

## **PUTNAM COUNTY PLAN COMMISSION MINUTES**

The Putnam County Plan Commission met for its regular monthly meeting on October 12, 2022, at 6:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1<sup>st</sup> Floor, Greencastle, IN 46135. With Wendell Underwood resigning in July, Randy Bee acting as Vice President called the meeting to order at 6:34 p.m. A roll call was taken to determine a quorum. The following members were present: Randy Bee, Clint Cooper, Jenna Nees, Rick Woodall, and David Penturf. Eric Hayman, Kevin Scobee, Ken Heeke, and Jay Alcorn were not present. Also, present was Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

### **REVIEW OF MINUTES**

Randy Bee stated that the August and September meetings had been canceled for lack of agenda items. Mr. Bee asked if the board had any corrections, additions, or other changes to the July 13, 2022, meeting minutes.

Rick Woodall made a motion to approve the July 13, 2022, minutes as presented.

David Penturf seconded the motion.

The July 13, 2022, minutes were approved with all in favor.

### **ELECTION OF OFFICER:**

Mr. Bee welcomed new member Clint Cooper who was appointed to replace Wendell Underwood.

Lisa Zeiner stated that with the resignation of Wendell Underwood a new president would need to be elected.

Mr. Bee asked for nominations for president.

David Penturf nominated Kevin Scobee.

Clint Cooper seconded the nomination.

Kevin Scobee was elected the president with three (3) in favor and two (2) against. Randy Bee and Jenna Nees stated their reason for opposing was because Kevin was not present at the meeting to accept or decline the nomination.

**OLD BUSINESS:** None.

### **NEW BUSINESS:**

**AMENDMENT TO THE CODE OF ORDINANCES:** Amend Chapter 151 Flood Hazard Areas to bring the ordinance up to date with State Requirements.

Mrs. Zeiner stated that she had reached out to the Indiana Department of Natural Resources for training. Mrs. Zeiner explained that as the floodplain administrator she wanted to make sure she understood what needed to be done. Mrs. Zeiner stated that when the representative from INDNR reviewed the existing ordinance dated 2012, they found it outdated. Mrs. Zeiner explained that INDNR provided a template to use and review the proposed ordinance and has given their approval.

Mr. Woodall asked what the revisions were.

Mrs. Zeiner stated that most of the existing ordinance was rewritten to include the most up to date information. Mrs. Zeiner explained that INDNR had mapped most the waterways in Indiana and updated the flood hazard areas. Mrs. Zeiner stated that for building permit the building department uses the new DNR information to determine if a property is located within the special flood hazard area. Mrs. Zeiner explained that for flood insurance the FEMA maps were the used. Mrs. Zeiner stated that she looks at both maps when determining if the property would require additional permits from INDNR.

Mr. Bee made a motion to approve the **AMENDMENT OT THE CODE OF ORDINANCE TO AMEND CHAPTER 151 FLOOD HAZARD AREAS.**

Jenna Nees seconded the motion.

The motion passed with all in favor. The next step would be approval from the County Commissioners.

**ZONING MAP:** Adopt the official zoning map that is digitalized map by parcel replacing the colored pencil lined map that is currently the official zoning map.

Mrs. Zeiner explained that the first step toward updating the zoning ordinance was to get the current zoning map into a usable map. Mrs. Zeiner stated that HWC took the existing zoning map and created a digitized map that was zoned per parcel. Mrs. Zeiner explained that no zoning was changed. Mrs. Zeiner stated the updated map shows all the existing zoning and makes it easier to read. Mrs. Zeiner explained that once the zoning ordinance is updated the zoning would now be able to be uploaded to the county's GIS site. Mrs. Zeiner stated that the existing map could not be changed or uploaded on the GIS website.

Mrs. Nees made a motion to **ADOPT THE DIGITALIZED MAP AS THE ZONING MAP.**

Mr. Cooper seconded the motion.

Mr. Bee asked if there was any other business to discuss.

Mrs. Zeiner stated that the next step in updating the Comprehensive Plan was big ideas open house that is set for October 25<sup>th</sup> at the Fairgrounds. Mrs. Zeiner requested that the members push out the information to all their contacts. Mrs. Zeiner stated that she would send an email with a flyer for them to send out. Mrs. Zeiner explained that she had reached out to the local radio station. Mrs. Zeiner stated that the radio station has placed the flyer on their website and will be running ads. Mrs. Zeiner further stated that she would be going to the radio station on Tuesday to talk about the event on air.

Mr. Woodall updated the board on the proposed solar project. Mr. Woodall explained that the approval process was three (3) steps, but the steps could go in any order. Mr. Woodall stated that the steps were BZA approval, tax abatement, and economic development plan. Mr. Woodall explained that the commissioners and council had an executive meeting with a firm to discuss the steps. Mr. Woodall stated that the council and commissioners needed to decide on which step should be first. Mr. Woodall explained that they would be hiring a firm to assist with the details.

Mr. Bee asked if there was any other business to discuss.

There being no other business, Mrs. Nees made a motion to adjourn the meeting.

Mr. Woodall seconded the motion.

Meeting adjourned at 7:19 p.m.

Minutes approved on the 11<sup>th</sup> day of January <sup>23</sup> 2022.

Randy Bee  
Randy Bee, Vice- President

**PUTNAM COUNTY ADVISORY PLANNING COMMISSION  
AGENDA**

**WEDNESDAY October 12, 2022  
6:30 P.M.**

Commissioner's Meeting Room -Putnam County Courthouse  
1 W Washington Street - Greencastle, IN 46135  
(765) 301-9108

**1. CALL TO ORDER**

**ROLL CALL DETERMINATION OF QUORUM**

Eric Hayman  Kevin Scobee  Randy Bee  Ken Heeke  Clint Cooper  Jenna Nees  Jay Alcorn  
 Rick Woodall  David Penturf  Jim Ensley, Attorney  Lisa Zeiner, Plan Director

**2. REVIEW OF MINUTES – July 13, 2022 (August & September Meetings cancelled)**

**3. ELECTION OF OFFICER –** With the registration of Wendell Underwood a new president needs to be elected. Currently Randy Bee is Vice President and Eric Hayman is Secretary.

**4. 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 plan Commission made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

❖ **OLD BUSINESS:**

❖ **NEW BUSINESS:**

**AMENDMENT TO THE COD OF ZONING ORDINANCE:** Amend Chapter 151 Flood Hazard Areas to bring the ordinance up to date with State Requirements.

**ZONING MAP:** Adopt the official zoning map that is digitalized map by parcel replacing the colored pencil lined map that is currently the official zoning map

**5. BUSINESS SESSION -** In its business session, the Plan Commission meets in open session to discuss each item and make a decision. 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 Plan Commission requests it. The Plan Commission may continue an item to another date for the hearing if the public is better served by such a continuance.

**6. OTHER BUSINESS**

**7. 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.

PUTNAM COUNTY PLAN COMMISSION

October 12, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Greg Williams	