

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for their regular meeting on May 12, 2025, at 5:30 p.m. in the Commissioner's Meeting of the Putnam County Courthouse 1 West Washington St, Greencastle, IN 46135. Lisa Zeiner called the meeting to order at 5:30 p.m. A roll call was taken to determine a quorum. The following members were present: Jenna Nees, Greg Williams, and Zach Bowers. Kevin Scobee, Jay Alcorn, Andy Beck, and James McKee 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: March 10, 2025.

Lisa Zeiner stated that since there were only three board members who were present, there was not a quorum. Mrs. Zeiner explained that no decisions could be made.

Zach Bowers stated that on page 7 of the March 10th minutes needed to be corrected to show Ms. Grove not Ms. Groves.

Mrs. Zeiner stated that she would make those corrections and have them ready for the June 9th meeting.

OLD BUSINESS – None.

NEW BUSINESS

2025-RZ-026: PAUL FAGIN - Rezone from Rural Preservation (A1) to Residential (R1); Cloverdale Township; 12/12N/4W (located at 2152 E CR 1100 S; 67-16-12-200-002.001-002)

Mrs. Zeiner stated that the case would be continued until the June 9th meeting.

Mrs. Zeiner stated that since the Wishes To Be Heard do not require a vote, we can proceed with the presentation.

SOUTH PUTNAM FFA - The purpose of the presentation is to present a public forum as part of the preparation for the Agricultural Issues Forum competition. As part of the competition requirements, they are required to present to 5 or more public forums on the issue they've decided on and document the presentations with independent documentation (from the organization they've presented to) like a letter on letterhead or a news article. The topic they have chosen this year is "should a solar farm be allowed to be installed in Putnam County" and they will present pros and cons information. They will not present anything as "correct" because the expectation is that the audience is to decide based on facts presented. We will also love to answer questions and take critiques from the committees and the audience.

The FFA's objective was to gather feedback on their presentation regarding solar farming in Putnam County, with Speaker 2 stating that they required input on areas they may be mistaken. The presentation aimed to address the contentious issue of solar farms, presenting both the pros and cons to allow the audience to form their own opinions. A visual aid, including a map of

school districts and power lines, was planned but not yet available. Speaker 2 requested a digital copy of the map and documentation of the meeting.

Council Meeting Overview

So Stash convened a council meeting to discuss the rezone. With only two members present, the meeting was recorded for absent members to review, and a decision was deferred to a later date. The discussion centered on the rise of solar farms in Putnam County and the need to determine if they should be permitted.

Arguments for Solar Farms

The arguments in favor of solar farms included the potential environmental benefits of reducing reliance on coal, improving air quality, and increasing food supply by reducing biofuel production. Ethan Ricksbury argued that solar farms could reduce Indiana's carbon footprint. Molly Trammell highlighted the potential for increased property tax revenue to benefit schools.

Arguments Against Solar Farms

Bailey presented arguments against solar farms, focusing on the loss of agricultural land and the potential for soil destruction. He mentioned that the land could take 20 to 30 years to recover. Concerns were also raised about the impact on property values and the potential for fires. Jori cited concerns about decreased property value and fire risks due to solar farms.

Council Decision and Next Steps

The council acknowledged both the pros and cons of solar farms. They decided to postpone any action on the rezoning request until the next monthly meeting when a full quorum could be present. Jocelyn Mungard moved to postpone the action, and the motion was approved.

Feedback and Discussion

Following the presentation, the FFA team received feedback. Suggestions included slowing down the pace, citing sources, and engaging with the judges. Several specific points of information were discussed and clarified. The discussion included comments on tillable acreage, grazing options, and the management of buffer zones around solar panel installations.

Mrs. Zeiner closed the meeting at 6:04.

Minutes approved on the 9th day of June 2025.



Kevin Scobee, President

PUTNAM COUNTY PLAN COMMISSION

May 12, 2025 at 5:30 P.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Amanda Line	2269 E CR 975 N Reachdale
Emily Knuth	150 E Co RD 300 S Greencastle

**PUTNAM COUNTY AREA PLANNING COMMISSION
AGENDA
MONDAY May 12, 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 – March 10, 2025

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-026: PAUL FAGIN** - Rezone from Agricultural (A1) to Residential (R1); Cloverdale Township; Fagin Subdivision 12/12N/4W (Located at 2152 E CR 1100 S Cloverdale 67-16-12-200-002.001-002)

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

- **SOUTH PUTNAM FFA** - The purpose of the presentation is to present a public forum as part of the preparation for the Agricultural Issues Forum competition. As part of the competition requirements they are required to present to 5 or more public forums on the issue they've decided and document the presentations with independent documentation (from the organization they've presented to) like a letter on letterhead or a news article. The topic they have chosen this year is "should a solar farm be allowed to be installed in Putnam County" and they will present pro and con information. They will not present anything as "correct" because the expectation is that the audience is to decide based on facts presented. We will also love to answer questions and take critiques from the committees and the audience.

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 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.