

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on July 10, 2023, at 7:00 p.m. in the Commissioner’s Room of the Putnam County Courthouse, 1 Courthouse Square, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 7:00 p.m. Lisa Zeiner took a roll call to determine a quorum. The following members were present: Kevin Scobee, Randy Bee, Lora Scott, and Ron Sutherlin. Raymond McCloud was not present. Also, present were Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

**REVIEW OF MINUTES:**

Kevin Scobee asked if there were any corrections or additions to the June 12, 2023, meeting minutes.

Lora Scott stated that on the second page the last sentence of the thirteenth paragraph should be changed from “wight-acre” to eight-acre”; also on page two the seventeenth paragraph “residents” needs to be changed to “residences”; on page three the first sentence of the seventeenth paragraph “clasped” needs to be changed to “collapsed”; on page four the last sentences of the second paragraph needs to be changed from “not sold or rented in the future” to “not have the second dwelling be sold or rented in the future”; also on page four the first stipulation after the ninth paragraph and the first stipulation after the eleventh paragraph needs to be changed from “residents” to residences”; and on page five the last sentence of the seventh paragraph needs to be changed from “hire” to “heir” .

Ron Sutherlin made a motion to approve the June 12, 2023, minutes contingent on the stated corrections being made.

Randy Bee seconded the motion. The June 12, 2023, minutes were approved as contingent on the stated corrections being made with all in favor.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**2023-SE-013: JERALD YODER – SPECIAL EXCEPTION:** to allow the construction of an accessory structure to be used for metal working shop; Zoned A1; Monroe Township; 21/15N/4W (4196 N CR 25 W Bainbridge Parcel #67-05-21-400-011.002-013).

Jerald Yoder, property owner and petitioner, approached the board. Mr. Yoder stated that he would like to build a pole building to do repair welding, new fabrication welding, powder coating, sand blasting, and working with steel.

Mrs. Scott asked where on the property the building would be located.

Mr. Yoder showed on the GIS site where the building would be.

Mrs. Scott asked if the old dairy barn would be torn down.

Mr. Yoder stated that it was already down, and the new structure would be constructed in its place.

Mr. Scobee asked what size building would be constructed.

Mr. Yoder stated it would be forty-eight (48) feet by fifty-six (56) feet.

Randy Bee asked about the door size being fourteen feet tall.

Mr. Yoder asked if it should be higher.

Mr. Bee stated that most equipment takes a sixteen-foot door to get through.

Mr. Yoder explained that he would not be taking on big jobs since he would be the only one working in the shop. Mr. Yoder stated that if needed larger equipment could be done outside the shop.

Mrs. Scott stated that the ground drops off, will there be a drive through the building.

Mr. Yoder stated that it would be a one way door not a through area. Mr. Yoder explained that the door would be facing the road and a new lane/driveway had been constructed, making a "u" lane.

Mrs. Scott asked about signage.

Mr. Yoder stated that he was not sure about signage, there would be a sign. Mr. Yoder asked about the sign restrictions.

Mrs. Scott stated that the sign could not be bigger than a four by eight and not lighting.

Lisa Zeiner stated that it could not be larger than ten square feet.

Mrs. Scott stated that the sign in an A1 district could not be lit.

Mr. Scobee opened the floor for public comments for the proposed project.

Chris South, adjacent property owner, approached the board. Mr. South stated that he was not opposed to the project. Mr. South explained that he was in support of the Yoder family.

Phillip Fry, adjacent property owner, approached the board. Mr. Fry stated that there was a drainage ditch that drains into the area. Mr. Fry requested that the drainage area remain open. Mr. Fry requested that the special exception be nontransferable if the Yoder's ever sold the property.

Mr. Scobee asked if there was anyone else in favor of or opposition of the petition. No one else came forward. Mr. Scobee closed the public hearing for this petition.

Mrs. Scott stated that in the past, when there has been approval for commercial special exceptions, the board has made them non-transferable. Mrs. Scott made a motion to approve **2023-SE-013: JERALD YODER – SPECIAL EXCEPTION** with the following stipulations:

1. The use is for Mr. Yoder and his family and is non-transferable to any future owners of the property.
2. Signage must comply with the current zoning ordinance and be a nonlighted sign.
3. The drainage corridor south of the proposed building be maintained through the field – no driveway can be installed along this area.

Mr. Sutherlin seconded the motion.

**2023-SE-013: JERALD YODER – SPECIAL EXCEPTION** was approved including the stated stipulations with all in favor.

**2023-SE-014: JULIAN YODER – SPECIAL EXCEPTION:** to allow the construction of an accessory structure to be used for contractor storage and wood working shop; Zoned A1; Monroe Township; 34/15N/4W (2794 N CR 50 E Greencastle Parcel #67-05-34-200-007.000-013).

Jerald Yoder, agent for petitioner, approached the board. Mr. Yoder stated that his father, Julian, was not able to attend the meeting. Mr. Yoder explained that his father owns a business in norther Indiana. Mr. Yoder stated that there would be storage of lumber for portable building units. Mr. Yoder explained that there would be some manufacturing of small portable structures, the remaining portion of the building would be for storage of equipment.

Mr. Bee asked how big the structure would be.

Mr. Yoder stated that the structure would be bigger than his building. Mr. Yoder showed the plans to the board. Mr. Yoder explained that it would be an “L” shaped structure with an office, workshop, and bathroom. Mr. Yoder stated that the structure would be forty-eight feet by eighty feet. Mr. Yoder stated that it would be placed behind the pond on the ridge northwest of the existing dwelling.

Mr. Scobee asked what type of buildings would be manufactured.

Mr. Yoder stated that they were portable buildings that are more specialty items like small dog kennels, greenhouses, the biggest being ten feet by sixteen feet.

Mrs. Scott asked how many would be stored on the property and if people would be coming to the property to purchase them.

Mr. Yoder explained that the sales lots are in northern Indiana and Michigan where the structures would be stored. Mr. Yoder stated that they would be constructed on a as sold basis.

Mrs. Scott asked what type of vehicles would be coming to the property to transport the structures.

Mr. Yoder stated that it would be pick-up trucks and trailers.

Mr. Bee asked if another driveway would be constructed.

Mr. Yoder stated that a new driveway would be constructed.

Mr. Scobee asked about employees.

Mr. Yoder stated that there would not be any employees.

Mrs. Scott asked about the septic system.

Mr. Yoder stated that a new system would be installed.

Mrs. Scott stated that two (2) residences were not allowed on one parcel; therefore the structure could not be converted to living quarters without a new special exception.

Lisa Zeiner stated that it is not the intent for the structure to include living quarters per the conversations she has had with Julian.

Mr. Bee asked if any letters or comments had been submitted on this project.

Mrs. Zeiner stated that no one had called or came into the office.

Mr. Scobee asked about signage.

Mr. Yoder stated that no sign would be placed on the property.

Mrs. Scott asked if the front field had crops.

Mr. Yoder stated that nothing was planted in the field this year.

Mr. Bee stated that the same type of restrictions should be applied to this project.

Mrs. Scott asked about how often the manufacturing of the structures would take place.

Mr. Yoder stated it would not be a high volume. Mr. Yoder explained that the main production would be done in northern Indiana. Mr. Yoder stated that there could be one or two built one week and then nothing for a month.

Mr. Scobee asked about limiting the number of employees allowed.

Mrs. Scott stated that would be a good idea given the rural nature of the area.

Mr. Scobee asked about limiting working hours.

Mr. Yoder stated that there would not be set working hours. Mr. Yoder explained that the structures would only be worked on for a few hours per day.

Mr. Scobee opened the public hearing for this petition. No one came forward in opposition or support of the petition. Mr. Scobee closed the public hearing.

Mrs. Scott made a motion to approve **2023-SE-014: JULIAN YODER – SPECIAL EXCPEITION** with the following stipulations:

1. The use is for Julian Yoder and family only and is nontransferable to any future owners of the property.
2. Hours of operation be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday.

3. The number of employees on the site is limited to five (5) or less.
4. The building plan approval with restrooms be based on the Health Department approval of an additional septic system.
5. Signage be restricted to nonlighted signs and comply with current sign ordinance.
6. If necessary, approval from the Indiana State Department of Homeland Security Fire and Building division review plans prior to construction.

Mr. Yoder asked what that would be required for state approval.

Mr. Scobee stated that it would include architectural plans and other items.

Mrs. Zeiner stated that it may not be necessary, but she would look into it.

Mr. Bee seconded the motion.

**2023-SE-014: JULIAN YODER – SPECIAL EXCEPTION** was approved including the stated stipulations with all in favor.

Jim Ensley asked if Mr. Yoder was there as an agent for Julian.

Mr. Yoder stated that he was.

Mr. Ensley stated that the property is in a trust, is Julian the trustee.

Mr. Yoder stated that he (Julian) was along with Mr. (Jerald) Yoder's mother.

Mr. Scobee asked if there was any other business that needed to be discussed.

Mrs. Zeiner stated that in 2018 Michael Dietzel got an approval for a special exception for towing and repossession business at 3748 W US 40.

Mr. Scobee stated that it was a junk yard.

Mrs. Zeiner stated that a letter was sent on April 18, 2023. Mrs. Zeiner explained that there were several vehicles that were not hind the eight-foot fence. Mrs. Zeiner stated that a chain link fence had been installed so that those vehicles were behind the fence. Mrs. Zeiner explained that more vehicles have been brought to the property that are also not behind the privacy fence.

Mrs. Scott asked about the stipulation of approval.

Mrs. Zeiner stated that the approval was for an eight-foot fence and that everything had to be stored behind the fence.

Mrs. Scott stated that the code says no junk yards are permitted.

Mrs. Zeiner stated that nothing was specified as to the number of vehicles allowed, just that they be behind the fence.

Mr. Sutherlin stated that if they were repossessed, they should be licensed.

Mrs. Zeiner stated that she was not sure if they were repossessed. Mrs. Zeiner asked if Mr. Dietzel needed to come back to the board or how does the board want this to be handled.

Mr. Scobee stated that it was a junk yard.

Mr. Ensley stated that he would need to review the findings and approval.

Mrs. Zeiner stated that another letter would be sent out giving fifteen days to remove the excess vehicles or place them behind the privacy fence.

Mr. Scobee asked about the old Cedar Crest property.

Mrs. Zeiner stated that a temporary structure was placed on the property along with a wood Mizer. Mrs. Zeiner explained that it is believed that someone would be processing the timber from the property.

Mr. Scobee asked if it was a permanent structure.

Mrs. Zeiner stated that it is a temporary structure. Mrs. Zeiner explained that the building department is keeping an eye on the property. Mrs. Zeiner stated that a letter could be sent to see what is going on at the property. Mrs. Zeiner stated that a sawmill is allowed in a agricultural district.

Mr. Ensley stated that a special exception would be required for the sawmill.

Mrs. Scott provided an update of the new ordinances. Mrs. Scott stated that the first draft of the UDO is being reviewed by the steering committee. Mrs. Scott explained that the ordinance explains the big picture then goes into specifics. Mrs. Scott stated that it is a radical change from the current zoning ordinance. Mrs. Scott stated that everything is grouped together. Mrs. Scott explained the type of districts proposed. Mrs. Scott stated that the district captures a broad range of items.

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

Mr. Sutherlin seconded the motion.

The meeting was adjourned at 8:02 p.m.

Minutes approved on the 14<sup>th</sup> day of August 2023.



**Kevin Scobee, Vice-President**

PUTNAM COUNTY BOARD OF ZONING APPEALS

July 10, 2023 at 7:00 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Phillip L. Fry	12164 N CO RD 50W Roadside TN 46172
Janissem Fry	12164 N CO RD 50W Roadside IN 46172
Terald Yoder	4196 N CR 25 W Rainbridge IN 46105
Chris South	4757 N. Co. rd 25 W; 46105
Joel Mast	4383 N Co. Rd. 325 W. 46135

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
AGENDA**

**MONDAY JULY 10, 2023**

**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  Kevin Scobee  Randy Bee  Ron Sutherlin  Lora Scott  Jim Ensley, Attorney  
 Lisa Zeiner, Plan Director

**2. REVIEW OF MINUTES – June 12, 2023, Minutes**

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

❖ **OLD BUSINESS**

NONE

❖ **NEW BUSINESS**

**2023-SE-013: JERALD YODER – SPECIAL EXCEPTION:** to allow the construction of an accessory structure to be used for metal working shop; Zoned A1; Monroe Township; 21/15N/4W (4196 N CR 25 W Bainbridge 67-05-21-400-011.002-013).

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

**5. OTHER BUSINESS**

**6. WISHES TO BE HEARD**

Information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning & Building, Putnam County Courthouse 1 W Washington St, 4<sup>th</sup> Floor Room 46 Greencastle, Indiana 46135. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposed will be heard. The jurisdiction of the Plan Commission is all of Putnam County except the City of Greencastle, and the Towns of Bainbridge, Cloverdale, and Roachdale. For more information call (765) 301-9108.

FOR SPECIAL ACCOMODATIONS A NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING. PLEASE CALL, THE PLANNING SECRETARY AT (765) 301-9108 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.



# Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor  
(Title of Officer)

Planning/Building  
(Governmental Unit)

Putnam County, Indiana  
(County)

Collections for Period: 1/1/2023 thru 6/29/2023

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
5 ABOVE-GROUND POOL	1180-18	\$750.00	\$0.00	\$750.00
5 ADDITION - SCREENED PORCH	1180-18	\$750.00	\$0.00	\$750.00
13 ADDITIONAL/ALTERATIONS (RES)	1180-18	\$3,900.00	\$0.00	\$3,900.00
1 ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$0.00	\$200.00
10 BASEMENT	1180-18	\$400.00	\$0.00	\$400.00
112817 BUILDING PERMIT - 20 CENTS PER SQ FOOT	1180-18	\$22,563.40	\$0.00	\$22,563.40
46 BUILDING PERMIT/1000 SQUARE FEET	1180-18	\$18,400.00	\$0.00	\$18,400.00
5 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$5,000.00	\$0.00	\$5,000.00
72 CERTIFICATE OF OCCUPANCY	1180-18	\$1,440.00	\$0.00	\$1,440.00
11 CONSTRUCTION WITHOUT PERMIT - FIRST OF	1180-18	\$3,300.00	\$0.00	\$3,300.00
49 CONTRACTOR LISTING	4906-18	\$4,900.00	\$0.00	\$4,900.00
7 DEMOLITION PERMIT	1180-18	\$350.00	\$0.00	\$350.00
7 DETACHED ACCESSORY - PREBUILT	1180-18	\$700.00	\$0.00	\$700.00
61 DETACHED ACCESSORY BUILDINGS	1180-18	\$9,150.00	\$0.00	\$9,150.00
74 ELECTRICAL	1180-18	\$4,440.00	\$0.00	\$4,440.00
4 FENCE PERMIT	1180-18	\$240.00	\$0.00	\$240.00
9 IMPROVEMENT LOCATION PERMIT	1000-10	\$900.00	\$0.00	\$900.00
8 IN-GROUND POOL	1180-18	\$2,400.00	\$0.00	\$2,400.00
1 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$100.00	\$0.00	\$100.00
5 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$1,000.00	\$0.00	\$1,000.00
1 OCCUPY DWELLING WITHOUT FINAL - FIRST C	1180-18	\$250.00	\$0.00	\$250.00
15 OTHER	1000-10	\$3,173.60	\$0.00	\$3,173.60
15 RENEW BUILDING PERMIT	1180-18	\$3,351.36	\$0.00	\$3,351.36
2 REZONE - \$25.00 PER ACRE	1000-10	\$50.00	\$0.00	\$50.00
4 REZONING	1000-10	\$2,000.00	\$0.00	\$2,000.00
11 ROOF	1180-18	\$660.00	\$0.00	\$660.00
2 SIGN	1180-18	\$200.00	\$0.00	\$200.00
484 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$968.00	\$0.00	\$968.00
634 SINGLE INSPECTION	1180-18	\$38,040.00	\$0.00	\$38,040.00
1 SOLAR INSPECTION	1180	\$60.00	\$0.00	\$60.00
1 SOLAR PANEL PERMIT	1180	\$75.00	\$0.00	\$75.00
7 SPECIAL EXCEPTION	1000-10	\$1,050.00	\$0.00	\$1,050.00
5 VARIANCE	1000-10	\$750.00	\$0.00	\$750.00
19 WORK WITHOUT INSPECTION - FIRST OFFENS	1180-18	\$1,900.00	\$0.00	\$1,900.00
1 WORK WITHOUT INSPECTION - SECOND OFFE	1180-18	\$250.00	\$0.00	\$250.00

# Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor  
(Title of Officer)

Planning/Building  
(Governmental Unit)

Putnam County, Indiana  
(County)

Collections for Period: 1/1/2023 thru 6/29/2023

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
<b>Total Amount Collected</b>				
		<b>\$133,661.36</b>	<b>\$0.00</b>	<b>\$133,661.36</b>

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(Title of Officer)

2023 PLAN COMMISSION & BZA CASE REPORTS AS OF 6/29/2023

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	4
	Special Exception	5
	<b>TOTAL</b>	<b>9</b>
Town of Bainbridge	Development Standards Variance	1
	Special Exception	3
	<b>TOTAL</b>	<b>4</b>
Town of Roachdale	Development Standards Variance	0
	Special Exception	0
	<b>TOTAL</b>	<b>0</b>
Town of Russellville	Development Standards Variance	0
	Special Exception	0
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL BZA CASES</b>		<b>13</b>

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
County	Minor Plat	0
	Major Plat	0
	Conservation Subdivision	0
	Rezoning	3
	<b>TOTAL</b>	<b>3</b>
Town of Bainbridge	Minor Plat	0
	Major Plat	0
	Rezoning	1
	<b>TOTAL</b>	<b>1</b>
Town of Roachdale	Minor Plat	0
	Major Plat	0
	Rezoning	0
	<b>TOTAL</b>	<b>0</b>
Town of Russellville	Minor Plat	0
	Major Plat	0
	Rezoning	0
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL PC CASES</b>		<b>4</b>

2023 BUILDING PERMIT REPORT AS OF 6/29/2023

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	44
	Pools	7
	Commercial	7
	Electric	55
	Detached Accessory	53
	Demolition	7
	Additions	14
	Cell Modifications	5
	Roof	3
	Addition Commercial	1
	PreBuilt Accessory	9
	Covered Porch	1
	Signs	2
	Remodel	1
	Attached Accessory	2
<b>TOTAL</b>	<b>211</b>	
TOWN OF BAINBRIDGE	Fence	2
	New Dwelling	3
	Detached Accessory	1
	Additions	1
	Roof	1
	Commercial - Addition	1
	PreBuilt Accessory	1
	Electric	2
	<b>TOTAL</b>	<b>12</b>
GREENCASTLE 2-MILE FRINGE	Commercial	1
	New Dwelling	1
	Electric	4
	Pool	3
	Detached Accessory	2
	Additions	2
	Cell Modifications	1
	<b>TOTAL</b>	<b>14</b>
TOWN OF ROACHDALE	Fence	5
	Driveway	1
	<b>TOTAL</b>	<b>6</b>
TOWN OF RUSSELLVILLE	Electric	5
	Commercial	1
	<b>TOTAL</b>	<b>6</b>
TOWN OF CLOVERDALE	Roof	1
	New Dwelling	1
	Electric	6
	Additions	1
	Pools	1
	Solar panels	1
	Detached Accessory	1
	<b>TOTAL</b>	<b>12</b>
HERITAGE LAKE	Additions	9
	Cell Modifications	2
	New Dwelling	12
	Deck	1
	Pool	2
	Detached Accessory	2
	<b>TOTAL</b>	<b>28</b>
TOWN OF FILLMORE	Electric	1
	<b>TOTAL</b>	<b>1</b>
<b>GRAND TOTAL PERMITS</b>		<b>290</b>