr. McCloud asked about the hours of operation.

Mr. Stafford stated that the hours would be 8:00 a.m. until 8:00 p.m. during the season. Mr. Stafford explained that he lived in the Heritage Lake area.

Mrs. Scott asked about lighting for the property.

Mr. Stafford stated that there would be security lights, no stadium lights, just low impact lighting.

John Gray asked if dumpsters would be stored on the property.

Mr. Stafford stated no dumpsters would be on site.

Mrs. Scott asked about signage.

Mr. Comer stated that if signage was allowed it could be installed.

Mrs. Zeiner stated that for a contractor storage yard, signage on the building was allowed, but not signs in the yard for the business.

Mr. Scobee asked about the berm on the west and south side of the storage area.

Mrs. Scott stated that berm and trees on the west and south side should be sufficient to screen the area especially if they were staggered.

Mr. Bee asked about any concerns with trees on top of the berm.

Mrs. Scott agreed that with a four (4) foot berm water runoff could cause drying and the trees to die.

Mr. Comer stated that the berm could be backed down if four (4) foot was too high.

Mrs. Scott suggested a two (2) foot berm.

Mr. Bee suggested not having a berm and moving the trees closer together for screening.

Mr. Stafford stated that placing the trees eight (8) foot spacing was better for growth. Mr. Stafford explained that the trees could be staggered. Mr. Stafford stated that the trees would be quick growing.

Mr. Felling asked if the Board could place minimum starting height requirement on the trees.

Mrs. Scott made a motion to approve the special exception for a contractor's storage yard for a landscaping supplies with the following conditions:

1. Storage yard for landscaping supplies, no retail
2. The special exception is nontransferable
3. Machinery is stored indoors, except items too large for the building
4. No chemicals stored onsite
5. Evergreen trees planted on the west and south side of the storage area border with the beginning size of the trees to be at least three (3) to four (4) feet in height
6. Hours of operation 8:00 a.m. to 8:00 p.m. during peak season
7. Lighting to be motion sensor lights
8. Signage to be four (4) feet by eight (8) not lighted
9. Building to be located as close to the east property line as possible while maintaining setback requirements and reserving an area for a drive lane.

Mr. Sutherlin seconded the motion. Motion carried with all in favor.

2021-BZA-17: SIDNEY & PATRICIA JOHNSON – DEVELOPMENT STANDARDS

VARIANCE: to allow for a reduction in the setback requirements in an A2 district; Warren Township; 14/13N/4W Zoned A2 (6031 S US 231)

Scott Bieniek, agent for the petitioner, approached the Board. Mr. Bieniek stated that the subject parcel is 'L' shaped. Mr. Bieniek explained that the Johnson's are wanting to construct a steel garage at the southwest corner of their lot where an existing carport is located. Mr. Bieniek stated that the garage would be 42 feet by 48 feet. Mr. Bieniek explained that the parcel is non-conforming as it does not have the minimum road frontage required by the zoning ordinance. Mr. Bieniek stated that the configuration of the lot makes it difficult to place structures. Mr. Bieniek explained that with the locations of the septic field, well, natural gas line, placing the building at the required 30 feet set back would be difficult.

Mr. McCloud opened the public hearing portion for this case. No one came forward to speak on this case. Mr. McCloud closed the public hearing portion.

Mrs. Scott asked if the placement of the building would be an issue if State Road 231 was expanded.

Mr. Bieniek stated that the location of the proposed building is consistent with the surrounding parcels.

Landscaping Business – 8180 E CR 450 N Coatesville

Pictures taken 7/7/2026





















Pictures Taken 8/13/2026



Taken at entrance of the property – trash bins; employee vehicles; south end of drive landscaping materials



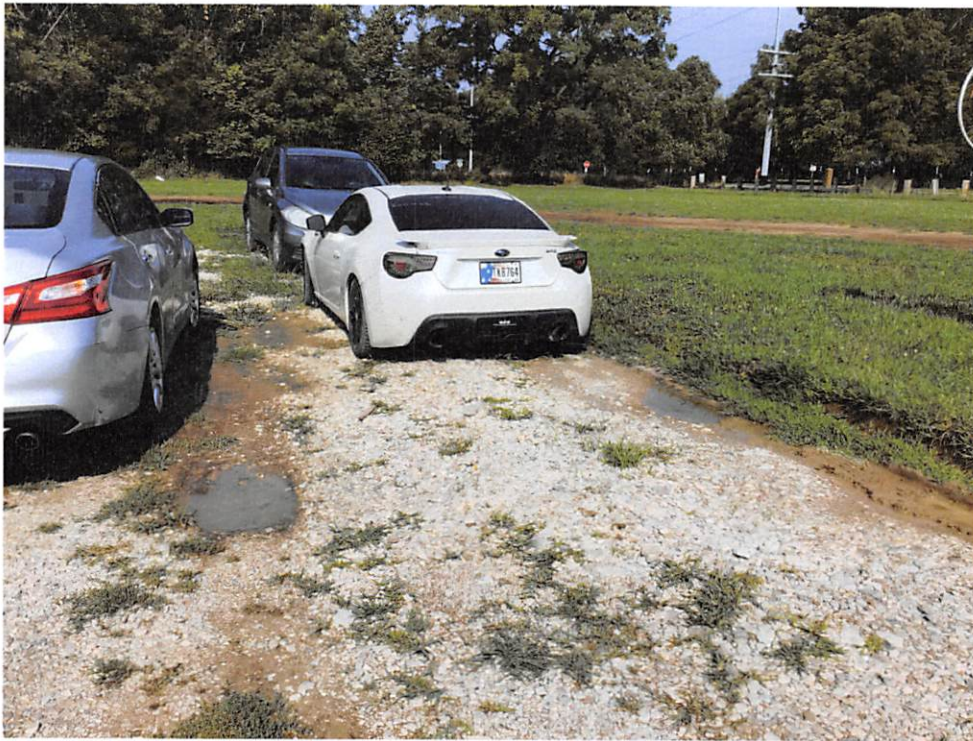
Looking East from Driveway – The railroad ties marking property line to east



West side of building – trash bins; landscaping items; employee truck



Stone pavers middle of parking area



Vehicle #1 with expired plates – Expired 2024 – north side of parking area



Employee vehicles parked in the parking area just south of pavers – behind parking area you can see lumber/cut trees



Landscaping material at the south end of parking area; along with lumber/cut trees



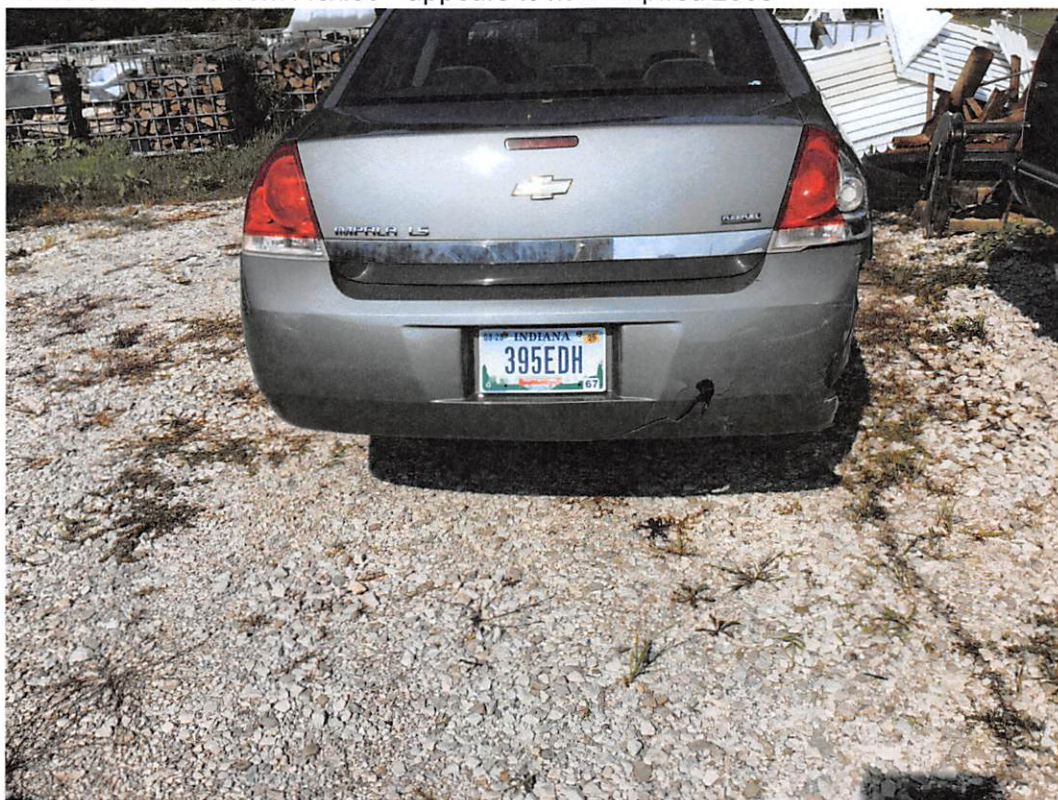
Behind the structure – still in parking area – landscaping equipment; pallets; flexible smooth and corrugated drain pipe; tires for landscaping equipment; a truck (not sure if on this property or east adjoining property)



Front of Vehicle #1 – appears to be inoperable



Vehicle #2 - Plate from Mexico – appears to have expired 2008



Vehicle #3 - Possible employee vehicle – plate expires 8/28/2026



Vehicle #4 - Possible employee vehicle – plate set to expire 10/14/2026



Apparent scrap materials store just west of the parking area behind the stone pavers

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: 5/22/2026 thru 6/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
2 ABOVE-GROUND POOL	1180-18	\$120.00	\$60.00	\$180.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
3 ALTERATIONS (RESIDENTIAL)	1180-18	\$180.00	\$660.00	\$840.00
1 ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$200.00	\$400.00
0 ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
15 BUILDING PERMIT	1180-18	\$6,000.00	\$14,000.00	\$20,000.00
31239 BUILDING PERMIT/ PER SQ FT	1180-18	\$6,247.80	\$21,510.60	\$27,758.40
0 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
19 CERTIFICATE OF OCCUPANCY	1180-18	\$380.00	\$1,020.00	\$1,400.00
5 CONTRACTOR LISTING	4906-18	\$500.00	\$3,700.00	\$4,200.00
0 COPY - WIDE FORMAT	1181.010	\$0.00	\$118.00	\$118.00
0 COPY WIDE FORMAT COLOR	1181.010	\$0.00	\$50.00	\$50.00
0 COPYS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
1 DEMOLITION PERMIT	1180-18	\$50.00	\$500.00	\$550.00
4 DETACHED ACCESSORY - PREBUILT	1180-18	\$240.00	\$480.00	\$720.00
7 DETACHED ACCESSORY BUILDINGS	1180-18	\$1,050.00	\$5,550.00	\$6,600.00
11 DETACHED ACCESSORY- GENERAL	1180-18	\$660.00	\$1,260.00	\$1,920.00
11 ELECTRICAL	1180-18	\$660.00	\$3,240.00	\$3,900.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$60.00	\$60.00
1 FENCE PERMIT	1180-18	\$60.00	\$480.00	\$540.00
1 IMPROVEMENT LOCATION		\$60.00	\$60.00	\$120.00
1 IN-GROUND POOL	1180-18	\$60.00	\$180.00	\$240.00
0 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$0.00	\$600.00	\$600.00
1 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$200.00	\$600.00	\$800.00
1 RENEW BUILDING PERMIT	1180-18	\$120.00	\$240.00	\$360.00
0 REPLAT - RESIDENTIAL	1000-10	\$0.00	\$750.00	\$750.00
3 REZONE SAME USE	1000-10	\$450.00	\$450.00	\$900.00
0 ROOF	1180-18	\$0.00	\$60.00	\$60.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$4,250.00	\$5,250.00
1 SIGN	1180-18	\$60.00	\$180.00	\$240.00
0 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
136 SINGLE INSPECTION	1180-18	\$8,160.00	\$23,760.00	\$31,920.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0 STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
1 VARIANCE	1000-10	\$300.00	\$1,200.00	\$1,500.00

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: 5/22/2026 thru 6/28/2026

[illegible]

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	
	\$60.00
1000-10	\$1,750.00
1180-18	\$24,447.80
4906-18	\$500.00
	<u>\$26,757.80</u>

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: 5/22/2026 thru 6/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
2 ABOVE-GROUND POOL	1180-18	\$120.00	\$60.00	\$180.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
3 ALTERATIONS (RESIDENTIAL)	1180-18	\$180.00	\$660.00	\$840.00
1 ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$200.00	\$400.00
0 ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
15 BUILDING PERMIT	1180-18	\$6,000.00	\$14,000.00	\$20,000.00
31239 BUILDING PERMIT/ PER SQ FT	1180-18	\$6,247.80	\$21,510.60	\$27,758.40
0 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
19 CERTIFICATE OF OCCUPANCY	1180-18	\$380.00	\$1,020.00	\$1,400.00
5 CONTRACTOR LISTING	4906-18	\$500.00	\$3,700.00	\$4,200.00
0 COPS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
1 DEMOLITION PERMIT	1180-18	\$50.00	\$500.00	\$550.00
4 DETACHED ACCESSORY - PREBUILT	1180-18	\$240.00	\$480.00	\$720.00
7 DETACHED ACCESSORY BUILDINGS	1180-18	\$1,050.00	\$5,550.00	\$6,600.00
11 DETACHED ACCESSORY- GENERAL	1180-18	\$660.00	\$1,260.00	\$1,920.00
11 ELECTRICAL	1180-18	\$660.00	\$3,240.00	\$3,900.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$60.00	\$60.00
1 FENCE PERMIT	1180-18	\$60.00	\$480.00	\$540.00
1 IMPROVEMENT LOCATION		\$60.00	\$60.00	\$120.00
1 IN-GROUND POOL	1180-18	\$60.00	\$180.00	\$240.00
0 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$0.00	\$600.00	\$600.00
1 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$200.00	\$600.00	\$800.00
1 RENEW BUILDING PERMIT	1180-18	\$120.00	\$240.00	\$360.00
0 ROOF	1180-18	\$0.00	\$60.00	\$60.00
1 SIGN	1180-18	\$60.00	\$180.00	\$240.00
0 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
136 SINGLE INSPECTION	1180-18	\$8,160.00	\$23,760.00	\$31,920.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0 STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
Total Amount Collected		\$25,007.80	\$82,162.60	\$107,170.40

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)

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: 5/22/2026 thru 6/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
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Totals by Fund	
	\$60.00
1180-18	\$24,447.80
4906-18	\$500.00
	<u>\$25,007.80</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: 5/22/2026 thru 6/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 REPLAT - RESIDENTIAL	1000-10	\$0.00	\$750.00	\$750.00
3 REZONE SAME USE	1000-10	\$450.00	\$450.00	\$900.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$4,250.00	\$5,250.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
1 VARIANCE	1000-10	\$300.00	\$1,200.00	\$1,500.00

Total Amount Collected	\$1,750.00	\$7,050.00	\$8,800.00
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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

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(signature)

(Title of Officer)

Totals by Fund

1000-10	\$1,750.00
	<u>\$1,750.00</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLAT BOOK
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 5/22/2026 thru 6/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 COPY - WIDE FORMAT	1181.010	\$0.00	\$118.00	\$118.00
0 COPY WIDE FORMAT COLOR	1181.010	\$0.00	\$50.00	\$50.00

Total Amount Collected	\$0.00	\$168.00	\$168.00
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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

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(signature)

(Title of Officer)

Totals by Fund

2026 BUILDING PERMIT REPORT AS OF 6/28/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	21
	Above Ground Pools	3
	Accessory Dwellings	
	Addition/Alterations	5
	Attached Accessory	11
	Commercial	1
	Demolition	9
	Detached Accessory	61
	Educational/Church	
	Electrical	50
	Fence	1
	ILP - GENERAL	3
	In-Ground Pool	2
	Lean To	2
	Living Quarters	1
	Manufactured	8
	Remodel	1
	Stormwater/grading	1
	Storage/Industrial	
	Sign	1
	Solar	3
	Temporary Use	1
	Underground Storage	
	Commercial Additions	1
	TOTAL	186

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	1
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Cell Tower	1
	Detached Accessory	1
	Commercial	
	Electric	1
	Fence	2
	In-Ground Pool	1
TOWN OF ROACHDALE	Sign	1
	TOTAL	8
	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	2
	Commercial	1
	Electric	3
	Fence	
	Lean To	
	Remodel	
	Manufactured	
	TOTAL	7

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Fence	1
	Detached Accessory	
	Demolition	
	Addition/Alt	1
	TOTAL	2
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	1
	Attached Accessory	
	Demolition	1
	Detached Accessory	4
	Commercial	1
	Electric	9
	Fence	4
	Cell Tower	1
	Remodel	
	Manufactured	1
	Underground Storage	1
	Sign	3
	Commercial Addition	
HERITAGE LAKE	Solar Panels	1
	TOTAL	27
	1-2 Fam. Dwelling	21
	Accessory Dwelling	
	Addition/Alt.	2
	Attached Accessory	4
	Demolition	1
	Detached Accessory	8
	Commercial	
	Electric	4
	Fence	1
	Pool	
	Remodel	
	Commercial Addition	
	ILP	
	TOTAL	41
RENEWALS		1
GRAND TOTAL PERMITS		272

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 6/28/2026

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	5
	Special Exception	1
	TOTAL	6
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	TOTAL	0
Town of Roachdale	Development Standards Variance	
	Special Exception	
	TOTAL	0
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	TOTAL	0
Town of Russellville	Development Standards Variance	
	Special Exception	
	TOTAL	0
GRAND TOTAL BZA CASES		6

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	5
	TOTAL	5
TECH REVIEW ONLY	Stormwater Review	1
	Development Plan Review	
	Rural Subdivision	8
	Minor Plat	12
	Replat	4
	TOTAL	25
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	
	TOTAL	0
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	1
	TOTAL	1
GRAND TOTAL PC CASES		31