

**PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on May 9, 2022, at 7:00 p.m. in the Commissioner’s Room of the Putnam County Courthouse, 1 Courthouse Square, Greencastle, IN 46135. Raymond McCloud 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: Raymond McCloud, Kevin Scobee, Randy Bee, Ron Sutherlin, and Lora Scott. Also, present was Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Also present was the Audience, see attached sign in sheet.

REVIEW OF MINUTES:

Raymond McCloud asked if there were any corrections or additions to the April 11, 2022, meeting minutes.

Lora Scott stated that on the first page, first paragraph, second sentence, “Mr. Lambermont stated that his son and purchased...” and should be changed to “had”. Mrs. Scott stated that on the first page, “Mr. Lambermont stated that with the ravines along the property...” “it” should be removed and the “s” on makes should be removed.

Kevin Scobee made a motion to approve the April 11, 2022, meeting minutes contingent on stated corrections being completed.

Randy Bee seconded the motion. The April 11, 2022, minutes were approved as presented with all in favor.

OLD BUSINESS: No old business

NEW BUSINESS:

2022-BZA-6: RAYMOND PHILLIPS ESTATE – DEVELOPMENT STANDARDS

VARIANCE: to acreage and road frontage to split off the existing dwelling from a 22.26-acre parcel; Zoned A1; Marion Township; 22/14N/3W (6768 E SR 240 Greencastle)

John Zeiner, attorney for the petitioner, approached the board. Mr. Zeiner stated that the 22.26-acre parcel is part of a 112 plus acre property. Mr. Zeiner explained that the dwelling is on the corner of the property. Mr. Zeiner stated that the tenant would like the dwelling while William Phillips retains the remaining farm ground. Mr. Zeiner explained that there is a right of first refusal between the two parties. Mr. Zeiner stated that the request is to split off the dwelling from the farm ground, with the farm buildings remaining with the farm ground. Mr. Zeiner explained that there was about twenty feet between the farm building and the shed that will go with the dwelling.

Mr. McCloud asked about the road frontage.

Mr. Zeiner stated the survey has not been completed, but the road frontage would be around 200 feet.

Mr. McCloud asked about the acreage that would go with the dwelling.

Mr. Zeiner stated that request is for a little over an acre. Mr. Zeiner explained that the existing septic would be within the acreage, which is to the west of the dwelling, and there was plenty of room on

the east side of the property for a secondary system. Mr. Zeiner stated that the well was in the front of the dwelling.

Mr. Scobee asked if the parcel could be bigger than an acre.

Mr. Zeiner stated that they were trying to conserve as much farm ground as possible.

Mr. Scobee stated that very rarely does the board approve anything with an acre.

Mrs. Scott stated that a homestead variance requirement is three (3) acres with two hundred feet of frontage. Mrs. Scott asked if it would be possible for whomever has the dwelling to receive rent off the farm ground.

Mr. Zeiner stated that the tenant only needs the lot. Mr. Zeiner explained that the main priority is to preserve the farm ground. Mr. Zeiner stated that the little over an acre of ground would be enough ground for a secondary septic system.

Ron Sutherlin asked where the current accessibility to the farm buildings was.

Mr. Zeiner stated that the same driveway would be used with an easement for use by the owner of the farm field.

Mr. Scobee stated that the easement would hinder the location of a second septic location.

Mr. Zeiner stated that the area where the access is has been used as a drive for so long a septic system could not go there. Mr. Zeiner explained that the existing system is close to the area where the access is.

Mr. McCloud asked about the proposed layout based on the aerials.

Lisa Zeiner stated that she had created the aerials for the board benefit to so the different options of how the property could be split. Mrs. Zeiner explained that the proposed property line in the one-acre example follows what appears to be the ground that is currently mowed area.

Mr. Zeiner showed how the proposed split that could look. Mr. Zeiner stated that the property line would go behind the shed and follow the existing mowed area.

Mrs. Zeiner stated that the survey had not been completed so the aerials were provided to give an idea of what was being proposed and why they were only wanting an acre of ground.

Mr. Sutherlin asked if the two farm buildings would go with farm and the smaller sheds with the dwelling.

Mr. Zeiner stated that the two barns at the rear of the property would go with the farm, the other sheds would stay with the dwelling.

Mr. McCloud asked what the setbacks between the buildings would be.

Mr. Zeiner stated that he was asking for a variance on the setbacks as there is currently thirty (30) feet between them.

Jim Ensley showed the board the rough proposal of one acre on the computer.

Mrs. Zeiner stated that the lines following the existing mowed area with the dwelling. Mrs. Zeiner stated that two hundred (200) feet of road frontage starts at the west property line and extends east to the utility pole.

Mr. McCloud asked if it was just one acre.

Mr. Zeiner stated that it is not measured out. Mr. Zeiner explained that it would be about 1.2 to 1.6 acres.

Mr. Ensley measured out the road frontage on the Putnam County GIS system for the board to see.

Mr. Zeiner stated that two hundred (200) feet of road frontage would be fine.

Mr. McCloud asked what the acreage would be from where the two hundred (200) feet ends go back to just before the farm buildings.

Mr. Ensley stated that it would be approximately .98 acres.

Mr. Zeiner stated that two hundred feet by two hundred eighty-six is fifty-seven square feet, which is 1.3 acres. Mr. Zeiner explained that they could work with 1.3 acres.

Mr. Sutherlin asked about the letters and proof of publication.

Mr. Zeiner presented the proof of publication on the returned receipts.

Mr. McCloud asked about the setbacks.

Mr. Zeiner stated that the setback would be fifteen (15) feet between the buildings and the proposed property line.

Mr. Scobee asked about bringing the acreage up to an acre and a half.

Mrs. Scott stated that last month the board approved parcel based on a set square footage. Mrs. Scott explained that there have been cases that have been refused or modified in the past that were less than two acres.

Mrs. Zeiner explained that unless some of the farm ground is included with the dwelling, the dwelling parcel will only be a little over an acre.

Mr. Scobee stated that there was road frontage to make it whatever.

Mr. Zeiner asked the board to consider the fact that if this never comes back to the original owner, the board will be removing forever farmland. Mr. Zeiner requested to keep the parcel with the house as small as possible. Mr. Zeiner stated that this parcel is in an estate. Mr. Zeiner explained that the tenant did not want the farm buildings.

Mrs. Scott explained that the board understands the argument. Mrs. Scott stated that the county was in the process of redoing the ordinances.

Mr. Zeiner stated that preservation of farmland was the primary reason for the existence of this board, to have the power to make the decisions to preserve farmland. Mr. Zeiner explained that this parcel meets the criteria of having an area for a secondary septic system at one (1) acre. Mr. Zeiner stated that the two hundred (200) feet of road frontage is fine.

Mr. McCloud stated that the road frontage was not an issue, the issue is the proposed parcel size.

Mr. Scobee asked about making the parcel size an acre and a half.

Mrs. Scott stated that Farm Service Agency can look at a field and tell how many acres are in cultivation. Mrs. Scott explained that whatever the road frontage that is required to get two acres, land rent/cash rent could be figured for that area.

Mr. Zeiner stated that the road frontage along the highway is of significant value.

Mr. Bee asked what the square footage would be for two acres.

Mrs. Scott stated that the motion could specify the square feet.

Mr. Zeiner asked the board if the priority was to preserve farm ground or to keep the lot size bigger.

Mr. Scobee stated that the board was trying to be consistent with what has been done in the past.

Mrs. Scott stated that the standard that the board is being held to is three findings of fact, being the approval will not be injurious to the public health, safety and general welfare of the community; the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, and the strict application of the terms of the zoning regulations would result in an unnecessary hardship in the use of the property. Mrs. Scott explained that the ordinance requires three (3) acres, two (2) acres is a compromise.

Mr. Scobee asked if the buildings were good buildings.

Mr. Zeiner stated that they were good buildings. Mr. Zeiner explained that the tenant will not be doing the farming. Mr. Zeiner stated that the taxes are an issue.

Mr. Sutherlin asked if anyone had called on this proposal.

Mrs. Zeiner stated that there were two calls, both were concern about upkeep of the property and location of the septic system. Mrs. Zeiner explained that they did not have an issue with the acreage, just wondering about the maintenance of the property.

Mr. Ensley showed what the parcel would look like with 2 acres on the Putnam County GIS site.

Mrs. Scott asked if the board was good with the requested setback.

Mr. McCloud stated that he was good with the setbacks at fifteen (15) feet, but not the acreage.

Mr. Bee stated that the setbacks are fine. Mr. Bee explained that he did not agree with it.

Mr. Scobee stated that the buildings could be included in the parcel.

Mr. Bee stated that it would make things a lot simpler.

Mr. Zeiner stated that the tenant does not have any interest in the farm buildings as she will not be the one farming.

Mr. McCloud stated that it would solve the issue with the taking out farm ground.

Mr. Zeiner stated that there was a corn crib that would be torn down.

Mrs. Scott stated that it was not for the board to figure out how the parcel is divided if the limits and setbacks are set. Mrs. Scott mad a motion to approve **2022-BZA-6: RAYMOND PHILLIPS ESTATE – DEVELOPMENT STANDARDS VARIANCE** with a minimum road frontage of not less than two hundred (200) feet, the area of the parcel will be a minimum of 87,120 square feet, which is 2 acres, and the setbacks of fifteen (15) feet is approved as requested.

Mr. McCloud seconded the motion.

The motion to approve **RAYMOND PHILLIPS ESTATE – DEVELOPMENT STANDARDS VARIANCE** with the specified conditions was passed with all in favor.

Mr. Zeiner thanked the board. Mr. Zeiner stated that if the preamble was to preserve farmland, then the board is letting minimum lot size override farmland.

Mr. Scobee could have approved the request as presented, however, that is not typically done for that lot size.

Mr. Zeiner stated that the idea of having a place for a septic tank is important.

Mr. Ensley stated that the ordinance states: five (5) acres or primary and backup septic whichever is greater.

Mrs. Zeiner stated that the homestead variance is three (3) acres or sized by the health department that is large enough for a primary and back up septic system with two hundred (200) feet of road frontage.

Mr. Zeiner stated that he thought the real goal was to meet the criteria for primary and secondary septic system.

Mrs. Scott requested that Mr. Zeiner come to the meetings for the Comprehensive plan update. Mrs. Scott explained that it is not just about preserving farmland, because now the pressure is on development of residential areas that is consuming farmland.

OTHER BUISNESS

2021-BZA-37: TWIN PONDS RV RESORT – SPECIAL EXCEPTION: to allow an RV resort in an A1 District; Cloverdale Township; 5/12N/4W (1391 W CR 1050 S Cloverdale).

Roger Azar, engineer for petitioner, approached the board. Mr. Azar stated that the county highway and the Indiana State Department of Transportation (INDOT) had submitted letters about the roads. Mr. Azar explained that the county highway superintendent stated that the road would be re-surfaced in 2023 and normal maintenance will continue as needed. Mr. Azar stated that the superintendent did not see any issue with the increase traffic at this time. Mr. Azar presented the letter he received from the county highway superintendent. Mr. Azar explained that INDOT did not have any issues with the entrance onto County Road 1050 from State Road 243, except for clearing some of the brush for line of site. Mr. Azar stated that Mr. Sullivan does not own that property. Mr. Azar presented the letter from INDOT. Mr. Azar explained that the road is not a big issue with the county and INDOT. Mr. Azar asked for approval to proceed with the project.

Mr. Bee stated that the county letter on re-surfacing is dependent on funding.

Mrs. Zeiner stated that she had spoken to both Mike Ricketts and Clint Maddox with the county highway department and they both said it is on the list for re-surfacing.

Mr. Ensley stated that the county has a seven (7) year plan and county road 1050 South falls in 2023.

Mr. Scobee stated that the county road would continue to get normal maintenance even if there no funding was available, and the county does not see any issue with traffic on the road.

Mrs. Scott asked when the new county engineer starts.

Mrs. Zeiner stated that he started the end of April. Mrs. Zeiner explained that he would be on the technical review committee and would be available to look at various items as needed.

Mrs. Scott stated that she would like his opinion on the road.

Mrs. Zeiner stated that the letter would be all that we would get.

Mrs. Scott asked about guardrails in crossing where it washes.

Mr. Ensley stated that the insurance company for the county advise against guardrails as it is a liability on the county.

Mr. Azar stated that the county takes on the liability if the guardrails fail.

Mr. Scobee asked what the request before the board is.

Mr. Azar stated that he is requesting approval of the special exception so he can move forward with design.

Mrs. Zeiner stated that guidance is being requested on when the design comes back to the board is that another public hearing where they send out notices as a new process or is this just a continuation of the previous meeting.

Mr. McCloud asked if letters had already gone to property owners.

Mrs. Zeiner stated that letters were sent out and a hearing held that granted conceptual approval. Mrs. Zeiner asked if letters needed to be sent for every step that is brought back before the board or just the final design step.

Mr. McCloud asked about the neighbor's concerns as he was not present at the meeting when this case was originally heard.

Mrs. Zeiner stated most of the concerns were about the traffic and the condition of the road.

Mrs. Scott stated that there were nine people who testified in opposition to the project in October. Mrs. Scott explained that the project was continued at the December meeting and then approved in January conceptually. Mrs. Scott stated that she called Tim Watson with INDOT after she read his letter. Mrs. Scott explained that the letter not an analysis letter, it is an opinion. Mrs. Scott stated that during the conversation with Mr. Watson, he frequently stays at Black Hawk and admitted that he never goes to State Road 243, he takes County Road 190 West because it is a safer intersection. Mrs. Scott explained that Mr. Watson told her it could present a problem, however there is not enough traffic to warrant a formal study. Mrs. Scott stated that improved visibility along the northwest side

of State Road 243 could be achieved if the vegetation was cut back. Mrs. Scott explained that the person who owns that property was also someone who is opposed to the project.

Mike Sullivan, property owner/petitioner, approached the board. Mr. Sullivan stated that he would be willing to maintain that section of the property provided that the property owner allows him to do so.

Mrs. Scott stated that Mr. Watson was going to see if it would be possible for the state to purchase the corner as public right-of-way outside the perimeter of a road project as typically that is the only time INDOT purchases right-of-way.

Mr. Azar stated that Mr. Watson does not have the authority to commit INDOT to buying any land. Mr. Azar explained that if INDOT or the county believes the road is dangerous the speed limits should be changed. Mr. Azar stated that Mr. Watson was being nice to say that INDOT would investigate it.

Mrs. Scott stated that it comes down to the resolution of safety. Mrs. Scott explained that if there was a way for a private individual to work with a landowner to solve the problem, then okay.

Mr. Sullivan presented a picture of the speed limit sign on State Road 243 at the curve.

Mr. Azar stated that most of the opposition was about the road. Mr. Azar explained that these letters address the issues.

Mrs. Scott stated that a formal report on the road. Mrs. Scott explained that the letter was not a report, but an opinion and not an INDOT report.

Mr. Scobee stated that there was not enough traffic on the road for a traffic study.

Mrs. Scott asked that if those people communicated with INDOT the concerns on the intersection would that generate a traffic study.

Mr. Azar stated that if there were accidents according at the intersection, that would get INDOT's attention. Mr. Azar explained that he has driven that area with his trailer, it is not the best road, but he must be careful pulling out of his own driveway with the trailer.

Mr. Scobee stated that most of the talk was about the county road then there was about the county road and the highway.

Mrs. Scott stated that there were several people that commented on the state road too.

Mr. McCloud stated that those concerns have been heard.

Mr. Sullivan stated that no one really speeds down the road.

Mr. Azar asked if approval for the special exception could go forward for design.

Mr. Scobee stated that the request is not a final approval of the park.

Mr. Sutherlin stated that his concern is that he does not know what is being approved as the RV park could be anything from tents to RV campers.

Mrs. Scott stated that per the minutes of the January Mr. Sutherlin made a motion to approve Mike Sullivan's special exception with the following conditions: all plans must be submitted and approved by the Board of Zoning Appeals, those plans include county road, INDOT, sewage, water drainage,

and complete engineering design; going forward is still under advisement by the board; and no new information brought before the board changes the findings of fact. Mrs. Scott explained that conditional approval has been granted.

Mr. Azar stated that they have never been given approval that an RV park can be allowed in an A1 district.

Mrs. Scott stated that approval was given in January.

Mr. Azar stated that he did not believe that he has approval.

Mr. McCloud stated that what is being asked is permission to move forward to design.

Mrs. Zeiner stated that the confusion comes in the way that the agenda is worded. Mrs. Zeiner explained that conditional approval of the special exception for the RV Park has been granted. Mrs. Zeiner stated that now the next steps need to be done. Mrs. Zeiner asked if the design needed to be a public hearing or a public meeting, do they need to send out letters for each next step or just the final design.

Mr. Ensley stated that it is approved based on the conditions. Mr. Ensley explained that once those items are complete bring the adjoining property owners back in.

Mr. Bee stated when all the conditions are met that is when they need to come back before the board.

Mrs. Zeiner asked if it would be a public hearing or just a public meeting.

Mr. Ensley stated that when all the conditions are done, then it needs to be a public meeting, they can send out courtesy notices to the adjoining properties.

Mr. Bee stated that all the requirements need to be met then brought back to the board, not piece by piece.

Mr. Sutherlin stated that he appreciated the petition coming back and updating the board on the status.

Mr. Azar stated that the road seemed to be a big issue, so he wanted to show that it was no longer an issue.

Mrs. Zeiner stated that it would be a public meeting, but not a hearing where public can speak.

Mr. Ensley stated that a public meeting means a meeting held in public, there is no obligation that anybody can say anything, it is law that you hold a meeting in a public place, it does not mean that the public can talk, but for transparency's sake put a notice in the paper and notify property owners.

Mrs. Scott asked if it would be possible to do an email agenda out to a list of people.

Mrs. Zeiner stated that an agenda list could be generated, if emails are submitted to the Planning Office. Mrs. Zeiner stated that the agendas are posted on the website prior to the meetings.

Mr. Sutherlin stated that this was approved in January, could more stipulation be added if deemed necessary.

Mr. Ensley stated if the conditions are not meet to your acceptance level, then revisions could be requested.

Mr. Azar stated that drainage code, road requirements and IDEM requirements would be met. Mr. Azar explained that the next time there will be a full design.

Mr. Sutherlin stated that at this point nothing has changed unless the board believes the road is still a problem. Mr. Sutherlin explained that the county and state have addressed the road, is the board going to kill it or approve it. Mr. Sutherlin stated that the board needs to decide if they met the transportation requirement.

Mr. Scobee stated that he believes that the requirement has been met.

Mr. McCloud stated he agreed that the requirement had been met.

Mrs. Scott stated that the intersection is still a concern.

Mr. McCloud stated that the INDOT letter does not have anything negative about the project.

Mrs. Scott stated that when she spoke with Mr. Watson, he was not aware of any requests for a review of the intersection. Mrs. Scott explained that a request for a review for a section of a highway could be requested. Mrs. Scott stated that she thought an INDOT study would be requested.

Mr. Azar stated he was not aware of a request for an INDOT study by the board.

Mrs. Scott stated that she was in favor of tabling everything until the reply from INDOT and a study done.

Mr. Azar stated that he was told see if there was an issue at the intersection and with the county road. Mr. Azar explained that what he received was presented to the board.

Mrs. Scott read a part of the January meeting minutes: "Mrs. Scott stated that in the comments of those objecting to the project, a consistent objection was the road and how narrow it is. Mrs. Scott explained that she drove down the road and concurs that it is a narrow road. Mr. Azar stated that the highway department will be resurfacing the road. Mr. Azar explained that a request to drop the speed limit could be requested from the commissioners. Mr. Azar stated that the county does not have a plan to widen the road. Mr. Azar explained that most county roads are like that. Mrs. Scott stated that the issue was turning onto State Road 243, as that is a dangerous intersection especially for larger vehicles. Mrs. Scott explained that she was concerned about the intersection at State Road 243 and County Road 1050 South. Mr. Azar explained that if the Indiana Department of Transportation (INDOT) deems this intersection unsafe, INDOT could require the developer to amend the entrance onto the county road or INDOT will amend the intersection. Mr. Azar stated that they cannot do anything within INDOT's eighty (80) feet right-of-way. Mr. Azar explained that INDOT does traffic studies. Mr. Azar stated that he will contact INDOT Crawfordsville District as he begins the design of the RV Park to get guidance from them."

Mr. Azar stated that the notes from the meeting are correct and that he did contact INDOT and the response he received is the letter that was presented to the board. Mr. Azar explained that there was not a request for a traffic study on road.

Mr. McCloud stated that according to the Crawfordsville INDOT traffic engineer, he does not have a problem with the road. Mr. McCloud explained that Mr. Azar contacted the INDOT and the county.

Mr. Bee stated that it is an opinion and not an official study.

Mr. Scobee stated that a study was not what was requested by the board.

Mr. McCloud stated that it was an official letter from the INDOT traffic engineer.

Mrs. Scott stated that it was an opinion not a study. Mrs. Scott explained that Mr. Watson lived in the area. Mrs. Scott stated that there is a blind curve, and the best solution would be to clear the area.

Mr. Sullivan stated that he would still approach the neighbor to see if he could do the clearing along the road.

Mr. McCloud asked the board if the criteria has been met.

Four of the board members concurred that the criteria for the roads have been met, one opposed (that being Lora Scott).

Mr. McCloud made a motion that the criteria on the road as requested at the January BZA meeting for **2021-BZA-37: TWIN PONDS RV RESORT – SPECIAL EXCEPTION** has been met.

Mr. Scobee seconded the motion.

The criteria on the roads have been met with four members in favor and one against (that being Mrs. Scott).

Mrs. Zeiner stated that we are in the process of getting a steering committee together.

Mr. Ensley stated that a member of each board is needed to be on the committee.

Mr. Bee stated that it was already voted that Lora would be the representative.

Mr. Ensley stated that Fillmore was not interested in being involved.

Mr. McCloud asked if there was any other business to be brought before the board. There being none, Mr. McCloud asked for a motion to adjourn.

Mr. Scobee made a motion to adjourn the meeting.

Mr. McCloud seconded the motion.

Meeting adjourned at 8:51 p.m.

Minutes approved on the 13th day of June 2022.



Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 9, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
JOHN ZERNER	107 E. WASHINGTON ST GIC
MIKE SULLIVAN	1391 W CR 1050 S. CLOVERDALE
ROGER AZAR	214 E. MAIN ST. CRAWFORDSVILLE, IN 47933

**PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA**

MONDAY MAY 9, 2022

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 – April 11, 2022, 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**

2022-BZA-6: Raymond Phillips Estate – Development Standards Variance: to reduce acreage and road frontage to split off an existing dwelling from a 22.26-acre parcel; Zoned A1; Marion Township; 22/14N/3W (6768 E SR 240 Greencastle)

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

❖ **2021-BZA-37: Twin Ponds RV Resort – Special Exception:** to allow an RV resort in an A1 District; Cloverdale Township; 5/12N/4W (1391 W CR 1050 S Cloverdale)

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, 4th Floor Room 48 Greencastle, Indiana 46135. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposed will be heard. The jurisdiction of the Plan Commission is all of Putnam County except the City of Greencastle, and the Towns of Bainbridge, Cloverdale, and Roachdale. For more information call (765) 301-9108.

FOR SPECIAL 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.



**Putnam County Highway Department
1624 West County Road 225 South
Greencastle, Indiana 46135**

Phone: 765-653-4714
Fax: 765-653-5516

Supervisor
Clint Maddox

Commissioners
David E. Berry
Rick Woodall
Tom Helmer

February 21, 2022

Deckard Engineering
Roger Azar

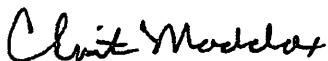
RE: 1050S - Cloverdale, IN

Roger

Regarding your concerns about additional traffic on 1050S during the peak season, 1050S from SR243 to County Road 300W is scheduled to be re-surfaced in the year of 2023. That re-surfacing project is contingent upon financial funding. Regardless of funding, normal maintenance will continue on this road as needed.

Currently, we do not see any issue with the increase traffic at this time.

Thank you



Clint Maddox

From: Watson, Tim <TWATSON@indot.IN.gov>
Sent: Tuesday, March 29, 2022 6:41 PM
To: Roger Azar <roger@deckardes.com>
Cc: Allison Hunley <allison@deckardes.com>; Long, Brittany <BLong1@indot.IN.gov>; Patterson, Justin <JPatterson1@indot.IN.gov>; Kopcha, George <GKopcha@indot.IN.gov>
Subject: RE: RV Park off SR 243

Roger,

Thanks for your patience. First, I would like to say that this facility looks like a great development and a good fit for the area. There are a lot of people using the campgrounds at Lieber State Park and they are often full on the weekends. So, having another option will be great for vacationers.

I recognize that Blackhawk Campground is just down the road from this proposed location. One benefit of their location is that CR 190 W will take them back to the interstate with a little shorter route. So, I'm sure that a lot of people using that campground do not come straight out to SR 243. I had a friend that lived on CR 225 W and I would mostly use CR 190 W when traveling to or from his house. Coming out directly onto SR 243 from CR 1050 S isn't too difficult in a passenger vehicle. There is enough pavement that you can square up with SR 243 before pulling out, but pulling out with an RV onto the narrow SR 243 could take more time that a person would have if a vehicle comes around the curve faster than the advisory speed. There is about a 4.5% grade on SR 243 that vehicles EB to NB would have to climb, so pulling out onto the narrow SR 243 and heading up an incline will cause trailers to have a long dwell time in the SB lane.

I know that the developer does not likely own property on the inside of the curve on SR 243 just north of CR 1050 S, but ideally there needs to be a dedication of land on the inside of that curve and clearing of vegetation for improved visibility for slower vehicles to have enough time to pull out safely. I'm not aware of a crash problem at this intersection, but I believe this low-cost improvement will provide the owner with tremendous benefits in comfort and safety for their patrons. It might be possible for the developer to work directly with the property owner, or with the county, to secure property or an easement to clear a better sight line to see SB traffic approaching from farther away.

Let me know if you have any questions. Thanks.

Tim Watson, P.E.

Crawfordsville District Traffic Engineer
Indiana Dept. of Transportation
41 W CR 300 N, Crawfordsville, IN 47933
twatson@indot.in.gov

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