

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for its regular monthly meeting on April 13, 2022, 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 6:30 p.m. A roll call was taken to determine a quorum. The following members were present: Wendell Underwood, Jenna Nees, Kevin Scobee, Ken Heeke, Randy Bee, David Penturf, Eric Hayman, and Jay Alcorn. Rick Woodall was not present. Also, present was Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

ELECTION OF OFFICERS

Wendell Underwood stated that since this is the first meeting of the year (January, February, and March meetings were cancelled because of lack of agenda items) election of officer needed to be completed.

Kevin Scobee made a motion to keep the officers the same, being Wendell Underwood as president, Randy Bee as vice-president, and Eric Hayman as secretary.

Jay Alcorn seconded the motion.

The officers for 2022 were approved as: President – Wendell Underwood; Vice-President – Randy Bee; and Secretary – Eric Hayman with all in favor.

REVIEW OF MINUTES

Mr. Underwood asked if the board had any corrections, additions, or other changes to the December 8, 2021, meeting minutes. There being no changes, corrections, or additions, Mr. Underwood asked for a motion.

Kevin Scobee made a motion to approve the December 8, 2021, minutes as presented.

Randy Bee seconded the motion.

The December 8, 2021, minutes were approved as submitted with all in favor.

OLD BUSINESS:

DISCUSSION ONLY – Agricultural districts of other counties as requested from discussion about changing acreage in A1 from five acres and the road frontage from 350 feet.

Mr. Underwood stated that he would like for the discussion to proceed. Mr. Underwood explained that while the county will be updating the zoning ordinance those changes would take a while. Mr. Underwood stated that he would like to proceed with making these changes.

Mr. Scobee agreed.

Mrs. Zeiner gave a brief presentation on the acreage and road frontage requirements of surrounding counties (see attached exhibit).

After a discussion between the board members on road frontage, setback, and acreage requirements, the board requested that several ordinances be drafted as follows: 1. An ordinance allowing splits of 2 acres in an A1 district with reduced road frontage which would do away with the homestead exemption; 2. An ordinance allowing 1.5 acres in an A1 district with reduced road frontage and setback requirements while keeping density, which would do away with the homestead exemption; 3. An ordinance allowing fifty-foot strip with two acres; 4. All above ordinance allowing for minor plats in an A1 district; 5. An ordinance about driveways in a conservation subdivision.

DISCUSSION ONLY – Development Plan Review Ordinance: an ordinance to add provisions for review and approval of development plans.

Mrs. Zeiner stated that the board had requested fees to be included in the ordinance. Mrs. Zeiner stated that the fees had been added to the ordinance. Mrs. Zeiner asked if the board wanted to proceed with the discussion or table it.

After a brief discussion on if the new county highway superintendent could review the plans instead of hiring an outside engineer, it was suggested that the full ordinance be included in the packets for the May meeting for approval.

NEW BUSINESS:

2021-PC-33: MICHAEL POOLE – CONSERVATION SUBDIVISION: Twin Falls Conservation Subdivision (Final); Zoned A1; Monroe Township; 33/15N/4W (North side of CR 200 N approximately 0.5 miles east of SR 231 Greencastle)

Greg Williams, ASA Land Surveying and agent for the petitioner, approached the board. Mr. Williams stated that Mr. Poole had put in a lot of effort for this conservation subdivision to determine where the best building sites would be, constructing the road, having a fifty-foot right-of-way from drainage and utilities. Mr. Williams explained that it was for five building lots. Mr. Williams asked about adding the utility easement in the fifty-foot drainage easement.

Mrs. Zeiner stated that it could be added to the drainage easement.

Mr. Williams stated that he would correct the first page of the plat, which would not affect the other plat pages.

Mr. Bee asked about buildings in the conservation areas.

Mrs. Zeiner stated that those areas could be farmed, mowed for hay, used as pasture, or woodland areas, buildings could not be placed in the area for residential.

Mr. Williams stated that most of the wooded area is in a classified forest. Mr. Williams explained that he was in the process of removing the classified forest delineation. Mr. Williams stated that there were two five-acre tracts that were not part of the conservation subdivision, however those lots would be able to use the proposed driveway. Mr. Williams explained that there was some unusable ground within the proposed subdivision. Mr. Williams stated that the site was established so that the houses were not on top of each other. Mr. Williams explained that there was good site distance and woods between the building lots.

Mr. Heeke asked about the letters that were submitted.

Mr. Underwood stated that the remonstrance was at the first meeting.

Mrs. Zeiner stated that the letters were received after the preliminary hearing was over. Mrs. Zeiner explained that most of the letters stated concerns with traffic and site distance. Mrs. Zeiner stated that the County Highway Department had issued a driveway cut permit. Mrs. Zeiner explained that the drive was at the crest of a hill and that the highway department did not have concerns with site distance.

Mr. Scobee made a motion to approve **2021-PC-33: MICHAEL POOLE – CONSERVATION SUBDIVISION (to be known as Twin Falls)** contingent on adding a utility easement within the fifty-foot drainage easement.

Jay Alcorn seconded the motion.

MICHAEL POOLE – CONSERVATION SUBDIVISION (to be known as Twin Falls) was approved contingent on adding a utility easement within the fifty-foot drainage easement with all in favor.

2021-PC-46: JOSH AMIS – CONSERVATION SUBDIVISION: Amis Conservation Subdivision (Final); Zoned A1; Washington Township; 13/13N/5W (6359 S CR 375 W Greencastle).

Greg Williams, ASA Land Surveying, approached the board on behalf of the petitioner. Mr. Williams this subdivision was on Manhattan Road. Mr. Williams explained that lot one had an existing dwelling and barn, lots two and three would be future development. Mr. Williams stated that it meets the 85% for conservation.

Mr. Bee asked if they owned the 1.83-acre parcel.

Mr. Williams stated that it was an adjoining landowner and not part of the subdivision. Mr. Williams explained that the fence line along the south property line is described as going along the section line. Mr. Williams stated that the fence does not actually run parallel to the section line. Mr. Williams explained that the Amis and the Fullers agreed to swap property so that the fence would be the property line.

Mr. Bee asked where the access to the 60.96 acres.

Mr. Williams showed where the road frontage for the 60.96 acres was on the plat. Mr. Williams stated that the road frontage for the 60.96 acres was 190.46 feet.

Eric Hayman asked if there were any buildings on lots two and three.

Mr. Williams stated that those lots were vacant.

Mr. Scobee asked if the plat meets all the criteria for a conservation subdivision.

Mr. Williams stated that it does. Mr. Williams stated that the conservation area was a little over 85%.

Mr. Underwood asked if all other requirements have been met.

Mrs. Zeiner stated that all requirements had been met.

Mr. Scobee asked if there were any letters or resistance.

Mrs. Zeiner stated that there was none. Mrs. Zeiner explained that this was the final meeting.

Mr. Bee asked if dwellings would be built on the lots.

Mr. Williams stated that on lot two yes, they were just waiting on approval of the plat to get the building permit. Mr. Williams explained that lot three could be built on in the future.

Mr. Hayman made a motion to approve **2021-PC-46: JOSH AMIS – CONSERVATION SUBDIVISION** as presented.

Mr. Bee seconded the motion.

JOSH AMIS – CONSERVATION SUBDIVISION was approved as presented with all in favor.

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

Mrs. Zeiner stated that she went to training on floodplain and found out that the county’s Special Flood Hazard Ordinance is outdated. Mrs. Zeiner explained that DNR had emailed her a model ordinance to use. Mrs. Zeiner stated that she would be updating the ordinance before the board soon. Mrs. Zeiner explained that the solar company that is looking at property in Putnam County and Montgomery County has reviewed the solar ordinance that was passed in December by the Commissioners and has asked for some revisions. Mrs. Zeiner stated that she would draft the changes and get to the board for discussion on whether the changes should be made or not.

Mr. Scobee stated that the cell tower on County Road 200 North is no longer in use. Mr. Scobee asked what the procedure was for taking it down or what needed to be done.

David Penturf stated that someone could buy it and then use it.

Mr. Alcorn explained that the contract at the fair grounds for the cell tower there is specific language of when it is to be decommissioned, regardless of if it is in use or not the cell company has to pay the lease agreement fee.

Mrs. Zeiner stated that in the cell tower ordinance there is a section of about when to remove the towers.

Mr. Ensley stated that the tower was placed prior to zoning so it would fall under nonconforming use.

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

Mr. Bee seconded the motion.

Meeting adjourned at 7:52 p.m.

Minutes approved on the 8 day of June 2022.

Wendell Underwood
Wendell Underwood, President

**PUTNAM COUNTY ADVISORY PLANNING COMMISSION
AGENDA**

**WEDNESDAY APRIL 13, 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

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

2. ELECTION OF OFFICERS – Currently Wendell Underwood, President; Randy Bee, Vice-President; Eric Hayman, Secretary

3. REVIEW OF MINUTES – December 8, 2021 (January, February, and March 2022 meetings were cancelled because of lack of agenda items)

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:**

Discussion Only – Agricultural districts of other counties as requested from discussion about changing acre in A1 from 5 acres and the road frontage from 350 feet. – PUT ON HOLD WILL BE INCLUDED IN ZONING ORDINANCE UPDATE

Development Plan Review Ordinance: An ordinance to add provisions for review and approval of development plans review. – PUT ON HOLD WILL BE INCLUDED IN ZONING ORDINANCE UPDATE

❖ **NEW BUSINESS:**

2021-PC-33: MICHAEL POOLE – Twins Falls Conservation Subdivision (FINAL); Zoned A1 in Monroe Township; 33/15N/4W (North side of CR 200 N approx. 0.5 miles east of SR 231 Greencastle)

2021-PC-46: JOSH AMIS – Amis Conservation Subdivision (FINAL); Zoned A1 in Washington Township; 13/15N/5W (6359 S CR 375 W Greencastle)

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, 4th 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 ACCOMMODATIONS 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

April 13, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Grey Williams	

DEVELOPMENT STANDARDS OTHER COUNTIES - AG DISTRICTS ONLY			
COUNTY	AG DISTRICT	ACREAGE	ROAD FRONTAGE
Fayette	A1	3 acres	150 ft
	A2	1 acre	75 ft
Hendricks	AGB	1.5 acres	150 ft (50 ft min)
	AGI	10 acres	150 ft (50 ft min)
	AGR w/o septic	1.5 acres	150 ft (50 ft min)
	AGR w septic	20,000 sf.	100 ft (50 ft min)
Daviess	A1	1.5 acres	none
Tippecanoe	A Nonres w/ sewer	None	60 ft
	A Nonres w/septic	Determined by health department	60 ft
	A Res w/sewer	15,000 sf.	100 ft
	A Res w/septic	Determined by health department	100 ft
	AA Nonres w/sewer	None	60 ft
	AA Nonres w/septic	Determined by health department	60 ft
	AA res w/sewer	15,000 sf.	100 ft
	AA res w/septic	Determined by health department	100 ft
	AW Nonres w/sewer	None	60 ft
	AW nonres w/septic	Determined by health department	60 ft
	AW res w/sewer	15,000 sf.	100 ft
	AW res w/septic	Determined by health department	100 ft
	Fountain	Ag	1 acre
Boone	AP	limited res. Use	
	AG	2 acres	100 ft
	AB	2 acres	100 ft

2019 Putnam County Farm Bureau Resolutions

County Level

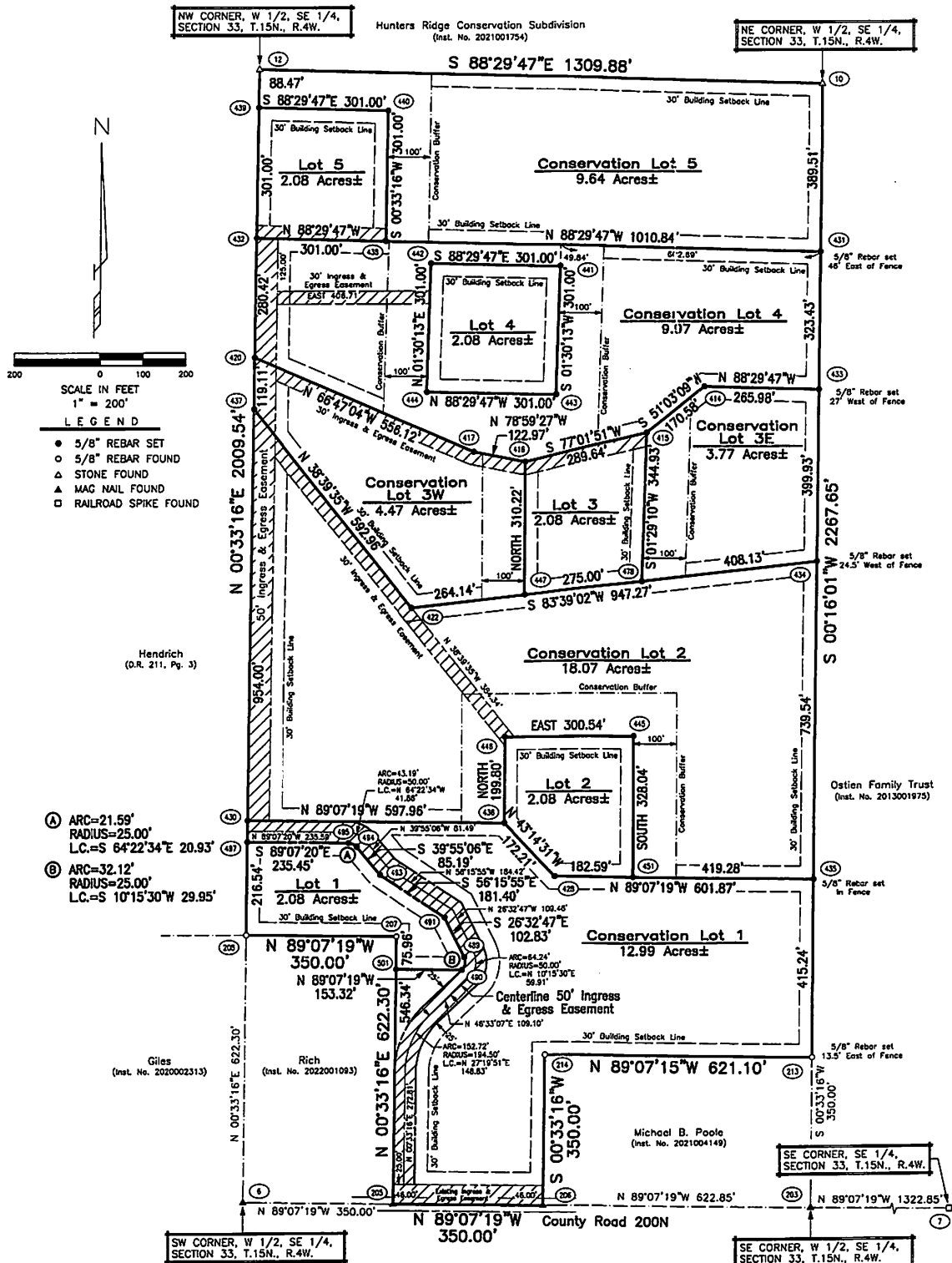
1. Putnam County Farm Bureau Inc. supports the plan to allow residential housing lots on A1 to be sold with 3 acres and 200 ft. of road footage. (Currently it is 5 acres and 350 ft. of road footage).

2. Putnam County Farm Bureau Inc. support having the BZA give due consideration to Flag lots as a special exception on A1 or A2 land where the 3-5 acre lot would be located in the back of the property with a lane or easement to the property. This would be on a case by case basis with acceptable sewage and water availability.

3. Putnam County Farm Bureau Inc. I support changes in zoning in an agricultural area (agricultural to residential) to require a record of covenant on all property deeds between original owner and subsequent owners stating that:
 - a. This property is in a predominantly agricultural area and all normal, reasonable and necessary agricultural practices – including but not limited to livestock and field crop operations – may continue to be operated within the buffer zone of the residential area and not be considered a nuisance.
 - b. With this understanding, the new owner on behalf of himself and any future owner and occupants of the property shall waive right to bring claim against any farmer or agriculture producer in this area who is acting within these guidelines.
 - c. The producer has the right to expand, change or enlarge his farming operation and still be protected by this covenant.
 - d. All such agreements and restrictions shall run with the land and shall be binding upon the applicants' and their successors' interest.

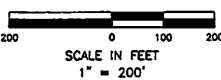
TWIN FALLS CONSERVATION SUBDIVISION

FINAL PLAT



- LEGEND**
- 5/8" REBAR SET
 - 5/8" REBAR FOUND
 - ▲ STONE FOUND
 - △ MAG NAIL FOUND
 - RAILROAD SPIKE FOUND

- ARC=21.59'**
RADIUS=25.00'
L.C.=S 64°22'34"E 20.93'
- ARC=32.12'**
RADIUS=25.00'
L.C.=S 10°15'30"W 29.95'



Hendrich
 (D.R. 211, Pg. 3)

Giles
 (Inst. No. 2020002313)

Rich
 (Inst. No. 2022001093)

Michael B. Poole
 (Inst. No. 2021004149)

Osteen Family Trust
 (Inst. No. 2013001975)

The horizontal data shown is based on a positional solution derived from Global Positioning System (GPS) observations processed by National Geodetic Survey (NGS) utilizing the Indiana Department of Transportation (INDOT) Indiana Continuously Operating Reference Station (INCORS), Indiana State Plane Coordinate System West Zone, 1983 North American Datum, NAD83(2011).

ASA Land Surveying

7 South Spring Street Ph. 765-653-2714
 Greencastle, IN 46135 Fax 765-653-1227

e-mail: asa@cinergymetro.net

Re: 21-133 Mike Poole Sheet 1 of 2

TWIN FALLS CONSERVATION SUBDIVISION

FINAL PLAT

Surveyor's Report:

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

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

The purpose of this survey was to plat Twin Falls Conservation Subdivision out of real estate conveyed to Michael B. Poole as described in Instrument Number 2021004149 in the Office of the Recorder of Putnam County, Indiana.

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

The following documents were reviewed and/or utilized as a part of forming the undersigned's opinion as to the boundary location per this survey.

Report Documents as recorded in the Office of the Recorder of Putnam County, Indiana.

1. Subject deed
 - a. Instrument Number 2021004149
2. Adjoining deeds
 - a. Deed Record 211, page 3
 - b. Instrument Number 2020002313
 - c. Instrument Number 2013001975
 - d. Instrument Number 2022001093
3. Hunters Ridge Conservation Subdivision 2nd Replat.
 - a. Instrument Number 2021001754

The survey was based on the following; the numbers correspond to those shown on the attached plat:

10. Is a stone found marking the Northeast corner of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West.
12. Is a stone found marking the Northwest corner of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West.
6. Is a mag nail found and accepted as the best evidence of the Southwest corner of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West.
7. Is a railroad spike found and accepted as the best evidence of the Southeast corner of the Southeast quarter of Section 33, Township 15 North, Range 4 West.
203. Is a mag found on line 6-7 equal distance between said corners and accepted as the best evidence of the Southeast corner of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West.
206. Is a mag nail found on line 6-7 and accepted as a property corner of the subject real estate.
205. Is a mag nail found on line 6-7 and accepted as the best evidence of the Southeast corner of the 5.00 acre tract as described in Instrument Number 2022001093 in the Office of the Recorder of Putnam County, Indiana.
208. Is a 5/8 inch rebar found on line 6-12, deed distance North of corner 6 and accepted as the best evidence of the Northeast corner of real estate as described in Instrument Number 2020002313 in the Office of the Recorder of Putnam County, Indiana.
213. Is a 5/8 inch rebar found on line 203-10 and accepted as the best evidence of a property corner of the subject real estate.
207. Is a 5/8 inch rebar found and accepted as the best evidence of the Northeast corner of the aforesaid 5.00 acre tract as described in Instrument Number 2022001093 in said Recorder's Office.
214. Is a 5/8 inch rebar found and accepted as the best evidence of a property corner of the subject real estate.

The remaining corners were set in locations 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 credible 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.

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

Due to variances in reference monuments: 0 feet for corners 10, 12, 207, 214 and all of the new interior corners established as part of this survey. Estimated to be 0.50-1.00 foot for all other corners.

Due to discrepancies in the record description: None Found.

Due to inconsistencies in lines of occupation: See plat for the fence line location near the East line.

Current Owner: Michael B. Poole Instrument Number 2021004149

Date: April 4, 2022 Field work was completed: April 4, 2022

Legal Description:

Situate in the State of Indiana, County of Putnam and being a part of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West of the Second Principal Meridian, more particularly described to-wit:

Prepared by Gregory D. Williams, LS20100071, ASA Land Surveying, Reference No. 21-133

BEGINNING at a stone marking the Northwest corner of the West half of the Southeast quarter of Section 33, Township 15 North, Range 4 West; thence South 88 degrees 29 minutes 47 seconds East 1309.88 feet (basis of bearings is Indiana State Plane Coordinate System, North American Datum of 1983) with the North line of said West half quarter to a stone marking the Northeast corner thereof; thence South 00 degrees 16 minutes 01 second West 2287.65 feet with the East line of said West half quarter to a 5/8 inch rebar; thence North 89 degrees 07 minutes 15 seconds West 621.10 feet to a 5/8 inch rebar; thence South 00 degrees 33 minutes 16 seconds West 350.00 feet to a mag nail on the South line of said West half quarter; thence North 89 degrees 07 minutes 20 seconds West 350.00 feet with said South line to a mag nail marking the Southeast corner of a 5.00 acre tract as described in Instrument Number 2022001093 in the Office of the Recorder of Putnam County, Indiana; thence North 00 degrees 33 minutes 16 seconds East 622.30 feet with the East line of said 5.00 acre tract to a 5/8 inch rebar marking the Northeast corner thereof; thence North 89 degrees 07 minutes 19 seconds West 350.00 feet with the North line of said 5.00 acre tract to a 5/8 inch rebar marking the Northwest corner thereof and being on the West line of said West half quarter; thence North 00 degrees 33 minutes 16 seconds East 2009.54 feet with said West line to the point of beginning, containing 69.31 acres, more or less.

Subject to all rights-of-way and pertinent easements of record.

I, the undersigned, a duly licensed Professional Surveyor in the State of Indiana hereby certify that to the best of my knowledge and belief this plat accurately represents a survey completed this 4th day of April 2022.


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

Recorded Ownership

Michael B. Poole
STATE OF INDIANA)
COUNTY OF PUTNAM) SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael B. Poole and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose therein expressed.

Witness my hand and seal this ____ day of _____, 2022.

Notary Public _____

My Commission expires: _____

Resident of _____ County.

Certificate

Under authority provided by Chapter 3, Indiana Code 36-7-3 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 this ____ day of _____, 2022.

PRESIDENT

SECRETARY

Approved and accepted as a private subdivision by the Board of Commissioners of Putnam County, Indiana, this ____ day of _____, 2022.

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: This ____ day of _____, 2022.

Auditor of Putnam County, Indiana

STATE OF INDIANA)
COUNTY OF PUTNAM) SS

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

Received for record this ____ day of _____, 2022 at ____ o'clock ____ m. and recorded in Plat Book _____, page _____ in this office. Instrument # _____

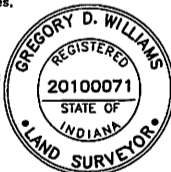
Recorder of Putnam County, Indiana

Duly entered for taxation this ____ day of _____, 2022.

Attest: _____
Auditor of Putnam County, Indiana

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


Prepared By: Gregory D. Williams, P.S.



ASA Land Surveying

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

Re: 21-133 M'ke Poole Sheet 2 of 2

August 30, 2021

Lisa Zeiner
Director/Building Administrator

Case Number: 2021-PC-33
Twin Falls Conservation Proposed Subdivision

Dear Ms. Zeiner,

My name is Linda Hendrich Anderson who has a life tenant interest in our family farm located on the South side of County Road 200 North across from the proposed subdivision. Our farm is comprised of woodlands, tillable ground and conservation.

The purpose of my letter is to emphasize below my concerns, suggestions and questions to the committee(s) reviewing the proposed Twin Falls Conservation subdivision.

- 1 I would ask the appropriate Review Committee to physically drive the 2-lane road of 200 N. I further urge the committee(s) not to rely solely on an aerial photo without understanding this request. Starting from U.S. Hwy. 231 and County Road 200 N, drive East to at least the intersection of N. County Road 50 E, E. County Road 200 N and back. Roughly 1.6 miles. Is this possible to arrange?

There is somewhat of a high grade/hill near the proposed subdivision and a significant change in elevation. The above-mentioned hill obscures visibility to traffic in both directions until you reach its crest.

A proposal for 5 buildable lots places the subdivision's ingress and egress directly onto 200 N without any view for traffic to the East. If proposed lots add at a minimum estimate of 20 vehicles (i.e.: 2 to 4 vehicles/lot) entering or exiting the subdivision, there's a greater likelihood of an accident to occur. It's already a dangerous section of road at this point on 200 N. Will there be consideration for counting the increased delivery trucks or trash pick-up service vehicles to the proposed subdivision?

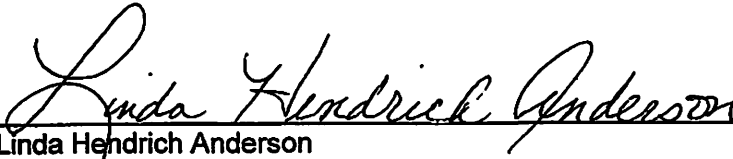
- 2 County Road 200 North is one of the main routes farmers and their equipment use to reach U.S. 231. In some instances, farmers lease/rent additional ground to increase their production. County Road 200 N. becomes their primary East/West thoroughfare. The proposed subdivision will negatively affect their ability to harvest and safely transport crops to market. There are relatively few alternative roads for farmers to safely navigate their equipment from inland farmland properties.
- 3 Without city water available to the proposed subdivision, the number of wells and septic systems could potentially reduce the available water table source and/or supply in the area. Has a topographical study been completed? Will additional wells and septic systems support the future increased water demand? Will other neighboring properties wells be affected with possible contamination from these new septic systems?

- 4 Currently water now flows downward into the Synder Branch, which in turns makes its way to Big Walnut Creek. Are there any grasslands and/or buffers being considered as a safety net for these land use changes? Are there provisions to prevent soil sedimentation, pollution or erosion from reaching the stream(s) or waterway(s)?

As information is compiled, in my opinion, it will show the proposed subdivision **cannot** co-exist as submitted. Therefore, it should significantly be reduced in size. The parcel isn't conducive to promoting a safer, more equitable environment nor retain the rural prosperity and quality of life for all.

Thank you in advance for distributing my concerns, questions and comments to members of all Technical Review Committee(s).

Sincerely,


Linda Hendrich Anderson
Phone: (813) 792-7394

Received
8/24/2021
3

August 24, 2021

Putnam County Planning Commission
1 Courthouse Square
Greencastle, IN 46135

RE: 2021-PC-33 – Michael Poole, Proposed Twin Falls Conservation Subdivision

We are writing in regards to the proposed Twin Falls Conservation Subdivision on County Road 200N in Greencastle Township. During the meeting on 8/11/2021 where this proposal was approved by the Putnam County Planning Commission, many concerns were brought to the Boards attention, including drainage, septic system placement, water table levels, and driveway access to 200N.

We are the owners of the property directly across the road from this subdivision and we would like to bring to the attention of those making proposals and changes to consider the traffic on County Road 200N. We have lived there approximately 15 years, buying from the previous owner. Our driveway is at the top of the hill and we have difficulty seeing traffic coming from the East. The proposed driveways for this subdivision are also in jeopardy of having the same problems. Traffic going west can see our vehicle in the driveway but we cannot see them until they crest the hill. Numerous times we have pulled out in front of vehicles traveling west at a good speed.

The road is very narrow to the west of our driveway. East bound vehicles are causing the road to breakdown because they must move to the far right to avoid oncoming traffic.

In the public's best interest for safety and the safety of those who travel County Road 200N, we would invite you to sit in our driveway and access this problem personally.

Thank you for your consideration.

Sincerely

Roger & Laura Tretera
430W County Road 200N
Greencastle, IN 46135
(317) 402-4155

Kristin and Jacob Giles
519 West County Road 200 North
Greencastle, IN 46135
kahendrich@gmail.com
(317) 606-9977

To Whom it May Concern,

The purpose of this letter is to outline our family's concern over the Twin Falls Conservation Subdivision proposal on 200 North by Mr. Poole. We live directly beside the property on 5 acres and have two young children.

Our first concern is regarding the increase in traffic this subdivision will cause as well as the location for which this proposed driveway will be. The hill in which the driveway will need to be is very dangerous. We already have an issue with people going far too fast up and down the hill and with drivers attempting to turn into or pull out onto 200 N, this will create a huge traffic hazard. With two young children, we are very worried about the dangers this can cause. If there are seven lots on this 80 acres and each has 2-3 cars, that could add twenty one more cars up and down the road that turn in and out of this dangerous drive.

We are also very concerned over the number of additional wells and septic systems that could be placed on this property if this proposal were to go through as proposed. We installed a well in summer of 2020 and we have had difficulties with it running dry already. We have had instances where the water coming from the well turns brown as if we have reached the bottom. The proposed subdivision (plus 2 additional 5 acre lots) could potentially add seven more wells to this area. I am very worried of the impact this will have on our well and the financial burden this could place on us if it were to run completely dry and have to be redug. The addition of seven septic systems to this area is concerning as well because of the potential for contamination of our well since it is such a confined area.

My understanding of one of the purposes of a Conservation Subdivision is to preserve farm ground. Mr. Poole's proposal eliminates the farm ground as most of the lots and the proposed drive run directly through the farm ground. As it stands now, it contains approximately 30 acres of tillable land and it would be extremely unlikely a farmer will find it worthwhile to spend his time and resources farming a couple of acres here and there. The proposed driveway would run directly around our land and I do have concerns over the setback of that road. We are concerned it would run directly against our property line and the terrain and incline of part of that land is very steep. It seems runoff would be an issue and we are worried about materials being washed away and ending up all over our property. According to the Conservation Subdivision rules, there are requirements on preserving land that meets specific inclines. ASA Land Surveying admits to never actually stepping foot on the property before designing the layout. It is imperative the driveway path be investigated to see if it is appropriate the way it is drawn.

My last concern is a moral one. This property is some of the most beautiful in the county. There are two natural waterfalls and some of the prettiest wooded areas you'll ever see. His design would carve up the property and reduce so much of its natural beauty. Mr. Poole purchased this land merely as an attempt to turn it into a subdivision to flip it and make a profit. His plan is to break up into lots, sell it off and then walk away - leaving all the neighbors and potential property owners with the problems to deal with. I hope you will consider denying his proposal or at least reducing the number of lots to help cut down on traffic and the number of wells and septic systems. I appreciate you taking the time to read this letter. Feel free to reach out if you have any questions for us.

Sincerely,

A handwritten signature in blue ink that reads "Kristin & Jacob Giles". The signature is written in a cursive style with a small ampersand between the names.

Kristin and Jacob Giles

AMIS CONSERVATION SUBDIVISION

FINAL PLAT

Surveyor's Report:

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

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

The purpose of this survey was to plat Amis Conservation Subdivision out of real estate conveyed to James David Amis and Carol Ruth Amis as described in Instrument Number 2008002935 and 2022001946 in the Office of the Recorder of Putnam County, Indiana.

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

The following documents were reviewed and/or utilized as a part of forming the undersigned's opinion as to the boundary location per this survey.

Report Documents as recorded in the Office of the Recorder of Putnam County, Indiana.

1. Subject deed
 - a. Instrument Number 2008002935
 - b. Instrument Number 2022001946
2. Adjoining deeds
 - a. Deed Record 131, page 275
 - b. Deed Record 214, page 113
 - c. Instrument Number 2012001748
 - d. Instrument Number 2016002649
 - e. Instrument Number 2015003918
 - f. Instrument Number 2014004775
 - g. Instrument Number 2011006014
 - h. Instrument Number 2000014035
 - i. Instrument Number 2016003939
 - j. Instrument Number 2022001946

The survey was based on the following; the letters correspond to those shown on the attached plat:

- A. Is a stone found marking the Northeast corner of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West.
- B. Is a 5/8 inch rebar found and accepted as the best evidence of the Southeast corner of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West.
- C. Is a stone found marking the Southwest corner of Section 13, Township 13 North, Range 5 West.
- D. Is a calculated location based on prior surveys in the area and accepted as the best evidence of the Northwest corner of Section 13, Township 13 North, Range 5 West.
- E. Is a calculated corner on line C-D equal distance from corners C & D and accepted as the best evidence of the Southwest corner of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West.
- F. Is a Cherry Tree found and accepted as the best evidence of the Southeast corner of the 3.19 acre tract as a controlling call in Instrument Number 2015003918 in the Office of the Recorder of Putnam County, Indiana.
- G. Is a wood post found and accepted as the best evidence of the Northeast corner of said 3.19 acre tract and being on the best evidence of the North line of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West.
- H. Is a wood post found and accepted as being on the best evidence of the South line of said 3.19 acre tract.
- I. Is a calculated corner at the intersection of Westerly extension of line F-H and the centerline of County Road 375 West.
- J. Is a 5/8 inch rebar found and accepted as being on the best evidence of the Northeasterly line of the 1.83 acre tract as described in Instrument Number 2016002649 in said Recorder's Office.
- K. Is a 5/8 inch rebar found and accepted as the best evidence of the Southeast corner of said 1.83 acre tract.
- L. Is a 5/8 inch rebar found and accepted as the best evidence of the Southwest corner of said 1.83 acre tract.
- M. Is a 5/8 inch rebar found and accepted as being on the best evidence of the Southwesterly line of said 1.83 acre tract.
- N. Is a calculated corner of the intersection of the Northwesterly extension of line K-J and the centerline of County Road 375 West.
- O. Is a calculated corner of the intersection of the Northwesterly extension of line L-M and the centerline of County Road 400 West.
- P. Is a wood post found marking the Westerly termination of the existing fence line near the South line of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West, and being on the South line of the 0.21 acre tract as described in Instrument Number 2022001946.

- * 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 credible 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.

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

Due to variances in reference monuments: 0 feet for corners A, C, P, all of the new interior corners established as part of this survey, and the fence line along the Southern boundary of the subject real estate and estimated to be 0.50-1.00 foot for all other

Due to discrepancies in the record description: None Found.

Due to inconsistencies in lines of occupation: See plat for the location of the fence line near of the perimeter of the aforesaid 1.83 acre tract.

Current Owner: James David Amis and Carol Ruth Amis
Instrument Number 2008002935 and 2022001946

Date: April 11, 2022

Field work was completed: April 11, 2022

Legal Description:

Situate in the State of Indiana, County of Putnam and being a part of the South half of the Northwest quarter and part of the Northwest quarter of the Southwest quarter of Section 13, Township 13 North, Range 5 West of the Second Principal Meridian, more particularly described to-wit:

BEGINNING at a stone marking the Northeast corner of the South half of the Northwest quarter of Section 13, Township 13 North, Range 5 West; thence South 01 degree 05 minutes 12 seconds West 1349.30 feet (basis of bearings is Indiana State Plane Coordinate System, North American Datum of 1983) with the East line of said South half quarter to a 5/8 inch rebar marking the Southeast corner thereof; thence with an existing fence line North 88 degrees 33 minutes 20 seconds West 1225.41 feet; thence North 86 degrees 02 minutes 42 seconds West 295.89 feet; thence North 88 degrees 58 minutes 32 seconds West 130.88 feet; thence South 87 degrees 54 minutes 02 seconds West 297.81 feet; thence South 86 degrees 53 minutes 40 seconds West 697.56 feet to the West line of Section 13, Township 13 North, Range 5 West; thence leaving said fence line North 01 degree 31 minutes 34 seconds East 671.61 feet with the centerline of the county road; thence Northerly 109.17 feet on a curve to the left having a radius of 238.52 feet and subtended by a long chord bearing of North 08 degrees 38 minutes 01 second East a distance of 108.22 feet to the Southwest corner of a 1.83 acre tract as described in Instrument Number 2016002649 in the Office of the Recorder of Putnam County, Indiana; thence with the boundary lines of said 1.83 acre tract South 63 degrees 22 minutes 09 seconds East 242.33 feet to a 5/8 inch rebar; thence North 53 degrees 23 minutes 10 seconds East 260.98 feet to a 5/8 inch rebar; thence North 37 degrees 26 minutes 33 seconds West 253.18 feet to the aforesaid centerline and the Northwest corner of said 1.83 acre tract; thence leaving said boundary lines North 51 degrees 56 minutes 09 seconds East 104.53 feet with said centerline to the Southwest corner of a 3.19 acre tract as described in Instrument Number 2015003918 in said Recorder's Office; thence South 89 degrees 34 minutes 03 seconds East 664.56 feet with the South line of said 3.19 acre tract to a Cherry Tree marking the Southeast corner thereof; thence North 00 degrees 32 minutes 13 seconds East 276.93 feet with the East line of said 3.19 acre tract to a wood post marking the Northeast corner thereof and being on the North line of said South half quarter; thence South 89 degrees 20 minutes 19 seconds East 1614.95 feet with said North line to the point of beginning, containing 71.52 acres, more or less.

Subject to all rights-of-way and pertinent easements of record.

I, the undersigned, a duly licensed Professional Surveyor in the State of Indiana hereby certify that to the best of my knowledge and belief this plat accurately represents a survey completed this 11th day of April 2022.


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



ASA Land Surveying

7 South Spring Street Ph. 765-653-2714
Greencastle, IN 46135 Fax 765-653-1227

e-mail: asa@cinergymetro.net

Re: 21-236 Josh Amis Sheet 2 of 3

AMIS CONSERVATION SUBDIVISION

FINAL PLAT

Recorded Ownership

James David Amis Carol Ruth Amis

STATE OF INDIANA)
) SS
COUNTY OF PUTNAM)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James David Amis and Carol Ruth Amis 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 _____, 2022.

Notary Public _____

My Commission expires: _____

Resident of _____ County.

Certificate

Under authority provided by Chapter 3, Indiana Code 36-7-3 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 this ____ day of _____, 2022.

PRESIDENT

SECRETARY

Approved and accepted as a private subdivision by the Board of Commissioners of Putnam County, Indiana, this ____ day of _____, 2022.

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: This ____ day of _____, 2022.

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 Amis Conservation Subdivision.

Received for record this ____ day of _____, 2022 at ____ o'clock ____ m. and recorded in Plat Book _____, page _____ in this office. Instrument # _____

Recorder of Putnam County, Indiana

Duly entered for taxation this ____ day of _____, 2022.

Attest: _____
Auditor of Putnam County, Indiana

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

Gregory D. Williams
Prepared By: Gregory D. Williams, P.S.

 **ASA Land
Surveying**

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

Re: 21-236 Josh Amis Sheet 3 of 3