

PUTNAM COUNTY PLAN COMMISSION MINUTES

March 10, 2021

The Putnam County Plan Commission met for its regular monthly meeting on March 10, 2021, at 6:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1st Floor, Greencastle, IN 46135. Wendell Underwood called the meeting to order at 6:38 p.m. A roll call was taken to determine a quorum. The following members were present: Wendell Underwood, Ken Heeke, Randy Bee, Eric Hayman, and David Penturf joined via Zoom. Also, present were Jim Ensley, attorney; and Lisa Zeiner, Plan Director. Kevin Scobee, Jill Bridgewater, Jenna Nees, and Rick Woodall were not present. Audience present see attached sign in sheet.

Wendell Underwood stated that since this is the first meeting of 2021, as the January and February meetings were canceled because of lack of agenda items, elections of officers needed to be added to the agenda. Mr. Underwood asked the Board if the election of officers should be done at the next meeting when more members were present.

Randy Bee made a motion to table the election of officers to the next meeting.

Ken Heeke seconded the motion.

Election of officers was tabled until the next meeting with all in favor.

REVIEW OF MINUTES

Wendell Underwood asked if there were any corrections or additions to the December 9, 2020, meeting minutes.

Mr. Bee made a motion to approve the minutes as submitted.

Mr. Heeke seconded the motion. The December 9, 2020, minutes were approved as submitted with all in favor.

OLD BUSINESS:

2020-CS-04-01: MCCAMMACK CONSERVATION SUBDIVISION FINAL – Final approval for a Conservation Subdivision containing two (2) buildable lots that are 2.95 acres, leaving 33.49 acres in conservation; located on the south side of US 40 directly behind 3720 W US 40; Zoned A1 in Washington Township 24/13N/5W (Preliminary Plat approved May 14, 2020).

Greg Williams, with ASA Land Surveying, approached the board on behalf of the petitioner. Mr. Williams explained that the final plat was a bit different than the preliminary plat. Mr. Williams stated that the buildable lot size decreased so that 85% of the acreage would be in conservation as per the requirements of the Subdivision Control Ordinance.

Mr. Underwood asked about the easement.

Mr. Williams showed the location of the easement on the final plat.

Mr. Bee asked about driveways.

Mr. Williams stated that the driveway was existing. Mr. Williams explained that everything had been laid out on the site for a house, well and septic system.

Mr. Hayman made a motion to approve the final plat as presented.

Mr. Bee seconded the motion.

Final plat for McCammack Conservation Subdivision was approved with all in favor.

NEW BUSINESS:

2021-PC-10: KIMBERLY PARRISH: Conservation Subdivision containing four (4) buildable lots that are 2-acres each, leaving 50-acres in conservation; located at 334 W CR 700 S Cloverdale; Zoned A1 in Warren Township 21/13N/4W.

Greg Williams, with ASA Land Surveying, approached the board on behalf of the petitioner. Mr. Williams explained that the request was on a 58-acre parcel south of US 40 off of SR 243 on County Road 700 South. Mr. Williams stated that there are three (3) existing dwellings on the property and the petitioner wants to build a dwelling on proposed lot four. Mr. Williams explained that 50 acres would be left in conservation that would not be part of the buildable lots.

Mr. Hayman asked if the existing homes were on lots 1, 2, and 3.

Mr. Williams stated that the dwellings on lots 1, 2, and 3 were existing. Mr. Williams explained that the septic system for the farmhouse would have to be located as the Board of Health did not have records for the system. Mr. Williams stated that the farmhouse is currently occupied.

Mr. Bee asked if all the dwellings were on separate septic systems.

Mr. Williams state that each dwelling had its own septic system and was served by municipal water.

Mr. Hayman showed the board an aerial photo of the area.

Discussion on the easements and drives.

Mr. Ensley stated that since no one was present to oppose the proposed conservation subdivision the board could continue with a motion.

Mr. Heeke made a motion to approve the Parrish Conservation Subdivision subject to each septic system being located so that it was on the lot with the dwelling it serves.

Mr. Bee seconded the motion.

Parrish Conservation Subdivision subject to the above stated condition was approved with all in favor.

2021-PC-11: RYAN PLUMMER: A replat of Lot 1 in Shelby Woods to split the 79384 acres into two (2) buildable lots containing 4.6 acres and 75.24 acres located at 6921 S CR 600 W Reelsville; Zoned A1 in Washington Township 9/13N/5W.

Greg Williams, with ASA Land Surveying, approached the board on behalf of the petitioner. Mr. Williams requested a continuance to allow the petitioner time to resolve the title issues that arose.

Continuance was granted by the Board.

2021-PC-12: HOWARD BOWEN: A replat of Crestview Estates Block 'A' and Lot 4 to split Block 'A' into two (2) lots containing 0.8 acres and 4-acres (the 4-acre lot will be combined with Lot 4 making it 5-acres) located at 4064 Crestwood Drive; Zoned A2 (subdivision created in 1979) in Warren Township 3/13N/4W.

Greg Williams, with ASA Land Surveying, approached the board on behalf of the petitioner. Mr. Williams stated that the existing house would be Block 'A' and the rest of the area would be combined with Lot 4. Mr. Williams explained that the area combined with lot 4 would not be developed thereby keeping the number of lots within the subdivision the same.

Mr. Hayman made a motion to approve the replat of Crestview Estates as presented.

Mr. Heeke seconded the motion.

Replat of Crestview Estates was approved with all in favor.

With no other items on the agenda, Mr. Underwood asked the board if they had anything they wanted to discuss.

Mr. Heeke asked about the Wind and Solar Power proposed law that the County Commissioners sent an unfavorable resolution to the State House.

Mr. Ensley stated that the County had an ordinance in place for wind and solar energy allowing the use as a special exception. Mr. Ensley explained that any proposal for a wind or solar farm would have to go before the Board of Zoning Appeals.

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

Mr. Heeke seconded the motion.

Meeting adjourned at 7:04 p.m.

Minutes approved on the 9th day of June 2021.



Wendell Underwood, President

PUTNAM COUNTY PLANNING COMMISSION
1 Courthouse Square
GREENCASTLE, IN 46135
(765) 301-9108

DATE: MARCH 10, 2021

TIME: 6:30 P.M.

PLACE: 1 W. Washington St, 1st Floor, Greencastle

NEXT MEETING DATE: APRIL 14, 2021

A G E N D A

1. CALL TO ORDER

2. ROLL CALL DETERMINATION OF QUORUM

3. REVIEW OF MINUTES – December 9, 2020 (January 2021 & February 2021 – No meeting no agenda items)

4. OLD BUSINESS:

- a. **2020-CS-04-01: MCCAMMACK CONSERVATION SUBDIVISION FINAL** – Final approval for a Conservation Subdivision containing two (2) buildable lots that are 2.95 acres, leaving 33.49 acres in conservation; located on the south side of US 40 directly behind 3720 W US 40; Zoned A1 in Washington Township 24/13N/5W (preliminary plat approved May 14, 2020)

5. NEW BUSINESS:

- a. **2021-PC-10: KIMBERLY PARRISH** – A Conservation Subdivision containing four (4) buildable lots that are 2.00 acres each, leaving 50 acres in conservation; located at 334 W CR 700 S Cloverdale; Zoned A1 in Warren Township 21/13N/4W
- b. **2021-PC-11: RYAN PLUMMER** - A replat of Lot 1 in Shelby Woods to split the 79.84 acres into two (2) buildable lots containing 4.6 acres and 75.24 acres located at 6921 S CR 600 W Reelsville; Zoned A1 in Washington Township 9/13N/5W
- c. **2021-PC-12: HOWARD BOWEN** - A replat of Crestview Estates Block 'A' and Lot 4 to split Block 'A' into two (2) lots containing 0.8 acres and 4 acres (the 4-acre parcel will be combined with Lot 4 making it 5 acres) located at 4064 Crestwood Drive; Zoned A2 (subdivision created in 1979) in Warren Township 3/13N/4W

6. COMMUNICATIONS/REPORTS

- a. Monthly Report

7. ADJOURNMENT

Putnam County
Planning Commission Meeting
March 10, 2021
Sign In Sheet

1. JACOB PARRISH

11. _____

2. GREEN WILLIAMS

12. _____

3. _____

13. _____

4. _____

14. _____

5. _____

15. _____

6. _____

16. _____

7. _____

17. _____

8. _____

18. _____

9. _____

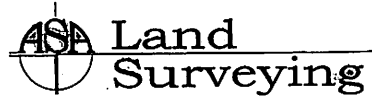
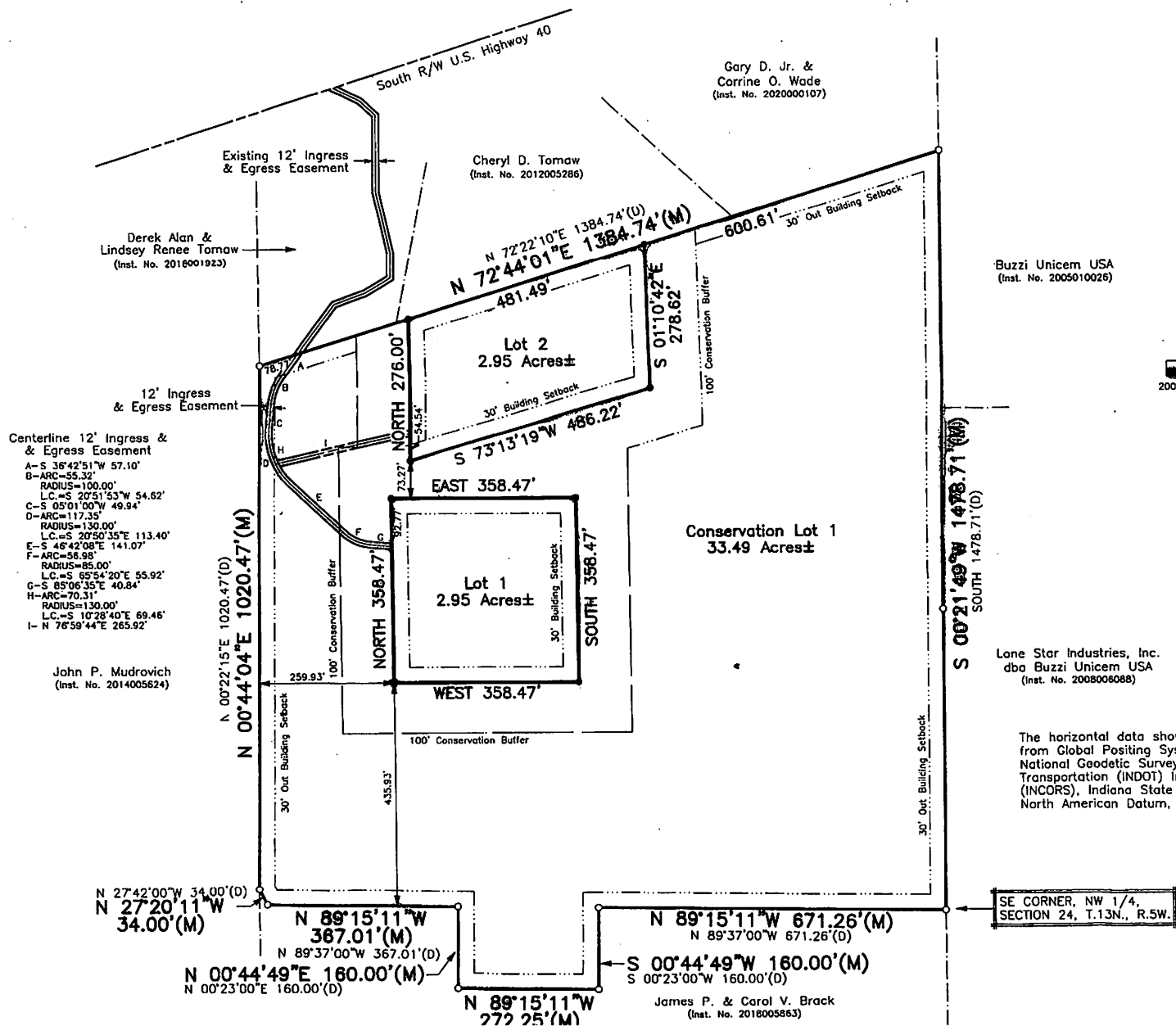
19. _____

10. _____

20. _____

McCammack Conservation Subdivision

FINAL PLAT



7 South Spring Street Ph. 765-653-27
 Greencastle, IN 46135 Fax 765-653-11
 e-mail: asa@cinergymetro.net
 Certified by: Gregory D. Williams, LS2010007
 January 28, 2021

McCammack Conservation Subdivision

FINAL PLAT

GAL DESCRIPTION

ate in the State of Indiana, County of Putnam and being a part of the West half of Section 24, vnsHIP 13 North, Range 5 West of the Second Principal Meridian, more particularly described to-wit: ppared by Gregory D. Williams, LS20100071, ASA Land Surveying, Reference No. 20-048
 GINNING at a 5/8 inch rebar marking the Southeast corner of the Northwest quarter of ction 24, Township 13, North, Range 5 West; thence North 89 degrees 15 minutes 11 seconds st 671.26 feet (basis of bearings is Indiana State Plane Coordinate System, North American tum of 1983) with the South line of said Northwest quarter to a 5/8 inch rebar; thence th 00 degrees 44 minutes 49 seconds West 160.00 feet to a 5/8 inch rebar; thence th 89 degrees 15 minutes 11 seconds West 272.25 feet to a 5/8 inch rebar; thence North degrees 44 minutes 49 seconds East 160.00 feet to a 5/8 inch rebar on said South line; nce North 89 degrees 15 minutes 11 seconds West 367.01 feet with said South line to a 5/8 h rebar, 16 feet East of the Southwest corner of the East half of said Northwest quarter; thence th 27 degrees 20 minutes 11 seconds West 34.00 feet to a 5/8 inch rebar, 30 feet North of d Southwest corner; thence North 00 degrees 44 minutes 04 seconds East 1020.47 feet with the st line of said East half quarter to 5/8 inch rebar; thence North 72 degrees 44 minutes 01 cond East 1384.74 feet to a 5/8 inch rebar on the East line of said East half quarter, thence th 00 degrees 21 minutes 49 seconds West 1478.71 feet with said East line to the point of ginning, containing 39.39 acres, more or less.

bject to all rights-of-way and pertinent esements of record.

the undersigned, a duly licensed Professional Surveyor in the State of Indiana hereby certify it to the best of my knowledge and belief this plat accurately represents a survey completed s 28th day of January 2021.

Gregory D. Williams
 Gregory D. Williams, Professional Surveyor #20100071
 A Land Surveying



URVEYOR'S REPORT

accordance with Title 865 IAC 1-12 the following observations and opinions are submitted garding the various uncertainties in the locations of the lines and corners established on this rvey.

precision and accuracy of this survey is within the specifications for a Rural Survey as fined in IAC 865.

purpose of this survey was to monument and describe McCammack Conservation Subdivision n real estate conveyed to Neil McCammack and Jyme Jo McCammack as described in trument Number 2019005324 in the Office of the Recorder of Putnam County, Indiana.

is survey was prepared without the benefit of a thorough title search of the subject real estate. d the adjoining real estate. Therefore, any facts that may be revealed in a title search will not addressed on this survey.

uments described in the subject deed were found and accepted as said monuments. e limits of Lots 1 and 2 were specified by the client.

In regard to monuments, in many cases the original section corners were not perpetuated or have been obliterated with time and therefore existing topographic features and monuments of modern origin provide the only evidence of the corner's most probable and/or accepted position. In the absence of creditable physical and/or record evidence proportional measurements have been used to establish the points of division of the section.
 Section corners found or established by topographic features, monuments of modern origin or proportional measurements will be labeled as local corners on the plat and are subject to undiscovered evidence regarding the true location of said corners. The uncertainty, which surrounds a local corner, is inherently passed to any parcel corner dependent upon the position of the section corner. The uncertainty of a local corner is not readily determinable or unknown and therefore will not be addressed in this report.
 The inconsistencies in lines of occupation are in general and not intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance plus or minus the distance cited in this report.

a result of the above observations it is my opinion that the uncertainties in the locations of the es and corners established on this survey are as follows:

re to variances in reference monuments: 0 feet for corner all corners.
 re to discrepancies in the record description: None Found.

RECORDED OWNERSHIP

Neil McCammack _____ Jyme Jo McCammack _____

STATE OF INDIANA)
) SS
 COUNTY OF PUTNAM)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Neil McCammack and Jyme Jo McCammack and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my hand and seal this _____ day of _____, 2021.

Notary Public _____ My Commission expires: _____

Resident of _____ County.

CERTIFICATE

Under authority provided by Chapter 3, Indiana Code 36-7-13 Enacted by the General Assembly of the State of Indiana, and ordinance adopted by the Board of County Commissioners of the County of Putnam, State of Indiana, this plat was given approval by the County of Putnam as follows:

Approved by the County Plan Commission at a meeting held _____, 2021.

 PRESIDENT SECRETARY

Approved and accepted as a private subdivision by the Board of Commissioners of Putnam County, Indiana, this _____ day of _____, 2021.

 COMMISSIONER COMMISSIONER

 COMMISSIONER

ATTEST: This _____ day of _____, 2021. _____
 Auditor of Putnam County, Indiana

STATE OF INDIANA)
) SS
 COUNTY OF PUTNAM)

I, _____, Recorder in and for said County and State hereby certify that the attached and foregoing plat is a true exhibit of McCammack Conservation Subdivision.

Received for record _____, 2021 at _____ o'clock _____ m. and recorded in Plat Book _____, page _____ in this office. Instrument # _____

Recorder of Putnam County, Indiana

Duly entered for taxation _____, 2021.

Attest: _____
 Auditor of Putnam County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Gregory D. Williams

ASA Land Surveying
 7 South Spring Street Ph. 765-653-2714
 Greencastle, IN 46135 Fax 765-653-1227
 e-mail: asa@cinergymetro.net
 Certified by: Gregory D. Williams, LS20100071

NW CORNER, W 1/2, NE 1/4,
SECTION 21, T.13N., R.4W.

County Road 700 South

30' Road Right-of-Way

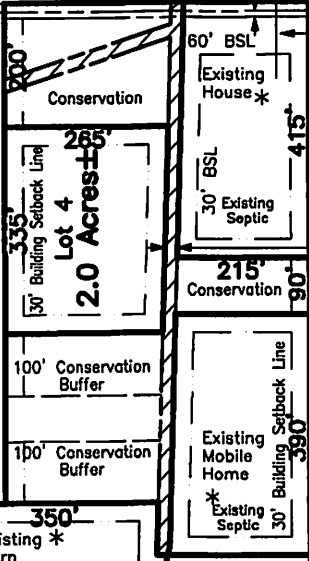
495'

10' Additional Dedicated Right-of-Way

Sheryl A. Hoffman

Parrish Subdivision

809'



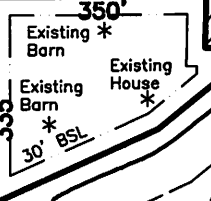
Lot 1
2.0 Acres±

Lot 2
2.0 Acres±

710'

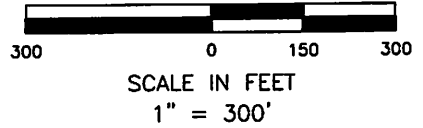
Lot 3
2.0 Acres±

100' Conservation Buffer



Conservation Lot 1
50.0 Acres±

1320'



1827'

30' Out Building Setback

John Lee II
Kassandra Lynn Trisler Trust

Lot 1
Gibbs Subdivision

1320'

30' Out Building Setback

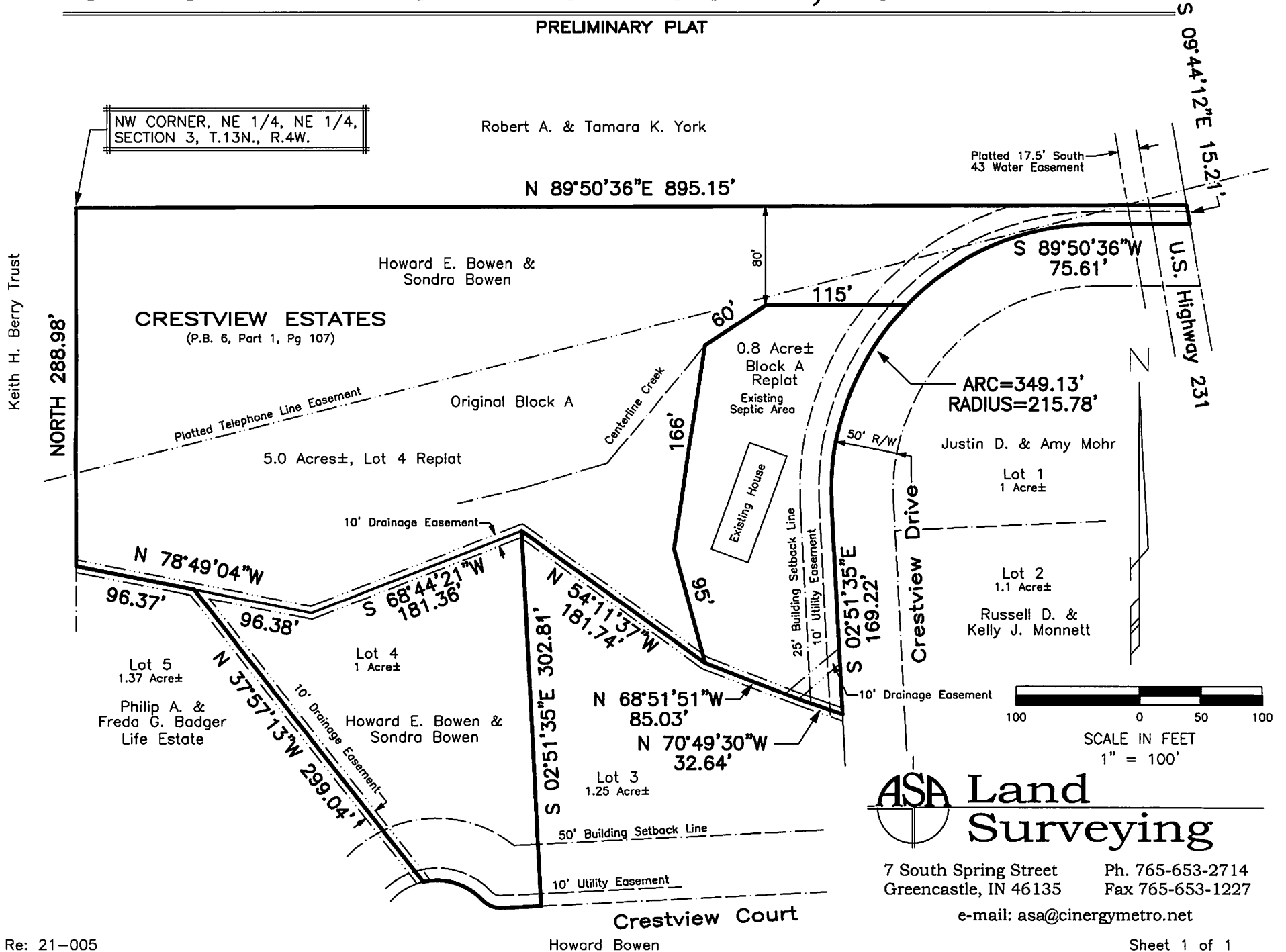
Gibbs Family Trust

1138.50'

Gibbs Family Trust

CRESTVIEW ESTATES BLOCK A, LOT 4 REPLAT

PRELIMINARY PLAT



Keith H. Berry Trust

Re: 21-005

Howard Bowen

Sheet 1 of 1

ASA Land Surveying
 7 South Spring Street
 Greencastle, IN 46135
 Ph. 765-653-2714
 Fax 765-653-1227
 e-mail: asa@cinergymetro.net