

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for its regular monthly meeting on June 12, 2023, at 5:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1st Floor, Greencastle, IN 46135. Randy Bee called the meeting to order at 5:30 p.m. A roll call was taken to determine a quorum. The following members were present: Randy Bee, Ken Heeke, Clint Cooper, Jenna Nees, Chris Mann, and Greg Williams. Kevin Scobee, Jay Alcorn, and Rick Woodall were not present. Also, present were Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

REVIEW OF MINUTES

Randy Bee asked if the board had any corrections, additions, or other changes to the May 8, 2023, meeting minutes.

Ken Heeke stated that on the first page under Robin Maze case, the first paragraph, second to last sentence should be changed to read: "Ms. Maze stated that it would not be ran like..." instead of "rand". Mr. Heeke also stated that on the last page fifth paragraph should be changed to read: "Mrs. Zeiner stated that she would make sure this is placed..." instead of "place".

Mr. Bee asked if there were any other corrections or questions.

Mr. Heeke made a motion to approve the May 8, 2023, meeting minutes contingent on the stated corrections being made.

Greg Williams seconded the motion.

The May 8, 2023, meeting minutes were approved contingent on the above stated corrections with all in favor.

OLD BUSINESS: None.

NEW BUSINESS:

2023-RZ-010: BOBBY STOUT – Rezone from CG to A2 to allow the existing residential use on the property and to allow the owner to add accessory structures to the property; Cloverdale Township; 32/13N/4W (9550 S CR 115 W – Parcel #67-12-32-800-013.012-002).

Bobby Stout, petitioner, and property owner approached the board. Mr. Stout stated that he purchased the property in 2014. Mr. Stout explained that in 2017 a permit for a cabin was issued by the Putnam County Building Department. Mr. Stout stated that when he tried to get a permit for an accessory structure, he was told he could not get a permit because it was not zoned properly. Mr. Stout explained that the accessory structure would be for storing lawn mowers and other items. Mr. Stout stated that the structure would be 30 feet by 30 feet all steel building on a concrete pad.

Lisa Zeiner stated that the entire parcel was zoned commercial general in 1998. Mrs. Zeiner explained that it was rezoned to Planned Unit Development because the previous owner wanted to do commercial and senior living on the parcel. Mrs. Zeiner stated that the project fell through so the owner changed the zoning back to commercial general. Mrs. Zeiner explained that the parcels were combined into one parcel. Mrs. Zeiner stated that since 2012, the parcel has been zoned commercial general.

Mr. Stout stated that he purchased the parcels in 2014 and 2015. Mr. Stout explained that he combined the parcels in 2016.

Mr. Williams asked if the area around the lake was zoned PUD.

Mrs. Zeiner stated that it was, but in 2012 the parcel was rezoned back to commercial general. Mrs. Zeiner explained that the surrounding parcels were zoned agricultural and commercial.

Mr. Bee asked if the lots would be zoned A2.

Mrs. Zeiner stated that lots within Tall Oaks that are not owned by Mr. Stout would remain commercial general.

Mr. Williams asked if the lots within Tall Oaks highlighted in yellow on the map were to be zoned A2.

Mrs. Zeiner stated that they would be as one of the lots contains the dwelling that was constructed in 2017.

Mr. Heeke stated that rezoning would solve a problem.

Clint Cooper stated that there are topography changes, but it doesn't seem to be beneficial in the future for commercial development.

Mrs. Zeiner stated that no one has voiced concerns about this proposal.

Mr. Bee asked if letters to surrounding property owners had been completed.

Mrs. Zeiner stated that the letters and legal notice were completed with no response.

Mr. Cooper made a motion to recommend approval of the rezoning from CG to A2 for **2023-RZ-010: BOBBY STOUT** as presented.

Jenna Nees seconded the motion.

The motion to recommend **2023-RZ-010: BOBBY STOUT** be rezoned to A2 was approved with all in favor.

Mrs. Zeiner stated that this petition would go before the County Commissioners on July 3, 2023.

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

Mrs. Nees asked if the Comprehensive Plan would be completed in July.

Mrs. Zeiner stated that HWC is working on Cloverdale, Roachdale and Bainbridge subplans. Mrs. Zeiner explained that the community meetings had been conducted. Mrs. Zeiner stated she would reach out to HWC to get a timeline.

Greg Williams asked about the other communities.

Mrs. Zeiner stated that Russellville was the only other community that will be adopting the County's Plan, but they did not want to have a town specific plan. Mrs. Zeiner explained that the Town of Fillmore was not participating.

Mr. Ensley stated that the county has talked to Fillmore, and they said no. Mr. Ensley explained that there was talk that they would be on board, but they decided against it. Mr. Ensley stated that the county does not have an interlocal agreement with Fillmore. Mr. Ensley explained that means that the county cannot do inspections or anything within the Town.

Mr. Williams asked if Fillmore could join at a later date.

Mrs. Zeiner stated that they could, but they would have to pay for the draft.

Mr. Williams asked who was paying for the other Towns.

Mrs. Zeiner explained that each town was reimbursing the county for their portion of the plan at a reduced rate.

Mr. Ensley stated that the towns cannot get grants to better the town without a comp plan.

Mrs. Zeiner stated that Fillmore was turned down for a grant recently. Mrs. Zeiner explained that she had informed Fillmore Council that grant request could be more competitive if the Town had a comprehensive plan and zoning.

Mr. Henke asked about the work without inspection if the contractor got closed down at the third offense.

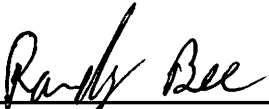
Mrs. Zeiner stated for the third offense there is a higher violation fee, after the third violation there will be a discussion on what to do as that has not happened yet. Mrs. Zeiner explained that the violation stay with the contractor. Mrs. Zeiner stated that no new permits are issued to the contractor until the violation fee is paid and a stop work order may be placed on the project until the fee is paid. Mrs. Zeiner explained that most of the violations are in Heritage Lake because Heritage Lake requires an inspection to check the setbacks at the foundation inspection. Mrs. Zeiner stated that Heritage Lake is calling those inspections "foundation" inspections, so the builder gets the inspection from Heritage Lake without calling us for the actual foundation inspection, then they get fined when we go out for the rough inspection realizing that the foundation was never inspected. Mrs. Zeiner explained that a warning is issued first before violations are assessed.

There being no other business, Greg Williams made a motion to adjourn the meeting.

Chris Mann seconded the motion.

The meeting was adjourned at 5:52 p.m.

Minutes approved on the 14th day of August 2023.



Randy Bee, Vice President

Plan Commission Sign In
6/12/2023

Bobby W. Stone

19/05/2019
10:30 AM
10/10/19

10/10/19

PUTNAM COUNTY ADVISORY PLANNING COMMISSION
AGENDA

MONDAY JUNE 12, 2023

5:30 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 Chris Mann
 Rick Woodall Greg Williams Jim Ensley, Attorney Lisa Zeiner, Plan Director

2. REVIEW OF MINUTES – May 8, 2023, Meeting

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 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:

2023-RZ-010: BOBBY STOUT – Rezone from CG to A-2 to allow the existing residential use on the property and to allow the owner to add accessory structures to the property; Cloverdale Township; 32/13N/4W (9550 S CR 115 W- Parcel #67-12-32-800-013.012-002).

4. 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.

5. OTHER BUSINESS

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 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.

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

Planning/Building
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 1/1/2023 thru 5/30/2023

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
4 ABOVE-GROUND POOL	1180-18	\$600.00	\$0.00	\$600.00
3 ADDITION - SCREENED PORCH	1180-18	\$450.00	\$0.00	\$450.00
10 ADDITIONAL/ALTERATIONS (RES)	1180-18	\$3,000.00	\$0.00	\$3,000.00
8 BASEMENT	1180-18	\$320.00	\$0.00	\$320.00
95986 BUILDING PERMIT - 20 CENTS PER SQ FOOT	1180-18	\$19,197.20	\$0.00	\$19,197.20
41 BUILDING PERMIT/1000 SQUARE FEET	1180-18	\$16,400.00	\$0.00	\$16,400.00
3 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$3,000.00	\$0.00	\$3,000.00
60 CERTIFICATE OF OCCUPANCY	1180-18	\$1,200.00	\$0.00	\$1,200.00
9 CONSTRUCTION WITHOUT PERMIT - FIRST OF	1180-18	\$2,700.00	\$0.00	\$2,700.00
40 CONTRACTOR LISTING	4906-18	\$4,000.00	\$0.00	\$4,000.00
7 DEMOLITION PERMIT	1180-18	\$350.00	\$0.00	\$350.00
4 DETACHED ACCESSORY - PREBUILT	1180-18	\$400.00	\$0.00	\$400.00
52 DETACHED ACCESSORY BUILDINGS	1180-18	\$7,800.00	\$0.00	\$7,800.00
64 ELECTRICAL	1180-18	\$3,840.00	\$0.00	\$3,840.00
3 FENCE PERMIT	1180-18	\$180.00	\$0.00	\$180.00
9 IMPROVEMENT LOCATION PERMIT	1000-10	\$900.00	\$0.00	\$900.00
4 IN-GROUND POOL	1180-18	\$1,200.00	\$0.00	\$1,200.00
5 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$1,000.00	\$0.00	\$1,000.00
1 OCCUPY DWELLING WITHOUT FINAL - FIRST C	1180-18	\$250.00	\$0.00	\$250.00
11 OTHER	1000-10	\$1,831.00	\$0.00	\$1,831.00
13 RENEW BUILDING PERMIT	1180-18	\$3,231.36	\$0.00	\$3,231.36
2 REZONE - \$25.00 PER ACRE	1000-10	\$50.00	\$0.00	\$50.00
3 REZONING	1000-10	\$1,500.00	\$0.00	\$1,500.00
9 ROOF	1180-18	\$540.00	\$0.00	\$540.00
530 SINGLE INSPECTION	1180-18	\$31,800.00	\$0.00	\$31,800.00
4 SPECIAL EXCEPTION	1000-10	\$600.00	\$0.00	\$600.00
4 VARIANCE	1000-10	\$600.00	\$0.00	\$600.00
16 WORK WITHOUT INSPECTION - FIRST OFFENS	1180-18	\$1,600.00	\$0.00	\$1,600.00
1 WORK WITHOUT INSPECTION - SECOND OFFE	1180-18	\$250.00	\$0.00	\$250.00
Total Amount Collected		\$108,789.56	\$0.00	\$108,789.56

I hereby certify that the foregoing is a true and correct report of collections due the above named governmental unit for the period shown.

Dated this _____ day of _____

Note

This is not to be used as a receipt for collections. The official to whom the report is made must issue an official receipt for the collections remitted.

(signature)

(Title of Officer)

2023 PLAN COMMISSION & BZA CASE REPORTS AS OF 5/29/2023

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	4
	Special Exception	1
	TOTAL	5
Town of Bainbridge	Development Standards Variance	0
	Special Exception	3
	TOTAL	3
Town of Roachdale	Development Standards Variance	0
	Special Exception	0
	TOTAL	0
Town of Russellville	Development Standards Variance	0
	Special Exception	0
	TOTAL	0
GRAND TOTAL BZA CASES		8

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
County	Minor Plat	0
	Major Plat	0
	Conservation Subdivision	0
	Rezoning	3
	TOTAL	3
Town of Bainbridge	Minor Plat	0
	Major Plat	0
	Rezoning	0
	TOTAL	0
Town of Roachdale	Minor Plat	0
	Major Plat	0
	Rezoning	0
	TOTAL	0
Town of Russellville	Minor Plat	0
	Major Plat	0
	Rezoning	0
	TOTAL	0
GRAND TOTAL PC CASES		3

2023 BUILDING PERMIT REPORT AS OF 5/29/2023

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	38
	Pools	3
	Commercial	6
	Electric	45
	Detached Accessory	50
	Demolition	7
	Additions	12
	Cell Modifications	6
	Roof	2
	Addition Commercial	1
	Attached Accessory	1
	TOTAL	171
TOWN OF BAINBRIDGE	Fence	2
	New Dwelling	3
	Detached Accessory	2
	Additions	1
	Roof	1
	Electric	1
	TOTAL	10
GREENCASTLE 2-MILE FRINGE	Commercial	1
	New Dwelling	1
	Electric	4
	Pool	1
	Detached Accessory	1
	Additions	2
	Cell Modifications	1
	TOTAL	11
TOWN OF ROACHDALE	Fence	4
	Driveway	1
	TOTAL	5
TOWN OF RUSSELLVILLE	Electric	4
	Commercial	1
	TOTAL	5
TOWN OF CLOVERDALE	Roof	1
	New Dwelling	1
	Electric	6
	Detached Accessory	1
	TOTAL	9
HERITAGE LAKE	Additions	6
	Cell Modifications	1
	New Dwelling	11
	Deck	1
	Pool	1
	Detached Accessory	2
	TOTAL	22
TOWN OF FILLMORE	Electric	1
	TOTAL	1
GRAND TOTAL PERMITS		234

