

## **PUTNAM COUNTY PLAN COMMISSION MINUTES**

The Putnam County Plan Commission met for their regular meeting on March 10, 2025, at 5:30 p.m. in the Commissioner's Meeting of the Putnam County Courthouse 1 West Washington St, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 5:30 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Jenna Nees, Jay Alcorn, Andy Beck, Greg Williams, Zach Bowers, and James McKee. Also, present were Jim Ensley, County Attorney, and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

**REVIEW OF MINUTES:** November 12, 2024; December 9, 2024; and February 10, 2025.

Andy Beck stated that on page five of February Minutes the first paragraph should be Mr. Beck not Mr. Bee. Mr. Beck made a motion to approve November 12, 2024, December 9, 2024, and February 10, 2025, meeting minutes with the stated correction.

Zach Bowers seconded the motion.

The November 12, 2024, and December 9, 2024, minutes were approved as presented and February 10, 2025, minutes were approved pending the stated correction with all in favor.

**OLD BUSINESS** – None.

### **NEW BUSINESS**

**2025-RZ-007: BAINBRIDGE QUARRY** - Rezone from Rural Preservation (A1) to Natural Resources (NR); Monroe Township; 15/15N/4W (located at the Northwest corner of the intersection of County Road 50 East and County Road 500 N; 67-05-15-300-010.000-013)

Dan Balkema, Representative for Bainbridge Quarry approached the board. Mr. Balkema explained that this was the last parcel that the quarry owned. Mr. Balkema stated that the request was to rezone this parcel so that all parcels were zoned natural resources.

Mr. Scobee asked if there was anyone in the audience that wanted to speak in favor or against the petition. No one came forward. Mr. Scobee closed the public hearing for this project. Mr. Scobee asked if any letters had been received on this project.

Lisa Zeiner stated that no one had submitted a letter and there had not been phone calls on this project.

Mr. Beck stated that if this is rezoned the property owner needs to be responsible for the county road from the gravel all the way to US 36. Mr. Beck explained that if the owner paid for the materials to pave the county road, the county would do the work.

Mr. Balkema stated that he would have to speak with the owner.

Mr. Beck stated that the previous owners had paid for the blacktop on that road and they maintained the gravel portion of the road.

Mr. Scobee stated that the project could be tabled to the April meeting.

Mrs. Zeiner stated that the previous rezoning requests had been approved with the stipulation that when that specific section was opened for mining a road use agreement would be required.

Mr. Balkema stated that this property would not be mined for 20 to 40 years.

Mr. Beck made a motion to remand the rezoning from A1 to NR for **2025-RZ-007: BAINBRIDGE QUARRY** to the County Commissioner's with a favorable recommendation contingent on a road use agreement being in place with the County Highway Department when this site is open for mining.

Jenna Nees seconded the motion.

**2025-RZ-007: BAINBRIDGE QUARRY** was forwarded to the County Commissioner's with a favorable recommendation contingent on a road use agreement being in place with the County Highway Department when this site is open for mining with all in favor.

Mrs. Zeiner stated that the County Commissioner's would hear this project at their March 17th meeting.

**2025-RZ-012: TYLER TRENT** – Rezone from Rural Preservation (A1) to Agricultural (A2); Clinton Township; 10/15N/5W (Located on the east side of CR 600 West approximately 0.5 miles south of US 36 and approximately 0.25 miles north of County Road 600 North; 6704-10-300-015.002-001)

Tyler Trent, the property owner, approached the board. Mr. Trent explained that the purpose for the rezoning from A1 to A2 is to divide the property into four (4) large parcel lots. Mr. Trent stated that one of the lots would be sold to his parents.

Mr. Scobee asked if there was anyone in the audience who would like to speak against this project.

Nathan Peck approached the board. Mr. Peck stated that he lives in the dwelling directly north of this property. Mr. Peck explained that he was concerned about dividing this property into four lots. Mr. Peck stated that there were 133 homes within Putnam County that are for sale and that are not selling. Mr. Peck explained that he has goats on his property and that he did not want construction debris coming onto his property. Mr. Peck asked about the existing easement drive.

Mr. Tyler stated that per the new UDO, the maximum number of parcels that can be created is four (4). Mr. Tyler explained that the existing easement would remain so that the property owner to the east will still have access to his property. Mr. Tyler stated that the northernmost parcel would be fifteen (15) acres, there will be two (2) eight (8) acre parcels and one six (6) acre parcel.

Kerry Warden approached the board. Ms. Warden stated that along the east side of the property was a floodplain. Ms. Warden asked about the effect on water lines.

Mrs. Zeiner stated that there was not a regulated floodplain in the area per the FEMA maps.

Ms. Warden explained that if the flow of water was changed in any way it would affect other peoples properties.

Mr. Tyler stated that the waterway would not be changed in any way. Mr. Tyler explained that the wooded areas were an asset to the property and would remain undisturbed.

Mr. Scobee stated that any changes to a waterway would require approval from the Indiana Department of Natural Resources.

Susan Ponder approached the board. Ms. Ponder asked about the number of driveways along the county road.

Mr. Trent stated that the driveways would come off of County Road 600 West. Mr. Trent explained that the easement would be one access point and there would be three (3) additional access points for the other three parcels.

Scott Jackson approached the board. Mr. Jackson asked about the setbacks from the property lines and wells.

Mrs. Zeiner stated that wells were not regulated in Putnam County. Mrs. Zeiner explained that the setback from the side property lines were twenty-five (25) feet.

Mr. Jackson asked how this project would affect his ability to produce crops. Mr. Jackson stated that some herbicides are required to be a good distance from wells.

Mr. Scobee stated that there was nothing in Putnam County to restrict the location of wells.

Greg Williams stated that a note would be added to the plat that states the parcels are surrounded by agricultural farming operations that could produce dust, smells, and noise.

Someone from the audience spoke about the location of the property being in the middle of "farming country" and not close to any town.

Mr. Trent stated that most of the people that he has talked to who would be interested in purchasing one of the parcels are people who live in the Towns and want to be out further in the country.

Lora Scott approached the board. Mrs. Scott stated that the decision to rezone this parcel from A1 to A2 sets a precedent for future decisions which impact farmland preservation. Mrs. Scott explained that the plan commission has to determine the most desirable use for which the land in each district is adapted. Mrs. Scott stated that it is about responsible growth. Mrs. Scott explained that under agricultural preservation a primary objective of the county's land use policy is to preserve the majority of the county's quality farmland for agricultural use. Mrs. Scott stated that preservation of farmland is done by directing residential growth away from areas of quality farmland, by utilizing the least productive farmland where possible for industrial, commercial or residential growth, providing an extensive, well-insulated agricultural area to encourage continued agricultural and agricultural-related industries, and preventing the county from becoming a recipient of leapfrog development and ex-urban sprawl. Mrs. Scott stated that there was prime farm ground across the road and that she is opposed to the rezoning because farm ground should be preserved and protected.

Craig Wood approached the board. Mr. Wood explained that the goal of purchasing the property was to build four dwellings.

Mr. Scobee asked if anyone else wanted to speak on this project. No one else came forward. Mr. Scobee closed the public hearing for this project.

Mrs. Zeiner stated that there was one letter received and that it was distributed to the board members and will be added as an exhibit to the minutes. Mrs. Zeiner explained that the person who wrote the letter was in attendance at the meeting and spoke briefly on the concerns.

Mr. Beck stated that he did not like the idea of having four new driveways along the county road. Mr. Beck explained that if the project is approved it should only have one driveway.

Jay Alcorn stated that there are parcels to the north that are one to five acres with animals that are considered farms. Mr. Alcorn explained that these parcels would be larger than those parcels. Mr. Alcorn stated he was for preserving farm ground but did not see how this parcel was different than the smaller parcels in the area.

Mr. Scobee asked about the size of the proposed lots.

Mr. Trent stated that the northern lot would be 15 acres, two parcels would be eight acres and the smallest parcels would be no less than six acres.

Mr. Alcorn made a motion to remain the zoning from A1 to A2 for **2025-RZ-012: TYLER TRENT** to the County Commissioners with a favorable recommendation.

Mr. McKee seconded the motion.

Mr. Scobee requested that the vote be by roll call.

Kevin Scobee voted yes. Jenna Nees voted yes. Jay Alcorn voted yes. Andy Beck voted no. Greg Williams voted yes. Zach Bowers voted yes. James McKee voted yes.

**2025-RZ-012: TYLER TRENT** was forwarded to the County Commissioners with a favorable recommendation with six (6) in favor and one (1) opposed – Mr. Beck.

Mrs. Zeiner stated that this would be heard at the Commissioners' March 17<sup>th</sup> meeting.

**2025-RZ-015: CRAIG LANKFORD** – Rezone from Local commercial (C1) to General Commercial (C2); Cloverdale Township; 35/13N/4W (located on the south side of CR 925 South – aka Stardust Road – approximately 0.85 miles west of SR 231 within the Town of Cloverdale; 67-12-35-100-009.000-003).

Craig Lankford approached the board. Mr. Lankford explained that he was representing Charles Kelly who recently purchased the parcel. Mr. Lankford stated that the purpose of the rezoning was so that a parking lot and storage facility for commercial vehicles that would consist of boats, RVs, and semi-trucks could be constructed on the parcel. Mr. Lankford explained that the request is to change the zoning from local commercial to general commercial. Mr. Lankford stated that only three of the sixteen acres would be used for the parking facilities. Mr. Lankford explained that the parking area would be paved.

Mr. Scobee asked about the capacity of the parking lot.

Mr. Lankford stated that there could be a total of 560 vehicles on the property.

Mr. Scobee asked if there was anyone in the audience who wanted to speak on this project. Mr. Scobee asked if there had been any letters received.

Mrs. Zeiner stated no letters had been received, but there were several phone calls asking about what was being proposed.

Carl Harden, owner of C Bar C, approached the board. Mr. Harden explained that there is a large tourism bureau in the county. Mr. Harden stated that he was concerned about the area having an attractive look and not being a junkyard. Mr. Harden explained that he would like to have some assurance that the development would be well-kept.

Mrs. Zeiner explained that the first step is to get the property rezoned. Mrs. Zeiner stated that if the rezoning is approved then the project would still have to obtain approval for stormwater/drainage, landscaping, and lighting from the Technical Advisory Committee.

Mr. Scobee asked if the rezoning had to be approved by Cloverdale.

Mrs. Zeiner stated that since the property was within the Town limits of Cloverdale, the Cloverdale Town Council would have final say on the zoning of the parcel. Mrs. Zeiner stated that the Town of Cloverdale will have representations at the Tech meetings.

James McKee asked if the use would be short-term or long-term parking.

Mr. Lankford stated that there would be both short and long-term parking.

Mr. McKee asked if the area would be gravel or paved.

Mr. Lankford stated that it would be graveled to start and then paved.

Mr. McKee asked if the parking space would not include semi-trailers, just the cabs.

Mr. Lankford stated that semi-trailers would be allowed to be parked as well as the cabs.

Greg Williams asked if this would be a drop off point or for someone who lives in Cloverdale but does not have a space to park their semi.

Mr. Lankford explained that the business comes from everywhere. Mr. Lankford stated that there would be a halfway point where the drivers would stop and rest or drop the trailer and someone else would pick it up and complete the transport to the destination.

Mr. Scobee asked if restrictions could be placed on the number of vehicles that would be there.

Jim Ensley stated that restrictions could be part of the motion.

Mrs. Zeiner stated that the UDO does not have minimum parking requirements for a parking lot.

Mr. Scobee asked who would enforce any conditions placed on the project.

Mrs. Zeiner stated that it would fall on her office to enforce.

Mr. McKee made a motion to remain the zoning from C1 to C2 for **2025-RZ-015: CRAIG LANKFORD** to the Cloverdale Town Council with a favorable recommendation with the restriction of use to a parking lot.

Mr. Williams seconded the motion.

**2025-RZ-015: CRAIG LANKFORD** was forwarded to the Cloverdale Town Council with a favorable recommendation restricting the use to a parking lot with all in favor.

**2025-RZ-016: JD GROVE** – Rezone from Rural Preservation (A1) to Agricultural (A2); Madison Township; 13/14N/5W (located at 438 S CR 300 W – aka Walker Lane; 67-10-13-100-003.901-011)

JD Grove approached the board. Ms. Grove explained that she owns sixty (60) acres that are wooded. Ms. Grove stated that part of the parcel is in classified forest and there is a pollinator and pheasant habitat in the back field area. Ms. Grove explained that there was a five (5) acre area that she would like to have set aside for three little vintage RVs for use as an Airbnb. Ms. Grove stated that it would be high end rental of one hundred dollars per night. Ms. Grove explained that the season would fall in place with DePauw events. Ms. Grove stated that there is a potential to have nine (9) sites that would not be visible by surrounding property owners. Ms. Grove explained that the RVs would remain on site. Ms. Grove stated that potential “campers” would not be allowed to bring their own RV onto the property.

Mr. Scobee asked if there was anyone in the audience who wanted to speak on this project.

Sandra Penley approached the board. Mrs. Penley stated that according to Indiana Code Title 32 Article 32.5, a campground is an area or a tract of land including ten (10) or more campsites that are established, operated and maintained for recreational, health, educational, sectarian, business or tourist activities away from established residences. Mrs. Penley explained her concerns with the proposed use being a disruption to neighbors with noise and light pollution and the possibility of forest fire and smoke from the campground. Mrs. Penley stated that she was also concerned with harm to the local wildlife and disruption to the existing ecosystem as well as the current or future resale values of the homes and land. Mrs. Penley explained that CR Road 300 West was a narrow roadway with rolling hills and hidden drives.

Diana Shideler approached the board. Mrs. Shideler stated concerns with an increase of traffic on 300 West with the blind spots and wildlife that cross the road. Mrs. Shideler also voiced concerns about the potential for illegal activity and noise that would impact on the neighbors and the peace and enjoyment of their property. Mrs. Shideler explained that the property was not fenced, and people could trespass onto other people’s property. Mrs. Shideler stated that having people at the property during hunting season could be dangerous. Mrs. Shideler explained that the negative impacts would decrease the property value and increase crime.

Neil Masten approached the board. Mr. Masten stated that he leases approximately 2500 acres from the Marvin Evans Trust. Mr. Masten explained that he has an archery outfitter and takes hunters to property surrounding this parcel.

Ms. Grove stated that it would not be a campground in the sense that a bunch of people are coming and going. Ms. Grove explained that it would be one camper that is already on site.

Mr. Scobee stated that it was stated that there would be up to nine sites and if there are four or five people per vehicle, that is potentially a lot of people.

Ms. Grove stated that they did not want a bunch of people on the property because she values peace and quiet. Ms. Grove explained that with an Airbnb there are a lot of rules and regulations for parties and there would not be any noise after 10 p.m. Ms. Grove stated that her dwelling is right on the property next to where the campers would be located. Ms. Grove explained that signs would be placed around the property that would alert people to the quiet hours and no trespassing. Ms. Grove stated that the camping would not interfere with the hunting season. Ms. Grove explained that it would be quiet and unobtrusive.

Mr. Scobee asked what the next steps would be if this project was approved.

Mrs. Zeiner stated that they would be required to submit a site plan showing the location of the sites, electricity, lighting, sewage disposal, and landscaping which would be reviewed by the Technical Advisory Committee.

Mr. Scobee asked if there was anyone else that wanted to speak on this project. No one came forward. Mr. Scobee closed the public hearing about this project.

Mr. Beck asked if each of the RVs would be connected to water and septic.

Ms. Grove stated that they would be installing a bathhouse. Ms. Grove explained that the RVs are from the 1960s without bathrooms in them. Ms. Grove stated that Baker's Septic would come out on a routine basis to pump out the tank that is in the central bathhouse.

Mr. McKee asked if the only access point would be the existing driveway.

Ms. Grove stated that the driveway would be the only access point and would be expanded or widened as needed. Ms. Grove explained that the vehicles would park in a specific area and then walk to the RV sites.

Mr. Scobee asked if there were any letters on this project.

Mrs. Zeiner stated that a few letters had been received and those were handed out at the beginning of the discussion for this project.

Mr. McKee asked if there was a state law restricting short-term rentals in any district.

Mrs. Zeiner stated that there is something on dwellings, but these are not actually dwellings they are RVs.

Mr. Alcorn stated that the idea does not quite line up with the values that you seem to have with your classified forest and nature protection.

Mr. Beck stated concerns with the driveway being at the top of a hill.

Jenna Nees asked about the classified forest.

Mrs. Zeiner stated that they could not build or put anything in the area that is classified without removing it from the classification.

Mr. Beck made a motion to remain the zoning from A1 to A2 for **2025-RZ-016: JD GROVE** to the County Commissioners with an unfavorable recommendation.

Mr. Scobee seconded the motion. Mr. Scobee called for a vote by roll call.

Mrs. Zeiner stated that a yes vote meant you agreed with the motion to deny, and a no vote meant you disagree with the motion to deny.

Mr. Scobee voted yes. Mrs. Nees voted no. Mr. Alcorn voted yes. Mr. Beck voted yes. Mr. Williams voted no. Mr. Bowers voted no. Mr. McKee voted no.

Mrs. Zeiner stated that the motion did not carry enough votes to pass.

Mr. McKee made a motion to remain the zoning from A1 to A2 for **2025-RZ-016: JD GROVE** to the County Commissioners with a favorable recommendation.

Mr. Williams seconded the motion.

Mr. Scobee called for a vote by roll call.

Mrs. Zeiner stated that a yes vote meant you agreed with the motion to approve, and a no vote meant you disagree with the motion to approve.

Mr. Scobee voted no. Mrs. Nees voted yes. Mr. Alcorn voted no. Mr. Beck voted no. Mr. Williams voted yes. Mr. Bowers voted no. Mr. McKee voted yes.

Mrs. Zeiner stated that the motion did not carry enough votes to pass.

Mrs. Nees made a motion to remain the zoning from A1 to A2 for **2025-RZ-016: JD GROVE** to the County Commissioners with no recommendation.

Mr. Bowers seconded the motion.

**2025-RZ-016: JD GROVE** was forwarded to the County Commissioners with no recommendation with all in favor.

**ORDINANCE TO AMEND UDO** – Ordinance to update the UDO to allow Automobile Services, Heavy, and Automobile Services Light as a special exception in an A1 and A2 district.

Mrs. Zeiner explained that the UDO does not allow automobile services in an A1 or A2 district. Mr. Zeiner stated that the Board of Zoning Appeals has given special exceptions to several property owners to allow this service in the A1 and A2 districts on condition that if the property was sold the special exception, is void. Mrs. Zeiner explained that if the new owner wanted to continue the service, they would not be able to as the UDO is currently written. Mrs. Zeiner stated that there have been other property owners recently contacting our office about not only doing automobile service work but also working on farm equipment, ATVs, and UTVs.

Mr. Ensley stated that this type of use is highly regulated as far as conditions that the special exception was allowed under, whether that be landscaping, sound, time, or signage.



Mr. McKee asked if this was an oversight when the UDO was drafted.

Mrs. Zeiner stated that it wasn't something that was thought about during the process of updating the ordinances.

Mr. Ensley stated that the updating process was a 14-15 month process. Mr. Ensley explained that being a year into the new ordinance we are starting to see things were not considered.

Mr. Williams made a motion to remain the **ORDINANCE TO AMEND THE UDO** to allow Automobile Services, Heavy and Automobile Services, Light to the County Commissioners with a favorable recommendation.

Mrs. Nees seconded the motion.

**ORDINANCE TO AMEND THE UDO** to allow Automobile Services, Heavy and Automobile Services, Light was forwarded to the County Commissioners with a favorable recommendation with all in favor.

Mr. Scobee asked if there were any other matters to address.

Mr. Ensley stated that he had been sent a copy of a letter from an engineering firm that had been hired by Razor Corp to start doing air permits to start the gravel pit. Mr. Ensley explained that the project received no recommendation for the Plan Commission and was denied by the County Commissioners. Mr. Ensley stated that they have not put a shovel in the ground, but it sounds like they are moving forward despite the denial. Mr. Ensley explained that once they start construction or operations, then he will file an injunction with the courts.

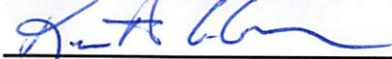
Mr. Scobee asked if there were any other matters to discuss. Hearing none, Mr. Scobee asked for a motion to adjourn.

Mr. Beck made a motion to adjourn the meeting.

Mr. Bowers seconded the motion.

The meeting was adjourned at 7:09 p.m.

Minutes approved on the 9<sup>th</sup> day of June 2025.



**Kevin Scobee, President**

PUTNAM COUNTY PLAN COMMISSION

March 10, 2025 at 5:30 P.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Sandra Penley	196 N Cr Rd 300 W, Greencastle
Craig Wood	6846 N CR 600 W Greencastle
Tyler Trent	6582 Ruby St Plainfield, IN 46168
Ray Poynter Jr	7182 W CR 450 N Greencastle IN 46135
Scott Jackson	5627 N CR 550 N Greencastle, In 46135
Nathan Peck	6512 N City Rd 600 W Greencastle IN (46135)
Charles Kelley	5119 Winston Dr. Indpls, IN 46226
JD Grava	438 S CR 300 W greencastle
Bruce Zink	4212 S CR 300 W

PUTNAM COUNTY PLAN COMMISSION

March 10, 2025 at 5:30 P.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Care Hargrave	250 W STANDOEST RD
A&D SHIDLER	24N Co. Rd BOW.
Lora Scott	BZA
Kerry Warden	
KEN FEEKE	700 N Co Rd 325 W & C
Neil MASTEN	711 J MAR DR

**PUTNAM COUNTY AREA PLANNING COMMISSION  
AGENDA  
MONDAY March 10, 2025  
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**

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Kevin Scobee | <input type="checkbox"/> Greg Williams | <input type="checkbox"/> Jim Ensley, Attorney       |
| <input type="checkbox"/> Jenna Nees   | <input type="checkbox"/> Zach Bowers   | <input type="checkbox"/> Lisa Zeiner, Plan Director |
| <input type="checkbox"/> Jay Alcorn   | <input type="checkbox"/> James McKee   |   |
| <input type="checkbox"/> Andy Beck    |  |   |

**2. REVIEW OF MINUTES** – November 12<sup>th</sup>, December 9, 2024, and February 10, 2025 Meeting Minutes (January meeting was cancelled for lack of agenda items)

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

❖ **OLD BUSINESS: NONE**

❖ **NEW BUSINESS:**

- **2025-RZ-007: BAINBRIDGE QUARRY** - Rezone from Agricultural (A1) to Natural Resources (NR); Monroe Township; 15/15N/4W (Located at the Northwest corner of the intersection of CR 50 East and CR 500 N; 67-05-15-300-010.000-013)
- **2025-RZ-012: TYLER TRENT** – Rezone from Rural Preservation (A1) to Agricultural (A2); Clinton Township; 10/15N/5W (Located on the east side of CR 600 W approximately 0.5 miles south of US 36 and approximately 0.25 miles north of CR 600 N; 67-04-10-300-015.002-001)
- **2025-RZ-015: CRAIG LANKFORD** – Rezone from Local Commercial (C1) to General Commercial (C2); Cloverdale Township; 35/13N/4W (Located on the south side of CR 925 S – aka Stardust Road – approximately 0.85 miles west of SR 231 with in the Town of Cloverdale; 67-12-35-100-009.000-003)
- **2025-RZ-016: JD GROVE** – Rezone from Rural Preservation (A1) to Agricultural (A2); Madison Township; 13/14N/5W (Located at 438 S CR 300 W – aka Walker Lane; 67-10-13-100-003.901-011)
- **ORDINANCE TO AMEND UDO** – Ordinance to update the UDO to allow Automobile Services, Heavy and Automobile Services, Light as a special exception in an A1 and A2 district.

**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, 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.

**Lisa Zeiner**

---

**From:** Ray Poynter Jr. <rayjr@poynterfarms.com>  
**Sent:** Monday, March 10, 2025 6:39 AM  
**To:** Lisa Zeiner  
**Subject:** Proposed rezone on CR 600W

You don't often get email from rayjr@poynterfarms.com. [Learn why this is important](#)

**CAUTION:** This sender of this email is not from Putnam County. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Putnam County Planning Commission,

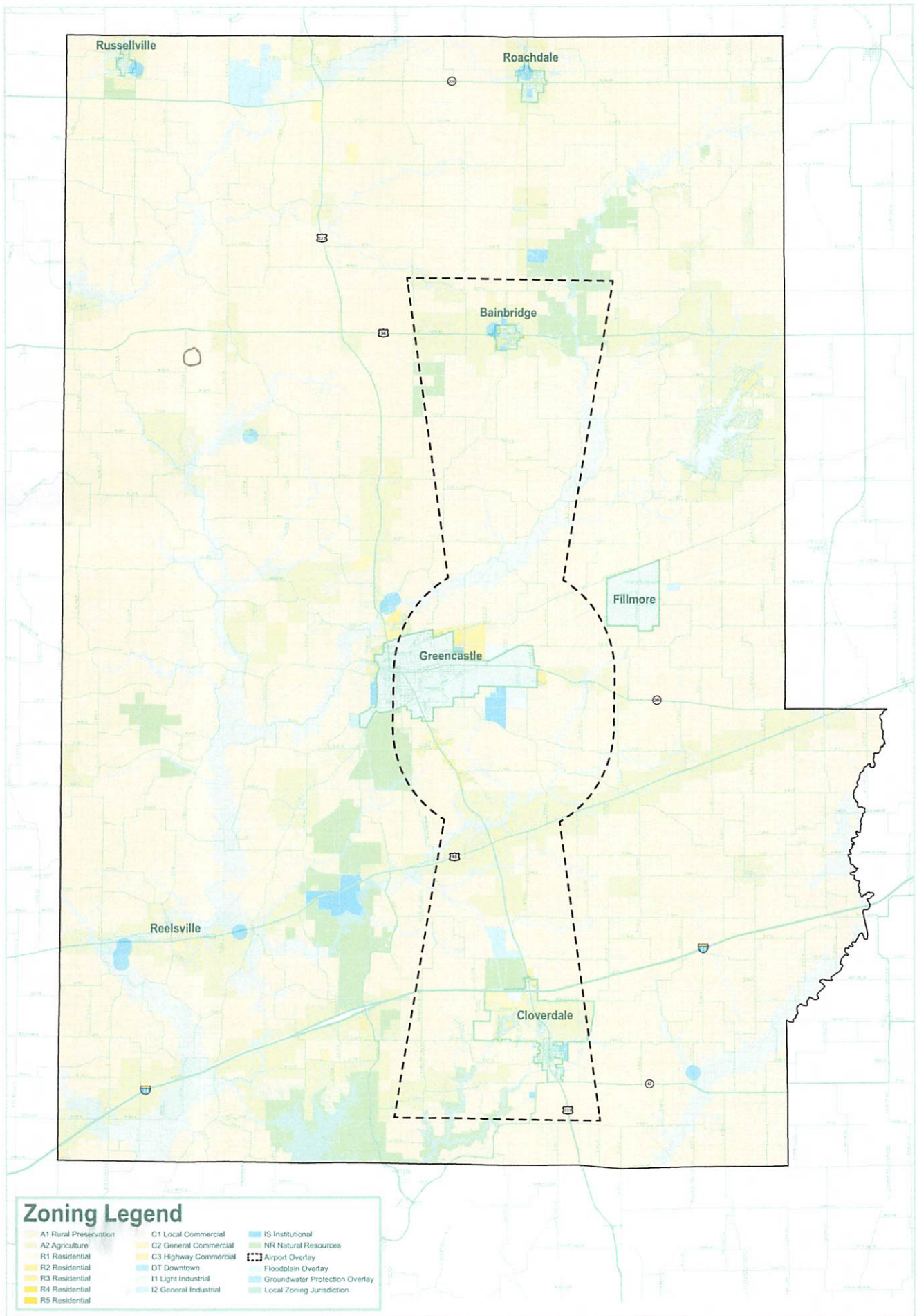
I own property and farm adjacent to the property that is wanting to be rezoned from A1 to A2. Splitting A1 farm ground into sublots with multiple homes, seems to defeat the purpose of preserving farmland. I could see maybe this happening next to a town such as, Bainbridge, Roachdale, Russellville, Greencastle, etc. but not in the middle of Clinton Township being at minimum 10miles to nearest municipality! There is predominantly nothing but tillable farmland all around this proposed property rezone.

I will try to attend the meeting, if I can get free.

Thank you for your time

Sincerely,  
Ray Poynter Jr.  
7657213414





Putnam County Unified Development Ordinance

## OFFICIAL ZONING MAP - ADOPTION DRAFT

Putnam County, IN



November 2023





From Trent & Wood parcel looking west + South west

3-9-85 Jim Scott

From Trent & Wood parcel looking west + South west







3-9-25 Lou Scott

View From Trent & Wood parcel looking west and southwest.





View is looking north, northeast across parcel seeking to be rezoned  
from A1 to A2.

3-9-25

Lora Scott

SW corner of Tyler Trent & Craig  
Parcel Wood





3-9-25

View across the road from Trent & Wood parcel. View is slightly to the northwest.  
Lora Scott



Brian and Sandra Penley  
196 N. County Road 300 W  
Greencastle, IN 46135

February 28, 2025

To Whom It May Concern:

We are the property owners of 196 N. County Road 300 W, Greencastle, IN 46135. This property has been in the family for <sup>approximately</sup> over fifty years. Twenty-five years ago, we built our home on this land. We have some concerns regarding the proposed zoning ordinance of the nearby property: 438 S County Road 300 West.

According to Indiana code Title 32, Article 32.5, a campground is an area or a tract of land including 10 or more campsites that is established, operated, and maintained for recreational, health, educational, sectarian, business, or tourist activities away from established residences. This opposes the proposed rezoning because there are several long-standing residences as neighboring properties. Families bought these properties to be out of the hustle and bustle of the city. Zoning a campground in the middle of a rural residential area would be a disruption to not only our way of life, but also to our neighbors.

As a neighboring property owner, we are concerned that a campground with ten or more sites will be an infringement of our bundle of rights. We are concerned about noise and light pollution, the possibility of forest fires, and smoke from a campground. Campers may also trespass on private property as many of the neighboring properties, including ours, do not have fences.

Furthermore, we are concerned that commercial zoning would harm the local wildlife in the area. We enjoy the tranquility, the flora and fauna, and the wonders of nature that our property provides. Having a commercial campground could disrupt the existing ecosystems.

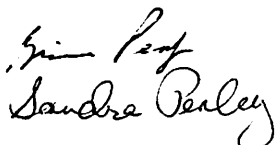
In addition, having an agricultural campground that is zoned as commercial, may have a negative impact on current and potential resale values of neighboring homes and land.

Current infrastructure is not suitable for a commercial zone. The access road, 300 West, also known as Walker Lane, is a narrow roadway with rolling hills and hidden drives. The community tragically lost two young ladies many years ago on this narrow road. Having an influx of traffic including large trailers, campers, and/or recreational vehicles would pose a potential danger to both residents and travelers. We are also concerned about the installation of more electrical, sewer, and gas lines.

We ask that you seriously consider the long-term effect that this will have on our community on Walker Lane. To rezone and make a commercial agricultural campground would disrupt our way of life, the animals in the woods, and the existing infrastructure. We are concerned about the safety of our neighbors and travelers as well as the potential loss in property values. It would also violate IN Code that a campground must be away from established residences.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Sandra Penley".

Brian and Sandra Penley

03/10/25

RE: Proposed Campground/Campsite on 300 West-rezoning to A2

From: Neighbors residing on 300 West and are connected to proposed site

To whom it may concern:

We are opposing the campsite. There are many reasons for this opposition.

This would be due to the increased traffic on 300 West. Since there are many blind spots due to the numerous hills, will increase the chances of accidents. There are already vehicles that speed up and down this road currently. Also, there are woods surrounding the road on either side, there are numerous wildlife that track across the road this would be another increase to the percentages of accidents.

The area surrounding the proposed site, is very peaceful and quiet. Having the campground would increase the level of noise, not only the traffic but the sound volume that would be coming from the site. This would be very bothersome, interfere with the rights and comforts of homeowners and also would affect the wildlife within the surrounded wooded areas. There would increase of trash and debris that would affect not only the appearance but the land value and it being consumed by wildlife. This would disrupt community cohesion.

Since there are no fences to deter the campers from wandering onto our private properties this too is an issue, especially during hunting season.

In conclusion these negative impacts decrease property values, and the decline of long-term quality of life for long term residents. This can also lead to an increase in crime, as transient guests/campers may be more likely to engage in illegal activities. To which the very reason why the appeal for homeowners to live in the country quiet safe areas than a more city and congested areas.

Sincerely,  
ALEX &  
DIANA  
SHIDLER  
24 N. Co. Rd. 300 W.  
GREEN CASTLE, IN.  
4/6/25

Jeff and Tracy Mace

121 S CR 300 W

Greencastle, IN 46135

2/27/2025



**RECEIVED**  
3/3/2025  
73

Putnam County Planning and Building Department

Putnam County Courthouse

1 West Washington Street

4<sup>th</sup> Floor Room 46

Greencastle, IN 46135

RE: Zone map change for property in Madison Township, Section 13, Township 14, Range 5, Putnam county (known as 438 S CR 300 W) from residential to Agricultural for one J.D. Grove

Please consider the following potential hazards and downfalls to this project.

- 1) It will produce added traffic to an already busy and dangerous road.
- 2) It will add a noise impact to a currently quiet and peaceful rural residential road with long time residents. Some of these residents, us included, have resided on 300 W for well over 50 years.
- 3) If the alleged campground is indeed agriculturally related, is it truly able to have any proven benefits to the community?
- 4) This situation has already been a common nuisance to the neighborhood.
- 5) It would give landfall to future property owners in this neighborhood to follow suit.

RECEIVED



If this zone map change were to move forward, we have great concern that this could potentially leave us without rights to speak on any of the above mentioned concerns in the future.

Finally, we fear that if this were to continue as planned that it would only instigate future like zoning changes (Other than agricultural) which would encroach further on our peaceful community.

Please consider carefully all of these things, as you try to make the best choice for our community.

Thank You for taking our concerns into consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Mace Tracy Mace". The signature is written in a cursive, flowing style.

Jeff and Tracy Mace

# 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: 2/1/2025 thru 2/21/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 ALTERATIONS (RESIDENTIAL)	1180-18	\$180.00	\$180.00	\$360.00
1 ATTACHED DECK	1180-18	\$60.00	\$0.00	\$60.00
8 BUILDING PERMIT	1180-18	\$3,200.00	\$400.00	\$3,600.00
17723 BUILDING PERMIT/ PER SQ FT	1180-18	\$3,544.60	\$475.20	\$4,019.80
14 CERTIFICATE OF OCCUPANCY	1180-18	\$280.00	\$60.00	\$340.00
1 CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	\$300.00	\$300.00	\$600.00
1 CONTRACTOR LISTING	4906-18	\$100.00	\$1,100.00	\$1,200.00
10 COPY - WIDE FORMAT	1181	\$20.00	\$104.00	\$124.00
8 COPY WIDE FORMAT COLOR	1181	\$40.00	\$10.00	\$50.00
0 COPYS B/W PER PAGE	1180-10	\$0.00	\$1.00	\$1.00
2 COPYS COLOR PER PAGE	1180-10	\$2.00	\$0.00	\$2.00
0 DEMOLITION PERMIT	1180-18	\$0.00	\$50.00	\$50.00
3 DETACHED ACCESSORY - PREBUILT	1180-18	\$180.00	\$0.00	\$180.00
3 DETACHED ACCESSORY BUILDINGS	1180-18	\$450.00	\$450.00	\$900.00
1 DETACHED ACCESSORY- GENERAL	1180-18	\$60.00	\$60.00	\$120.00
8 ELECTRICAL	1180-18	\$480.00	\$420.00	\$900.00
0 FENCE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
2 LEGAL AD FEE	1000-10	\$80.00	\$80.00	\$160.00
1 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$100.00	\$0.00	\$100.00
2 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$400.00	\$200.00	\$600.00
1 OTHER	1180-10	\$300.00	\$0.00	\$300.00
1 RENEW BUILDING PERMIT	1180-18	\$60.00	\$60.00	\$120.00
0 REPLAT - 1 LOT ONLY	1000-10	\$0.00	\$200.00	\$200.00
0 REZONE - \$25.00 PER ACRE	1000-10	\$0.00	\$1,850.00	\$1,850.00
3 REZONE SAME USE	1000-10	\$450.00	\$150.00	\$600.00
0 REZONING	1000-10	\$0.00	\$1,200.00	\$1,200.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$750.00	\$1,750.00
5 RURAL SUBDIVISION PER BUILDING LOT (OVE	1000-10	\$100.00	\$0.00	\$100.00
74 SINGLE INSPECTION	1180-18	\$4,440.00	\$1,560.00	\$6,000.00
1 SOLAR PANEL PERMIT	1180-18	\$75.00	\$75.00	\$150.00
1 SPECIAL EXCEPTION	1000-10	\$400.00	\$0.00	\$400.00
1 VARIANCE	1000-10	\$300.00	\$300.00	\$600.00
Total Amount Collected		\$16,601.60	\$10,095.20	\$26,696.80

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)



# 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: 2/1/2025 thru 2/21/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				
1181				
4906-18				
1000-10				
1180-10				
1180-18				

2025 BUILDING PERMIT REPORT AS OF 2/21/2025

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	3
	Assessory Dwelling	
	Pools	
	Commercial	
	Electric	14
	Detached Accessory	9
	Demolition	1
	Additions	3
	Cell Modifications	
	Roof	
	Addition Commercial	
	PreBuilt Accessory	
	Fence	
	Signs	
	Remodel	1
	Floodplain - DOT Bridge	
	Solar Panels	2
	Storage Tank	
	Grading	
	Cabin	
	ILP - GENERAL	
	Attached Accessory	1
	<b>TOTAL</b>	<b>34</b>
TOWN OF BAINBRIDGE	Fence	
	New Dwelling	
	Detached Accessory	
	Additions	
	Roof	
	Commercial - Addition	
	PreBuilt Accessory	
	Demolition	
	ILP	
	Remodel	
	Electric	
	<b>TOTAL</b>	<b>0</b>
TOWN OF ROACHDALE	Fence	1
	Roof	
	Demolition	
	Electric	1
	New Dwelling	1
	Signs	
	Detached Accessory	
	ILP	
	Attached Accessory	
	Prebuilt Accessory	
	Commercial	
	Solar Panels	
	<b>TOTAL</b>	<b>3</b>

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Additions	
	Remodel	
	Demolition	
	Commercial	
	<b>TOTAL</b>	<b>0</b>
TOWN OF CLOVERDALE	Roof	
	Commercial	
	New Dwelling	1
	Electric	
	Additions	
	Pools	
	Demolition	
	Fence	
	Solar panels	
	Sign	
	Attached Accessory	
	Storage Tank	
	Stormwater/grading	
	Remodel	1
	Detached Accessory - Prebuilt	
	Detached Accessory	
	<b>TOTAL</b>	<b>2</b>
HERITAGE LAKE	Additions	1
	Cell Modifications	
	New Dwelling	5
	Deck	
	Demolition	
	Attached Accessory	1
	Electric	1
	Pool	
	Remodel	
	Roof	
	Fence	
	Detached Accessory	
	<b>TOTAL</b>	<b>8</b>
<b>GRAND TOTAL PERMITS</b>		<b>47</b>

2025 PLAN COMMISSION & BZA CASE REPORTS AS OF 2/21/2025

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	2
	Special Exception	2
	<b>TOTAL</b>	<b>4</b>
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
Town of Russellville	Development Standards Variance	
	Special Exception	
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL BZA CASES</b>		<b>4</b>

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	1
	Development Plan Review	
	Replat	
	Rezoning	6
	<b>TOTAL</b>	<b>7</b>
TECH REVIEW ONLY	Stormwater Review	
	Development Plan Review	
	Rural Subdivision	3
	Minor Plat	4
	Replat	1
	<b>TOTAL</b>	<b>8</b>
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>0</b>
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>0</b>
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	<b>TOTAL</b>	<b>0</b>
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	
	<b>TOTAL</b>	<b>0</b>
<b>GRAND TOTAL PC CASES</b>		<b>15</b>