

## **PUTNAM COUNTY PLAN COMMISSION MINUTES**

The Putnam County Plan Commission met for its regular monthly meeting on December 14, 2022, at 6:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1<sup>st</sup> Floor, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 6:30 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Randy Bee, Ken Heeke, Jenna Nees, Jay Alcorn, and Rick Woodall. David Penturf, Eric Hayman, and Clint Cooper were not present. Also, present was Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

### **REVIEW OF MINUTES**

Kevin Scobee asked if the board had any corrections, additions, or other changes to the October 12, 2022, meeting minutes. Mr. Scobee stated the November meeting had been cancelled due to lack of agenda items.

Ken Heeke stated that he was not present at the October meeting but asked if the October meeting was adjourned as the third page of the minutes was not included in the packet.

Lisa Zeiner asked for the minutes to be table until the January meeting to make sure they are complete.

The October 12, 2022, minutes were tabled until the January meeting.

### **ELECTION OF OFFICER:**

Mrs. Zeiner stated that Eric Hayman had resigned his seat on the commission. Mrs. Zeiner explained that since Eric was the Secretary a new secretary would need to be appointed for this meeting.

Mr. Scobee asked if the election could wait until the January meeting.

Mrs. Zeiner stated that if the proposed replat was approved tonight, the plat would require the president and secretary's signatures.

Mr. Scobee asked for nominations for secretary.

Ken Heeke stated that Ken Heeke would be interested in being secretary, however he believed someone else was also interested.

Rick Woodall nominated Ken Heeke for Secretary.

Jenna Nees seconded the nomination.

Mr. Scobee asked if there were any other nominations. There being none, Mr. Scobee closed the nominations.

A vote was taken will all in favor of Ken Heeke being the Secretary.

### **REVIEW OF MEETING DATES** – 2023 Meeting Dates

Mr. Scobee asked if the board has any corrections, additions, or other changes to the proposed meeting dates.

Mr. Woodall asked why the meetings are held at 6:30 and if they could be held at an earlier time.

Mr. Scobee stated that the time was chosen at 6:30 due to David Penturf, a 6:00 p.m. meeting time was too early.

Mr. Woodall asked if the time could change.

Jenna Nees stated that she originally had a conflict with the time, but that meeting was changed, and she no longer has a conflict.

Mr. Scobee asked what time the board would prefer.

Mr. Woodall stated that 5:30 would be a better time.

Mr. Bee stated that he did not have a problem with changing the time.

Mr. Woodall asked Greg Williams what time would work for him as the incoming surveyor replacing Davie Penturf.

Mr. Williams stated that 5:30 p.m. or 6:00 p.m. would work.

Mr. Bee stated that he would prefer 5:30 p.m. over 6:00 p.m.

Mr. Heeke made a motion to change the meeting time from 6:30 p.m. to 5:30 p.m.

Mr. Bee seconded the motion.

The meeting time changed from 6:30 p.m. to 5:30 p.m. starting with the January 2023 meeting with all in favor.

Mr. Scobee asked about the BZA schedule.

Mrs. Zeiner explained that there was an error on that schedule, but the Plan Commission dates are all good. Mrs. Zeiner stated that the board still needed to vote on approving the meeting dates.

Mr. Woodall made a motion to approve the 2023 meeting dates.

Mrs. Nees seconded the motion.

The 2023 Meetings dates were approved with all in favor.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**2021-PC-11: RYAN PLUMBER** - Replat of Shelby Woods Lot 1 (FINAL); Replat lot 1 to create two buildable lots (Lot 1 being 71.79 acres; Lot 1A being 2.19 acres); Zoned A1; 9/152N/5W; Washington Township (6921 S CR 600 W Reelsville).

Greg Williams, ASA Land Surveying and agent for petitioner, approached the board. Mr. Williams explained that this project was started in early 2021; however, there were some issues with how the land was transferred to the Plumbers. Mr. Williams stated that the final plat has been modified from the preliminary plat because by the road there is a nice hayfield that the owner wants to keep. Mr. Williams explained that Lot 1A was reduced from 4.5 acres to 2.19 acres. Mr. Williams explained that the 2.19 acres is in line with surrounding properties.

Mr. Woodall asked where the road was located.

Mr. Williams showed the location of the road on a map. Mr. Williams stated that this property was at the bend of the road. Mr. Williams explained that this property is already a platted subdivision and the replat of this lot follows the development standards for an agricultural district.

Mrs. Zeiner stated that the other change from the original plat is that a small portion at the southeast corner of lot 1 is not included in the replat as that was sold to Pike Lumber Company prior to the preliminary plat approval.

Mr. Woodall asked if there were any dwellings on the property.

Mr. Williams stated that there is not.

Mr. Heeke asked about the 30-foot setback on lot 1A and a 50-foot setback on lot 1.

Mr. Williams explained that when the original subdivision was approved the setback was 50 feet, since the ordinance changed the setback to 30 feet, Lot 1A follows the development standards of the updated ordinance, while lot 1 follows the development standards that were in place at the time it was originally approved.

Mr. Woodall asked if this was being replated so that he could sell the property.

Mr. Williams stated that was correct.

Mr. Woodall asked how this works with the whole zoning plan since this is a lot with no road frontage.

Mrs. Zeiner stated that it is a lot with no road frontage as it is now. Mrs. Zeiner explained that Lot 1 is an existing lot within a platted subdivision that does not have road frontage.

Mr. Ensley stated that when the original plat was approved, a development standards variance would have been granted.

Mr. Williams stated that the original plat was completed in 2000.

Mr. Bee asked about the easement.

Mr. Williams stated that the easement is already in place. Mr. Williams explained that Lot 1A will own a 30-foot strip going out to the county road and Lot 1 will utilize the existing easement that was done with the original plat.

Mr. Alcorn asked about the 5.86-acre parcel and setback on that.

Mr. Williams stated that it is not part of the replat and therefore would not have a setback.

Mrs. Zeiner stated that the 5.86-acre parcel was to be added to Lot 2.

Mr. Alcorn asked how that would work.

Mr. Williams explained that since they are an adjoining landowner. Mr. Williams stated that access to this lot would be through lot 2.

Mr. Scobee asked how that lot was created.

Mrs. Zeiner stated that per the subdivision control ordinance under exemptions, it is considered exempted from because it was a transfer between adjoining lots with no additional principal use building sites created.

Mr. Bee asked if lot 1 was wood lot.

Mr. Williams stated that it was.

Mr. Scobee asked if any letters were sent out.

Mrs. Zeiner stated that since this was a final plat, letters were not required to be sent out.

Mr. Heeke made a motion to approve **2021-PC-11: RYAN PLUMBER - Replat of Shelby Woods Lot 1 (FINAL)** as presented.

Mr. Bee seconded the motion.

**2021-PC-11: RYAN PLUMBER - Replat of Shelby Woods Lot 1 (FINAL)** was approved with all in favor.

Mr. Scobee asked for an updated on the Comprehensive Plan.

Mrs. Zeiner stated that HWC is in the process of developing the first draft of the comprehensive plan. Mrs. Zeiner explained that once HWC has completed the draft and done an in house review it would be sent to the steering committee for review and comments. Mrs. Zeiner stated that the steering committee will meet in January, if the steering committee approves the draft it will come before the plan commission in a public meeting for approval. Mrs. Zeiner explained that she is waiting on results from the open house and the online survey, which is open until the end of December.

Mr. Scobee asked if the steering committee meets regularly.

Mrs. Zeiner stated that the steering committee has not met since before the open house. Mrs. Zeiner explained that there was a good turnout at the open house considering the rain.

Mr. Woodall stated that there were 43 people that attended. Mr. Woodall explained that HWC told him that the Town of Fishers had seven people show up at their open house.

Mr. Heeke asked if it was the same open house as the one held in Cloverdale.

Mrs. Zeiner explained that this open house was more of are we on the right track. Mrs. Zeiner stated that the survey was still up and encouraged the board to complete the survey.

Mr. Woodall asked if the \$261,646.52 collected this year was a new county record.

Mrs. Zeiner stated that she would have that information at the January meeting.

Mr. Scobee asked if there was any other discussion before the board.

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

Mr. Bee seconded the motion.

Meeting adjourned at 7:00 p.m.

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



**Kevin Scobee, President**

**PUTNAM COUNTY ADVISORY PLANNING COMMISSION  
AGENDA**

**WEDNESDAY DECEMBER 14, 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**

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 – October 12, 2022 (November Meeting cancelled – no agenda items)**

**3. ELECTION OF OFFICER – With the registration of Eric Hayman a new Secretary needs to be elected.**

**4. REVIEW OF MEETING DATES – 2023 Meeting Dates**

**5. 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:**

None

❖ **NEW BUSINESS:**

**2021-PC-11: Ryan Plumber** – Replat of Shelby Woods Lot 1 (FINAL); Replat lot 1 to create two buildable lots (Lot 1 being 71.79 acres; Lot 1A being 2.19 acres); Zoned A1; 9/12N/5W; Washington Township (6921 S CR 600 W Reelsville).

**6. 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.**

**7. OTHER BUSINESS**

**8. 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 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

December 14, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Greg Williams	