

**PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES**

January 11, 2021

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on January 11, 2021 at 7:00 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1st Floor, Greencastle, IN 46135. Raymond McCloud 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, Randy Bee, Ron Sutherlin, and Lora Scott, via ZOOM. Also present was Jim Ensley, attorney; and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

Lisa Zeiner stated that 2020-SE-11-01: Verizon had requested to be continued until the February meeting to allow additional time to get all the requested information.

Raymond McCloud stated that with the number of items on the agenda, the election of officers would be moved to the end of the agenda.

REVIEW OF MINUTES

Raymond McCloud asked if there were any corrections or additions to the December 14, 2020 meeting minutes.

Lora Scott made a motion to approve the minutes as presented. Ron Sutherlin seconded the motion. The December 14, 2020 meeting minutes were approved as presented with all in favor.

OLD BUSINESS:

Unsafe Building Code: Cedar Crest Motel

Lisa Zeiner stated that the Putnam County Commissioners had received three (3) bids to demolish the buildings on this property. Mrs. Zeiner read the bids as follows: Norman Excavating combined total bid \$32,240; Huber Land Control combined total bid \$99,660; and Denney Companies combined total bid \$59,275. Mrs. Zeiner stated that Norman was the low bidder. Mrs. Zeiner explained that the owner had knocked down the house/restaurant, motel and trailer. Mrs. Zeiner stated that the debris from the demolish was still on the property. Mrs. Zeiner presented pictures that were taken on January 11th at 10 am.

Jim Ensley explained that the bids could be set back out for quotes to complete the work. Mr. Ensley stated that the contract would be with the commissioners.

Randy Bee stated that he would like to pursue the next step with the contractors.

Kim Brinker, owner of the property, asked if the board would give them more time to complete the work.

Mr. McCloud stated that the issues on this property had been going on for a long time.

Ms. Brinker stated that the order to clean up the property was given on March 11, 2020 and that it had not been a year. Ms. Brinker explained that progress was being made and a tax lien was unfair.

Mr. McCloud stated that the Board had received numerous complaints about this property.

Ms. Brinker stated that the complaints were coming from people who want to buy the property. Ms. Brinker requested additional time.

Lora Scott stated that it looked like there has been a lot of debris from the demolition.

Ms. Brinker stated that they were working on getting rid of the debris, it will take time to remove.

Mrs. Scott asked what is the Commissioner's budget for Unsafe Building removal?

Mr. Ensley stated that the Commissioner's did budget some this year and because of the increase in permits fees it should go up.

Mrs. Zeiner stated that the Commissioner's budgeted approximately \$25,000 for Unsafe Building Removal.

Mrs. Scott was concerned with spending the sum in January as a lot could happen between now and December.

Kevin Scobee asked what the process would be if the Board proceeded.

Mr. Ensley stated that the Commissioners' would meet next Monday, a contract wouldn't be ready until February 1st. Mr. Ensley explained that it would depend on the timeframe of the contractors.

Ms. Brinker stated that she spoke with Norman Excavating about working with them. Ms. Brinker explained that the work could be completed by March 2021.

Mrs. Scott stated that this property was not like the one in Brick Chapel where there was a disinterested owner. Mrs. Scott explained that the owner of this property is doing what they can, they are working on it.

Mr. McCloud stated that he agreed with Lora.

Mr. Scobee made a motion to give the owners until the March 8, 2021 meeting to clean up the property, if not completed by then proceed with bids.

Ron Sutherlin stated that the real work did not begin until October or after as seen visually from the road. Mr. Sutherlin explained that the Board had been more than fair. Mr. Sutherlin seconded the motion to give the owners until March 8th.

The motion to allow the owners until March 8, 2021 was granted with all in favor.

Unsafe Building – 3828 W CR 450 N – Bill Cope

Mr. Ensley stated that the letter he sent was never signed for therefore no notice was given for the owner to appear at the meeting.

Mrs. Zeiner stated that she had received a phone call from a County Sheriff's Deputy stating that Mr. Cope had passed away and the heir had asked Mr. Alexander to vacate the property. Mrs. Zeiner explained that the heir would be selling property.

Mr. Sutherlin made a motion to table.

Mr. McCloud seconded the motion.

Motion to table was approved will all in favor.

2020-SE-11-02: Arrington Family – 4117 N CR 300 E

Kevin Green, proposed buyer of the property, approached the Board. Mr. Green stated that on October 6, 2020 he and his wife entered into an agreement with Mr. Arrington to purchase the property with the two dwellings, which is when the Title Company found the document requiring removal of one of the residences. Mr. Green present a packet of information to the Board, see attached marked “SE-11-02 Exhibit A”. Mr. Green stated that the dwelling that is to be removed is completely fenced in and includes its own well, septic and driveway. Mr. Green explained that they would like to have the dwelling remain on the property. Mr. Green stated that if the dwelling was removed it would devalue the property as it would look like an abandoned property and it would have a negative effect on the value and tax revenue. Mr. Green presented a proposal to split off the dwelling with one acre and thereby removing the two dwellings from one parcel. Mr. Green stated that there were approximately ten (10) parcels on less than two acres one mile from this property. Mr. Green explained that a survey would be done to split off the manufactured dwelling and one acre, which would follow the existing fence line and that they would purchase both properties.

Mrs. Scott asked if the comparison properties were created prior to zoning.

Mr. Green stated that he was not sure, but that at least one of the properties was purchased in 2014 and appeared to be a newer dwelling.

Mr. Bee asked if the manufactured dwelling was on a permanent foundation.

Mr. Green stated that it was on a crawl space foundation.

Mr. Ensley explained that there was no record of this property coming before the Board prior to now. Mr. Ensley stated that the document was recorded.

Lora Davis Smith, realtor for Mr. Arrington, stated that two other brokers had listed this property for 18 months. Ms. Smith explained that it was not until a title search was completed that the issue was discovered.

Mr. Ensley stated that the document was recorded, and no one revoked it. Mr. Ensley explained that the document was an acknowledgement.

Mrs. Scott stated that the discussion at the last meeting there was concern about setting a precedent with splitting off an acre without meeting the development standards and having a flood of people divide properties. Mrs. Scott further stated that she did not want to see the dwelling demolished but was not in favor of splitting it off.

Mr. Bee asked about putting more land with the dwelling.

Mrs. Scott stated that there would still be a road frontage issue.

Mr. McCloud stated that this dwelling has been on the property for fifteen (15) years.

Mr. Ensley stated that the road frontage for the entire ten (10) acre parcel was 373 feet.

Amber Green, proposed buyer, stated her concerns with having restrictions place on the property and hurting the resale value.

Mr. Sutherlin stated that no matter what is decided on this property, it is not going to be right. Mr. Sutherlin explained that he would vote for the best solution to the issued. Mr. Sutherlin stated that he

did have an issue with nullifying the contract and carrying it over to the new owners. Mr. Sutherlin explained that he was leading toward splitting the parcel to fix the problem.

Mr. Scobee stated that if the Board allowed the one-acre split and the septic system failed, there may not be enough room to put a new system.

Mr. Green stated that there may be room for a new system.

Mrs. Scott stated that she was in favor of leaving the dwelling, but not splitting the parcel. Mrs. Scott explained that the dwelling had too much utility and use to be removed.

Mr. McCloud asked about restricting the use.

Mrs. Scott stated that she could tolerate a second family, but not splitting off. Mrs. Scott further stated that she would prefer restrictions that the owners can not move the manufactured dwelling to somewhere else on the 10-acres.

Mr. Sutherlin stated that if the Board extend the agreement and put restrictions on the parcel, if the new owner decide to sell it, then we are right back here.

Mr. Scobee stated a stipulation to not remove the dwelling and build another dwelling in its place.

Mr. McCloud stated that he would like to see an end to this situation tonight.

Mr. Sutherlin stated that each case needs to be based on its own merit.

Mr. Scobee suggested the motion to approve the special exception with the stipulations that it stay as a 10-acre parcel, cannot remove or add dwelling; limited to what is existing on parcel.

Mrs. Scott made a motion to approve the special exception with the following stipulations:

1. The property shall not be subdivided into two (2) parcels to separate the two (2) dwellings
2. The modular/manufactured dwelling once removed cannot be replaced
3. The modular/manufactured dwelling cannot be reused somewhere else on the property as a secondary residence
4. No additional dwellings can be added to the property.

Mr. Bee seconded the motion.

The motion carried with a vote of four in favor and one opposed (Ron Sutherlin).

NEW BUSINESS

2021-BZA-1: SMJ Schuyler Hami: Special Exception to upgrade an exiting cell tower by installing 3 antenna sector mounts, 6 antennas, 2 RRHS, 2 OVPS, 6 #6 AWG DC trunks, and 2 18 pair fiber trunks, also install 2 platforms, 1 30KW diesel generac generator with 190-gallon tank, 1 walk in cabinet and 2 basebands

Schulyer Hamill with SMU International on behalf of AT&T, joined the meeting via Zoom. Mr. Hamill stated that AT&T is proposing to add three (3) sector mounts and a generator. Mr. Hamill explained that the three (3) antennae will add coverage to the area. Mr. Hamill stated that the tower height will not change.

Mr. McCloud asked if the tower would be the same size.

Mr. Hamill stated that it would be the same size, the physical tower would remain.

Mr. Scobee asked if any of the antennas would be 5G.

Mr. Hamill stated that no 5G antennas would be added to the tower. Mr. Hamill explained that the tower may be upgraded down the road. Mr. Hamill stated that the tower would remain 4G.

Mrs. Scott asked if the antennas would change the function of the tower due to the weight or if they would affect the stability of the tower.

Mr. Hamill stated that a structural report was submitted with the application that the tower could support the weight.

Mrs. Scott asked if this would max the tower out.

Mr. Hamill stated he was not sure. Mr. Hamill explained that the tower was 290 feet in height.

Mr. Scobee asked if the tower was free standing or guide wire supported.

Mr. Hamill stated that the tower was free standing. Mr. Hamill further stated that he was not sure when the tower was originally constructed.

Mr. Scobee asked who owned the land that tower was located on.

Mr. Hamill stated that Samsel owns the property.

Mr. Scobee asked if any of the issued from the other cell tower needed to be addressed.

Mrs. Zeiner explained that the tower was not changing, so those issue would not apply to this case.

Mr. Scobee made a motion to approve the special exception as presented.

Mr. McCloud seconded the motion.

Motion to approve the special exception passed with all in favor.

2021-BZA-2: ASHLEY & AARON DAYHUFF: Development Standards Variance to allow the building setback line to be changed from 50 feet to 30 feet along County Road 100 N for Lot 14 of Madison Hills Subdivision

Clint Cooper, Realtor for the Mr. & Mrs. Dayhuff, approached the Board. Mr. Cooper Explained that for Lot 14 in Madison Hills Subdivision the 50-foot setback off the County Road would constrict the size of home, which would not be in compliance with the HOA. Mr. Cooper stated that this property is a corner lot that fronts on the subdivision road and has road frontage along a County Road and the size of the dwelling would not meet the Madison Hills HOA standards with the existing setbacks. Mr. Cooper explained that it was unclear at this time if the driveway had to be off the subdivision road or if it could be off the County Road. Mr. Cooper stated that the owners are requesting that the setback from the both the subdivision road and the county road be changed to 30 feet.

Mr. Scobee asked what the size of the parcel was.

Mr. Cooper stated that the parcel was .85 acres.

Mr. Scobee stated that the HOA took precedence over the BZA. Mr. Scobee asked if the owner had approached the HOA.

Mr. Cooper stated that the HOA has a meeting in February.

Mr. McCloud stated that the HOA would have to approve this request first.

Mr. Ensley stated that the Highway Department would need to address the driveway.

Mr. McCloud tabled the discussion until after the HOA had a chance to review the request.

2021-BZA-3: CURTIS PREFERRED AUTO: Special Exception to allow auto storage in an A1 zoned district for property located at 6420 E CR 600 N

Mr. McCloud asked if there was anyone in attendance for this case. No one came forward. Mr. McCloud made a motion to table this case until the February meeting.

Mr. Scobee seconded the motion. 20210-BZA-3 was tabled with all in favor.

ELECTION OF OFFICERS:

Mr. Sutherlin made a motion to keep the same officers as last year, being Raymond McCloud as president and Kevin Scobee as vice-president.

Mrs. Scott seconded the motion.

Raymond McCloud remains as president and Kevin Scobee remains as vice-present with all in favor.

COMMUNICATION REPORTS:

Mr. Scobee made a motion to accept the Monthly Report and the Annual Report has submitted.

Mr. McCloud seconded the motion. The December 2020 monthly report and the 2020 Annual Report were accepted as presented with all in favor.

Mr. Scobee made a motion to adjourn the meeting.

Mr. McCloud seconded the motion.

Meeting adjourned at 8:39 p.m.

Minutes approved on the 8th day of February 2021.



Raymond McCloud, President

Putnam County
Board of Zoning Appeals

Sign in Sheet

January 11, 2021

1. Kim Brinke

2. Carla B B

3. Jennifer Brewerts

4. KEVIN GREENE

5. Andrew Green

6. Tom Davis Smith

7. Alex Smith

8. Steve Jackson

9. Kendra Eckert

10. Aaron Dayhoff

11. Ashley Dayhoff

12. John Arrington

13. Charles Arrington

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

PUTNAM COUNTY BOARD OF ZONING APPEALS
1 Courthouse Square Room 46
GREENCASTLE, IN 46135
(765) 301-9108

DATE: JANUARY 11, 2021

TIME: 7:00 P.M.

PLACE: 1 W. WASHINGTON ST., 1ST FLOOR, GREENCASTLE

NEXT MEETING DATE: FEBRUARY 8, 2021

AGENDA

1) CALL TO ORDER

2) ROLL CALL DETERMINATION OF QUORUM

3) ELECTION OF OFFICERS

4) REVIEW OF MINUTES – December 14, 2020 Meeting

5) OLD BUSINESS

- a. **UPDATE UNSAFE BUILDING CODE: CEDAR CREST MOTEL - 3936 E US 40**
Greencastle, Indiana 46135; 4518 S Co Rd 400 E Greencastle, Indiana 46135 – **BIDS RECEIVED AND OPENED JANUARY 4, 2021**
- b. **UNSAFE BUILDING CODE: BILL COPE – 3828 W CR 450 N Greencastle –**
Dwelling found to be inadequate for safe occupancy – **UPDATE ON STATUS**
- c. **2020-SE-11-01: VERIZON – Special Exception to replace an existing cell tower with a**
new cell tower located at 1431 E US 40; Zone A2 in Warren Township 11/13N/4W
- d. **2020-SE-11-02: ARRINGTON FAMILY – Special Exception to allow two (2) primary**
residences on one parcel located at 4117 N CR 300 E; Zone A1 in Floyd Township
19/15N/3W

6) NEW BUSINESS

- a. **2021-BZA-1: SMJ SCHUYLER HAMIL – Special Exception to upgrade an existing**
cell tower by installing 3 antenna sector mounts; 6 antennas; 2 RRHS; 2 OVPS; 6 #6
AWG DC trunks; and 2 18 pair fiber trunks also install 2 platforms, 1 30KW diesel
generac generator with 190 gal. tank; 1 walk in cabinet; and 2 basebands. Existing tower
is located on the east side of Meridian Line Road approximately .4 miles north of 1000
South in Cloverdale (9637 S Meridian Line Rd); Zoned A1 in Cloverdale Township
34/13N/4W.
- b. **2021-BZA-2: ASHLEY & AARON DAYHUFF - Development Standards Variance to**
allow the building setback to be changed from 50 feet to 30 feet along County Road 100
N. Property located at the northeast corner of CR 390 W and CR 100 N, being Lot 14 of
Madison Hills Subdivision.

- c. **2021-BZA-3: CURTIS PREFERRED AUTO** – Special Exception to allow auto storage in an A1 Zoned district. Property located at 6420 E CR 600 N om Floyd Township 15/15N/3W.

- 7) **COMMUNICATION REPORT**
 - a. Monthly Report
 - b. Year End Report

- 8) **ADJOURNMENT**

BIDS RECEIVED - 1/4/2020 - CEDAR CREST PROPERTIES				
BIDDER	PARCEL #1 67-13-06-400-1013.000-010	PARCEL #2 67-13-06-800-008.000-010	COMBINED TOTAL	NOTES/COMMENTS
Norman Excavating	\$ 10,840.00	\$ 21,400.00	\$ 32,240.00	Low Bidder - Has Liability Insurance
Huber Land Control	\$ 52,770.00	\$ 46,890.00	\$ 99,660.00	High Bidder
Denney Companies	\$ 32,080.00	\$ 27,195.00	\$ 59,275.00	Has Liability Insurance



Estimate

Norman Excavating LLC

DATE: 12-30-2020

P.O. Box 410, Greencastle, IN 46135
 Phone (765) 720-5061
 Email: Normanexcavating@gmail.com

TO Putnam County Building and Planning Department
 1 Courthouse Square Room 46
 Greencastle, IN 46135

JOB
Parcel ID 67-13-06-400-013.000-010 Barn, out buildings and mobile home trailer

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Dump fees, trash and painted block		
	Clean fill, non-painted concrete and block		
	Removal of trailers		
	Labor and Equipment		
TOTAL			\$21,400

Estimate prepared by: *Daniel Norman*
 Any unmarked private utilities are owner's responsibility.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!





Estimate

Norman Excavating LLC

DATE: 12-30-2020

P.O. Box 410, Greencastle, IN 46135
Phone (765) 720-5061
Email: Normanexcavating@gmail.com

TO Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135

JOB	
Parcel ID 67-13-06-800-008.000-010 Motel And Restaurant	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Dump fees, trash and painted block		
	Clean fill, non-painted concrete and block		
	Labor and Equipment		
TOTAL			\$10,840

Estimate prepared by: *Daniel Norman*
Any unmarked private utilities are owner's responsibility.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



Estimate

Norman Excavating LLC

DATE: 12-30-2020

P.O. Box 410, Greencastle, IN 46135
Phone (765) 720-5061
Email: Normanexcavating@gmail.com

TO Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135

JOB
Cedar Crest Demolition Project

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Dump fees, trash and painted block		
	Clean fill, non-painted concrete and block		
	Removal of trailers		
	Level ground to the existing grade		
	Labor and Equipment		
TOTAL			\$32,240

Estimate prepared by: *Daniel Norman*
Any unmarked private utilities are owner's responsibility.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Barb Young	
Tribbett-Rich Ins Grp - IN 107 E. Main St.		PHONE (A/C, No, Ext): 7654812222	FAX (A/C, No):
Lebanon IN 46052		E-MAIL ADDRESS: yhometown@gmail.com	
INSURED		INSURER(S) AFFORDING COVERAGE	
Norman Excavating LLC 5619 W County Road 525 S Greencastle IN 46135		INSURER A: OHIO SECURITY INS CO	NAIC # 24082
		INSURER B: OHIO CAS INS CO	24074
		INSURER C: GENERAL INS CO OF AMER	24732
		INSURER D:	
		INSURER E:	
		INSURER F:	


COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	BKS61912870	08/27/2020	08/27/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	BAS61912870	08/27/2020	08/27/2021	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	USO61912870	08/27/2020	08/27/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 TRIA \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	ZWS62428955	12/04/2020	12/04/2021	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Dee Norman	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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huber land control llc

412 LINCOLN AVE
Cloverdale IN 46120

765-606-0195

Estimate

Date	Estimate #
12/31/2020	173

Name / Address
putnam county board of commissioners

			Project
Description	Qty	Rate	Total
3936 East U.S. highway 40 Greencastle, IN 46135 (parcel ID 67-13-06-800-008.000-010) Tear down and removal of all structures. removal of any and all debris at site. equipment, dumpsters and labor for a week.		46,890.00	46,890.00
		Total	\$46,890.00

huber land control llc

412 LINCOLN AVE
Cloverdale IN 46120
765-606-0195

Estimate

Date	Estimate #
12/31/2020	174

Name / Address
putnam county board of commissioners

			Project
Description	Qty	Rate	Total
4518 South County Road 400 East, Greencastle, IN 46135 (parcel ID 67-13-06-400-013.000-010) Tear down and removal of all structures. removal of any and all debris at site. equipment, dumpsters and labor for a week.		52,770.00	52,770.00
Total			\$52,770.00

P.O. Box 506
Plainfield, IN 46168
Phone: 317-423-0738
Fax: 317-423-2260



Proposal #8431

Date: January 4, 2021
Company/Owner: Putnam County Building and Planning Department
Address: 1 Courthouse Square, Room 46
Greencastle, IN 46135

Attn: Lisa Zeiner, Plan Director

Re: Cedar Crest Properties Demolition
3936 E. US Hwy 40
4518 S. CR 400 E.
Greencastle, IN 46135

Dear Lisa:

Thank you for allowing Denney Excavating, Inc. (DEI) to provide the following proposal for your consideration. DEI proposes to supply the labor, equipment, and materials to demolish the existing structures at the above referenced locations and as defined below:

Scope of Work

- Provide asbestos survey for structures to be removed.
- Provide notifications to all regulatory agencies and utilities for required demolition disconnects.
- Provide demolition permits and notifications to state and local agencies as required for demolition activities.
- Provide site specific safety controls for demolition work including but not limited to signage, barrels and cones, and caution/danger tape around demolition area.
- Remove, reclaim and or dispose of any existing Freon and or refrigerant as required.
- Remove and dispose of existing structures complete, including concrete slabs, foundations, and footings.
- Remove existing debris and vehicles from the site.
- Backfill existing foundation voids with suitable fill material.
- Remove all debris and materials associated with this scope of work to approved solid waste landfill, clean fill, or recycling facility.
- DEI to retain all salvage rights.

Exclusions/Clarifications

- Asbestos removal, abatement, or disposal. (if required after survey)
- Variance permitting and historical or zoning reviews/petitions.
- Rile 5/SWPP permitting, installation of erosion control measures or maintenance.
- Well or septic closure.
- Hazardous or special waste removal, testing or characterization.
- Removal or disposal of aboveground or underground storage tanks, unsuitable soil removal or replacement, tires, or drums.
- Removal or disposal of any trash, concrete, or debris not visible from the surface.
- Tree or landscaping removal, other than needed for building demolition.
- Removal or relocation of any existing underground or overhead utilities.
- Engineered compaction testing, analytical or reporting.
- Asphalt or concrete patching or replacement.
- Installation of topsoil, seeding or straw.
- Proposal is based on all work being completed in one mobilization.

Total as Outlined Above for Parcel #67-13-06-400-013.000-010.....\$ 32,080.00
(parcel #1)

Total as Outlined Above for Parcel #67-13-06-800-008.000-010.....\$ 27,195.00
(parcel #2)

Voluntary Alternate(s):

- 1) Provide 4" of topsoil, seed and straw for all disturbed areas.....add.....Parcel #1
\$1,500.00/Parcel #2 \$2,800.00
- 2) Remove existing brick road, install topsoil and seed.....add.....\$25,000.00
- 3) Provide proper closure of existing well(s).....add.....\$750.00/each
- 4) Pump existing septic tank(s), crush and backfill.....add.....\$1,500.00/each

NOTE: This proposal pricing good for 60 days from date of proposal. After 60 days all pricing is subject to review and adjustment.

This proposal must be signed and returned to our office as authorization to proceed with project work as agreed and shall become a part of an attachment to any additional contractual agreements.

Accepted by: _____ **Date:** _____
(signature)

Accepted by: _____ **Date:** _____
(print)

Thank you,
Bill McNaughton

Denney Excavating, Inc.
Demolition/Environmental Contractors

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/20/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


PRODUCER MJ Insurance, Inc. PO Box 3430 Carmel, IN 46082-3430 317 805-7500	CONTACT NAME: MJ Insurance, Inc	
	PHONE (A/C, No, Ext): 317 805-7542	FAX (A/C, No): 317 805-7515
E-MAIL ADDRESS: certificate@mjinsurance.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Zurich American Insurance Co.		16535
INSURER B : Navigators Insurance Company		42307
INSURER C : AIG Speciality Insurance Co		26883
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIAB <input checked="" type="checkbox"/> XCU GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GLO0276291	04/01/2020	04/01/2021	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> PHYS DAMAGE			BAP5747208	04/01/2020	04/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ DED: \$5000 COMP/ \$5000 COLL \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0			CH20EXCZ01JYPIV	04/01/2020	04/01/2021	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC5747209 3A STATES INCL 3C STATES EXCL ND,OH,WA,WY	04/01/2020	04/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	CONTRACTORS POLLUTON LEGAL LIABILITY			CPO1421302	04/01/2020	04/01/2022	\$2,000,000 EACH LOSS \$2,000,000 AGGREGATE \$25,000 DED/SIR

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Pollution Liability policy includes Transportation by a Motor Vehicle including loading or unloading.

CERTIFICATE HOLDER .SPECIMEN	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

CEDAR CREST – PICTURES TAKEN 1/11/2021 AT 10:00 A.M.





EXISTING PROPERTY



SE-11-02 Exh: b:4, A1

1



Aerial Showing 1-Acre Fenced Guest House Property (in Red)



Front Lawn



Entrance off N CR 300 E

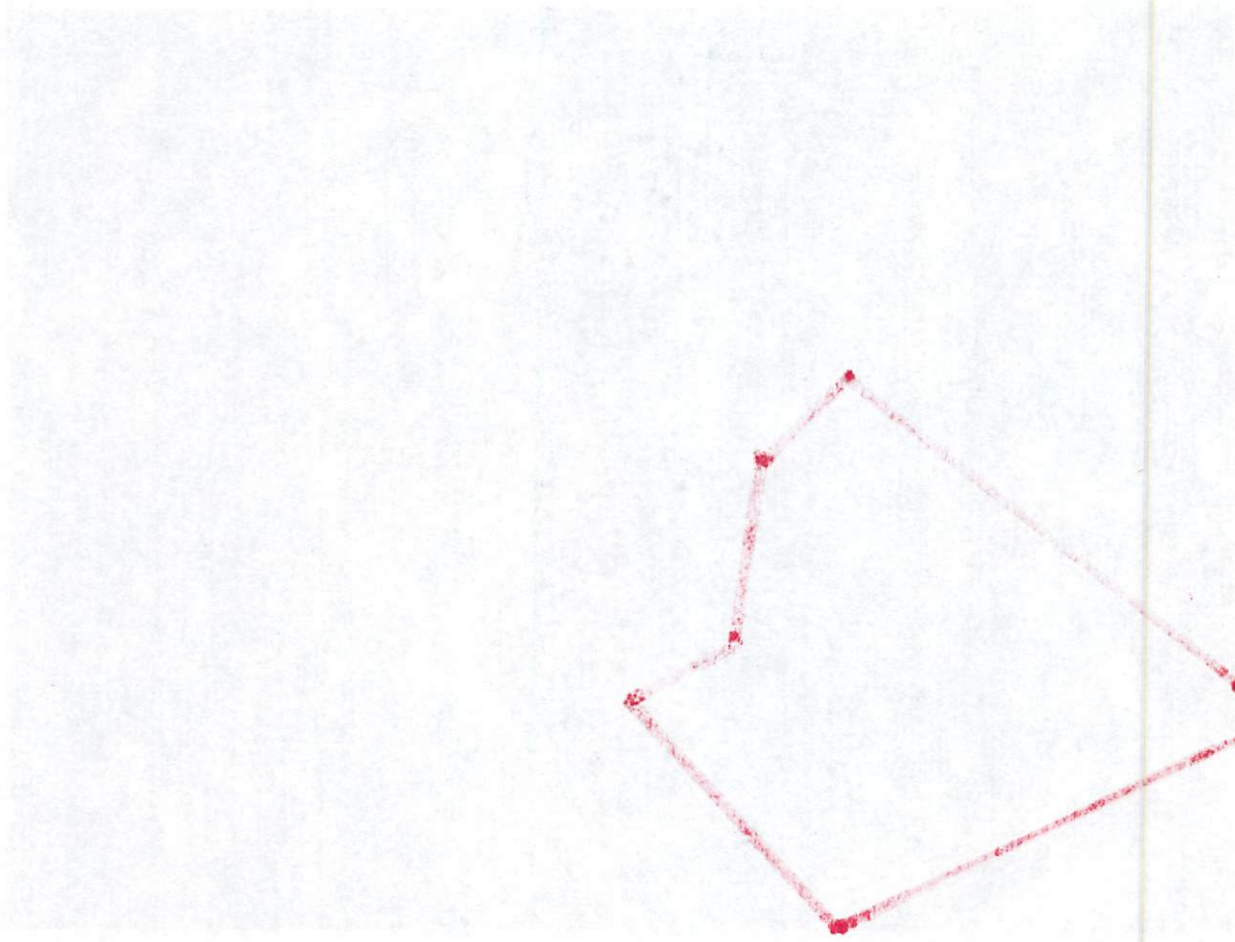


Figure 1: A hand-drawn diagram showing a complex polygon with 8 vertices and 8 edges. The vertices are marked with red dots, and the edges are drawn with red lines.

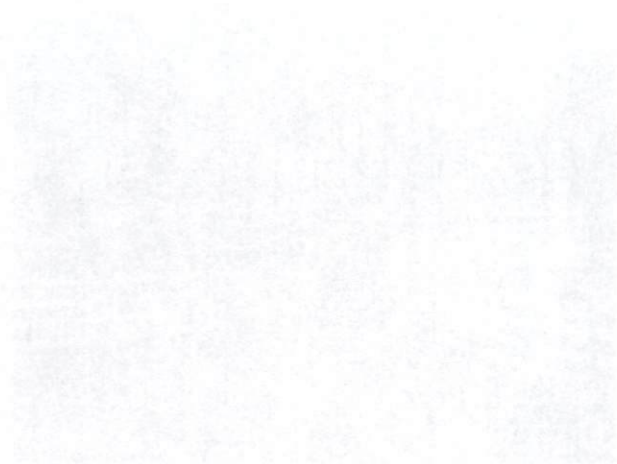


Figure 2: A blank grid area on the left side of the page.

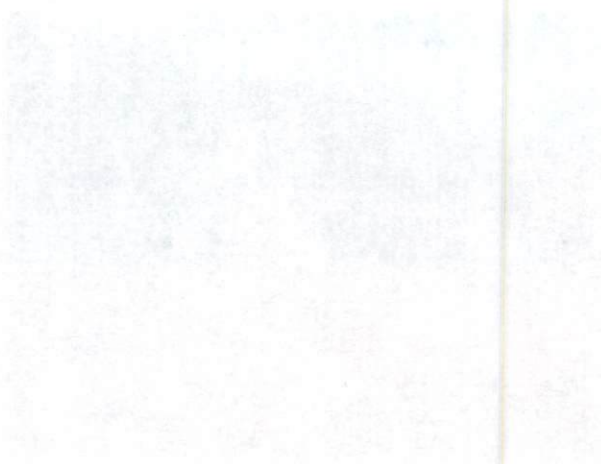


Figure 3: A blank grid area on the right side of the page.



1.0 ACRE



Type notes here	Printed 01/11/2021	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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67-05-13-400-018.000-013

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(9)
Owner Name	Sherrill James L
State Parcel Number	67-05-13-400-018.000-013
Property Key	008-502530-00
Map Number	SEE LEGAL
Legal Description	Pt Sw Se S13 T15 R4 1.35a
Acreage	1.3500
Instrument Number	2014004144
Book Number	
Page Number	

Location Address	5048 N CO RD 275 E GREENCASTLE,IN 46135
Owner Address	5048 N Co Rd 275 E Greencastle,IN 46135

TaxBill History Information

Tax Year	Spring	Fall
2020 Pay 2021	0.00	0.00
2019 Pay 2020	423.11	423.11
2018 Pay 2019	338.06	338.06
2017 Pay 2018	321.20	321.20
2016 Pay 2017	299.70	299.70
2015 Pay 2016	316.10	316.10
2014 Pay 2015	337.72	337.72
2013 Pay 2014	329.44	329.44
2012 Pay 2013	294.82	294.82
2011 Pay 2012	320.95	320.95
2010 Pay 2011	341.66	341.66

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
10/30/2020	2020	F	423.11
04/27/2020	2020	S	423.11
10/25/2019	2019	F	338.06
04/23/2019	2019	S	338.06
10/31/2018	2018	F	321.20
04/25/2018	2018	S	321.20
11/08/2017	2017	F	299.70
05/01/2017	2017	S	299.70
11/03/2016	2016	F	316.10
05/04/2016	2016	S	316.10
11/02/2015	2015	F	337.72
05/06/2015	2015	S	337.72
04/28/2014	2014	S	329.44
04/28/2014	2014	S	329.44
05/08/2013	2013	S	294.82
05/08/2013	2013	S	294.82
04/25/2012	2012	S	320.95
04/25/2012	2012	S	320.95
04/25/2011	2011	S	341.66
04/25/2011	2011	S	341.66

Deduction Information

Type	2019	2020	2021	2022	2023
STD_EX	45000	45000	45000	45000	45000
MTG_EX	3000	3000	3000	3000	3000
Supplemental	32795	32795	31605	31605	31605

Assessment Information

Type	2019	2020	2021	2022	2023
Residential Imp	123000	123000	119600	119600	119600
Residential Land	15700	15700	15700	15700	15700
Non-Residential Imp	10900	10200	10200	10200	10200
Non-Residential land	1100	1100	1100	1100	1100
Totals	150700	150000	146600	146600	146600



Type notes here	Printed 01/11/2021	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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67-05-13-400-017.000-013

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(15)
Owner Name	Angermeier Henry V
State Parcel Number	67-05-13-400-017.000-013
Property Key	008-502550-00
Map Number	SEE LEGAL
Legal Description	Pt Sw Se S13 T15 R4 18.6a
Acreage	18.6000
Instrument Number	2020006931
Book Number	
Page Number	

Location Address	5076 N CO RD 275 E COATESVILLE,IN 46121
Owner Address	5076 N Co Rd 275 E Greencastle,IN 46135

TaxBill History Information

Tax Year	Spring	Fall
2020 Pay 2021	0.00	0.00
2019 Pay 2020	773.52	399.26
2018 Pay 2019	738.85	356.44
2017 Pay 2018	364.20	364.20
2016 Pay 2017	349.81	349.81
2015 Pay 2016	383.66	383.66
2014 Pay 2015	636.12	636.12
2013 Pay 2014	379.70	379.70
2012 Pay 2013	373.02	373.02
2011 Pay 2012	830.20	830.20
2010 Pay 2011	865.36	865.36

Payment History Information

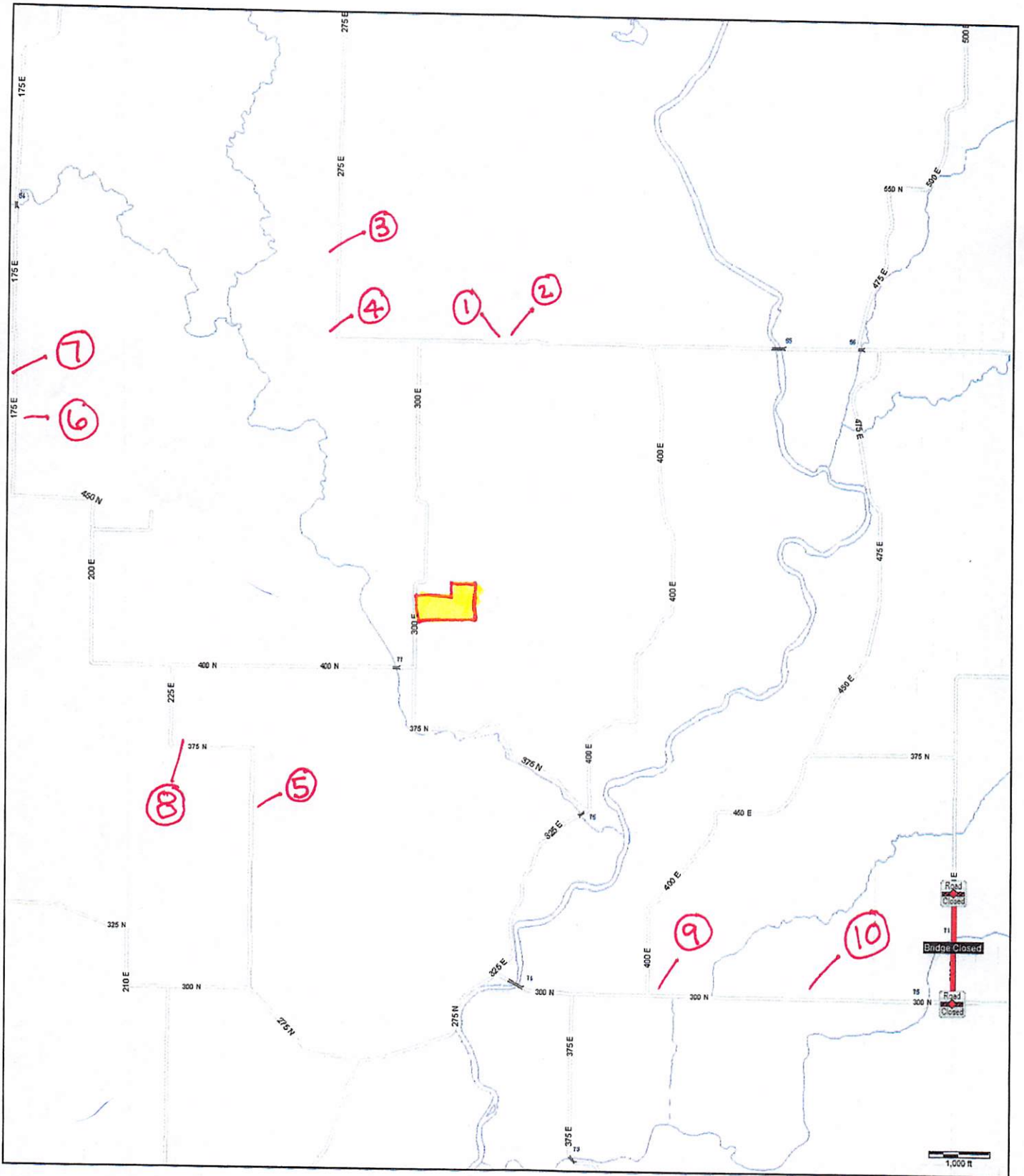
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11/09/2020	2020	F	399.26
05/11/2020	2020	S	399.26
11/22/2019	2020	S	374.26
05/06/2019	2019	S	356.44
11/20/2018	2019	S	382.41
05/18/2018	2018	F	382.41
11/03/2017	2017	F	349.81
05/10/2017	2017	S	349.81
11/03/2016	2016	F	358.04
05/09/2016	2016	S	383.66
11/06/2015	2015	F	636.12
05/12/2015	2015	F	667.93
11/10/2014	2014	F	379.70
05/09/2014	2014	S	379.70
11/06/2013	2013	F	373.02
05/09/2013	2013	S	373.02
11/07/2012	2012	F	830.20
05/09/2012	2012	S	830.20
11/10/2011	2011	F	865.36
05/05/2011	2011	S	865.36

Deduction Information

Type	2019	2020	2021	2022	2023
STD_EX	45000	45000	45000	45000	45000
MTG_EX	3000	3000	3000	3000	3000
Supplemental	32795	32305	31850	31850	31850
VET_2	24960	24960	24960	24960	24960

Assessment Information

Type	2019	2020	2021	2022	2023
Residential Imp	123000	121600	120300	120300	120300
Residential Land	15700	15700	15700	15700	15700
Non-Residential Imp	18100	18100	17300	17300	17300
Non-Residential land	16200	15700	12900	12900	12900
Totals	173000	171100	166200	166200	166200



10 PROPERTIES THAT ARE ALL LESS THAN 2 ACRES
AND LESS THAN 1 MILE FROM 4117 N OR 300 E.
5 OF THE PROPERTIES ARE ONLY 1 ACRE.

10 Properties less than 2 Acres, 5 of the 10 Properties are exactly 1 Acre, All Properties are within 1 Mile of 4117 N CR 300 E, Greencastle

Map Number	Address	Acreage
1	3341 E County Road 500 N	1.0
2	3429 E County Road 500 N	1.0
3	5262 N County Road 275 E	1.0
4	5048 N County Road 275 E	1.3
5	3573 N County Road 250 E	1.0
6	4741 N County Road 175 E	1.0
7	4854 N County Road 175 E	1.8
8	2281 E County Road 375 N	1.5
9	4065 E County Road 300 N	1.7
10	4559 E County Road 300 N	1.1



Picture 1



Picture 2



Picture 3



Picture 4



Picture 1



Picture 2



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 1



Picture 2



Picture 3



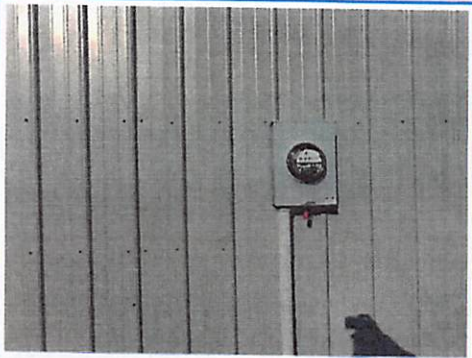
Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



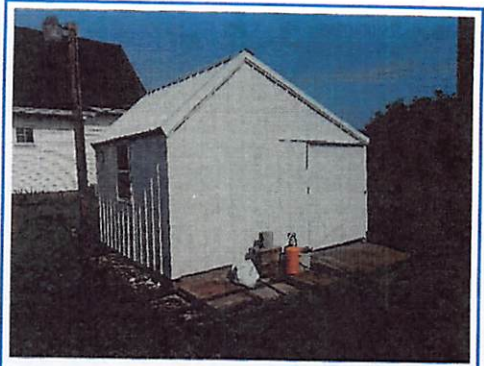
Picture 9



Picture 1



Picture 2



Picture 3



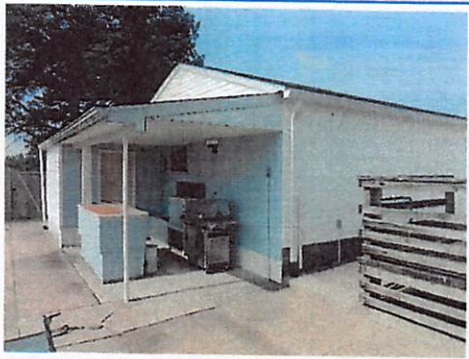
Picture 4



Picture 5



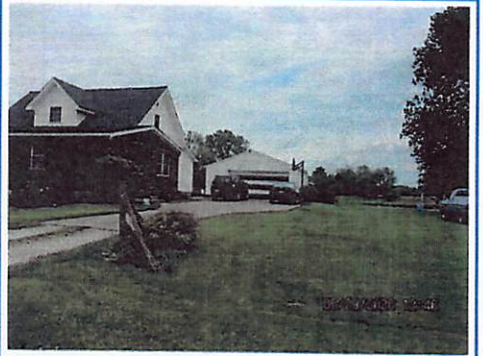
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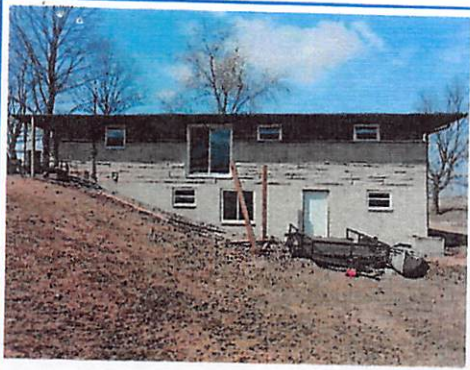
Picture 7



Picture 8



Picture 9



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



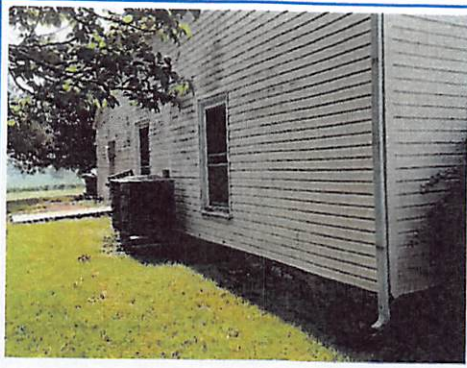
Picture 10



Picture 11



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



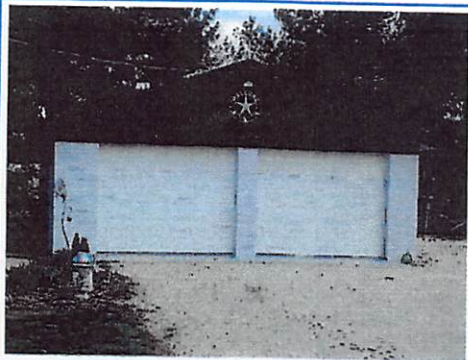
Picture 7



Picture 8



Picture 1



Picture 2



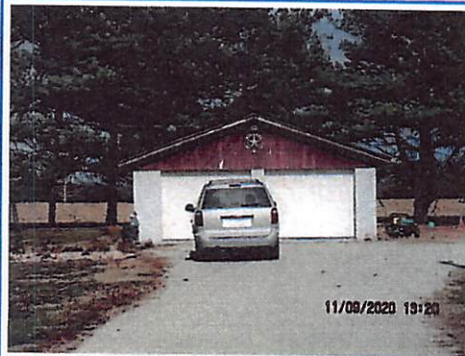
Picture 3



Picture 4



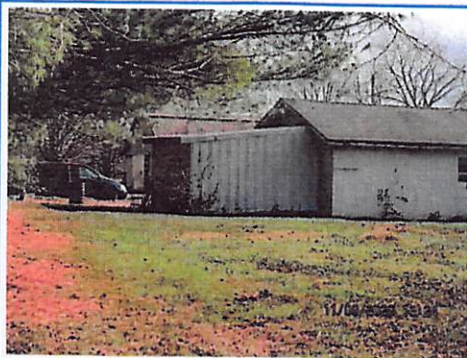
Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 1



Picture 2

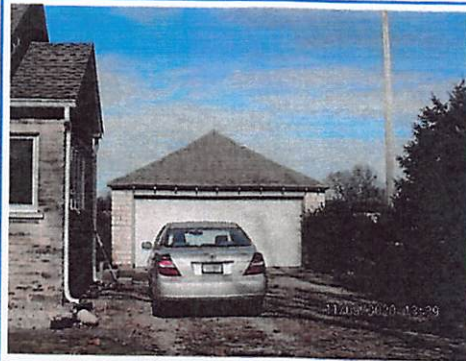


Picture 3

10



Picture 4



Picture 5