

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for a regular meeting on May 14, 2026, at 6:00 p.m. in the Commissioner's Meeting Room Putnam County Courthouse 1 W Washington Street, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 6:00 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Jenna Nees, Greg Williams, Zach Bowers, Kate Skirvin, and James McKee. Andy Beck was not present. Also, present was Jim Ensley, County Attorney, and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

REVIEW OF MINUTES: April 9, 2026 Meeting Minutes.

Kevin Scobee asked if there were any additions or corrections to the minutes.

Jenna Nees made a motion to approve April 9, 2026, minutes as presented

Kate Skirvin seconded the motion.

The April 9, 2026, meeting minutes were approved as presented with all in favor.

OLD BUSINESS: None

NEW BUSINESS:

2026-RZ-020: ELIZABETH BOLING – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow the property to be split; Marion Township; located on the south side of Rangeline Road and on the west side of CR 900 E; location address (67-13-34-300-016.000-002 6282 E CR 950 S Cloverdale)

Don Boling, petitioner, approached the board. Mr. Boling stated that Elizabeth was his wife. Mr. Boling explained that they were wanting to rezone the property so that they can split off some land to build a dwelling.

Mr. Scobee asked if there was anyone in the audience who wanted to speak about his petition. No one came forward. Mr. Scobee closed the public hearing on this case.

Mrs. Skirvin made a motion to recommend approval to the County Commissioners for **2026-RZ-020: ELIZABETH BOLING**.

Zach Bowers seconded the motion.

2026-RZ-020: ELIZABETH BOLING was remanded to the County Commissioner's with a favorable recommendation with all in favor.

Mrs. Zeiner stated that the County Commissioners will hear this case on June 15, 2026, at 9:00 a.m.

Mr. Scobee asked if there was any other business for the board.

Mrs. Zeiner stated that she was waiting on responses from the individuals the board suggested to serve on the steering committee for the UDO updates, once the committee is finalized a meeting will be set.

Mrs. Skirvin suggested sending another email with a deadline to respond, and anyone who does not respond by that date would not be included.

Additional names were given to Mrs. Zeiner. Mrs. Zeiner stated that she would send a new email with a deadline to those who have not responded and to the additional people per the board's request.

There being no other business before the board, Mrs. Skirvin made a motion to adjourn the meeting.

Mr. Bowers seconded the motion.

The meeting was adjourned at 6:25 p.m. with all in favor.

Minutes approved on the 9th day of July 2026.



Kevin Scobee, President

PUTNAM COUNTY PLAN COMMISSION

MAY 14, 2026 at 6:00 P.M.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Dillon Boling	8935 E Rangeline Rd, Coatesville, IN 46121

PUTNAM COUNTY AREA PLANNING COMMISSION

AGENDA

THURSDAY MAY 14, 2026

6:00 P.M.

Commissioner's Meeting Room – Putnam County Courthouse 1st Floor
1 W Washington Street Greencastle IN 46135
(765) 301-9108

1. CALL TO ORDER

ROLL CALL DETERMINATION OF QUORUM

☐ Kevin Scobee
(Superintend 2025-2029)
☐ Jenna Nees
(Virtue of Office)
☐ Kate Skirvin
(Council 2025-2029)

☐ Andy Beck
(Comm. 2025-2029)
☐ Greg Williams
(virtue of Office)
☐ Zach Bowers
(Roachdale 2025-2029)

☐ James McKee
(Cloverdale 2024-2028)
☐ Jim Ensley, Attorney
☐ Lisa Zeiner, Plan Director

2. REVIEW OF MINUTES – April 9, 2026

- 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 continuation.

❖ **OLD BUSINESS:**

❖ **NEW BUSINESS:**

2026-RZ-020: ELIZABETH BOLING – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow for the property to be split; Marion Township; located on the south side of Rangeline Road and on the west side of CR 900 E; Location address 8935 E Rangeline Rd Coatesville (67-08-13-100-008.000-012)

- 4. BUSINESS SESSION** - In its business session, the Plan Commission meets in open session to discuss each item. 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 continuation.

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 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.

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: 3/26/2026 thru 4/26/2026

Description		Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1	ABOVE-GROUND POOL	1180-18	\$60.00	\$0.00	\$60.00
0	ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
2	ALTERATIONS (RESIDENTIAL)	1180-18	\$120.00	\$300.00	\$420.00
1	ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$0.00	\$200.00
0	ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
12	BUILDING PERMIT	1180-18	\$4,800.00	\$6,800.00	\$11,600.00
21893	BUILDING PERMIT/ PER SQ FT	1180-18	\$4,378.60	\$13,608.60	\$17,987.20
0	BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
16	CERTIFICATE OF OCCUPANCY	1180-18	\$320.00	\$540.00	\$860.00
6	CONTRACTOR LISTING	4906-18	\$600.00	\$2,600.00	\$3,200.00
26	COPY - WIDE FORMAT	1181.010	\$52.00	\$66.00	\$118.00
3	COPY WIDE FORMAT COLOR	1181.010	\$15.00	\$35.00	\$50.00
0	COPYS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
4	DEMOLITION PERMIT	1180-18	\$200.00	\$200.00	\$400.00
5	DETACHED ACCESSORY - PREBUILT	1180-18	\$300.00	\$60.00	\$360.00
13	DETACHED ACCESSORY BUILDINGS	1180-18	\$1,950.00	\$3,000.00	\$4,950.00
5	DETACHED ACCESSORY- GENERAL	1180-18	\$300.00	\$540.00	\$840.00
18	ELECTRICAL	1180-18	\$1,080.00	\$1,620.00	\$2,700.00
0	EMERGENCY ELECTRICAL	1180-18	\$0.00	\$30.00	\$30.00
2	FENCE PERMIT	1180-18	\$120.00	\$300.00	\$420.00
0	IMPROVEMENT LOCATION		\$0.00	\$60.00	\$60.00
0	IN-GROUND POOL	1180-18	\$0.00	\$60.00	\$60.00
2	MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$200.00	\$400.00	\$600.00
0	MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$0.00	\$400.00	\$400.00
2	RENEW BUILDING PERMIT	1180-18	\$120.00	\$120.00	\$240.00
2	REZONE SAME USE	1000-10	\$300.00	\$150.00	\$450.00
1	ROOF	1180-18	\$60.00	\$0.00	\$60.00
4	RURAL SUBDIVISION	1000-10	\$1,000.00	\$2,250.00	\$3,250.00
1	SIGN	1180-18	\$60.00	\$120.00	\$180.00
0	SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
122	SINGLE INSPECTION	1180-18	\$7,320.00	\$12,120.00	\$19,440.00
0	SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0	SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0	STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0	TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
1	VARIANCE	1000-10	\$300.00	\$900.00	\$1,200.00

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: 3/26/2026 thru 4/26/2026

[illegible]

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)

Totals by Fund	
1000-10	\$1,600.00
1180-18	\$21,588.60
1181.010	\$67.00
4906-18	\$600.00
	<u>\$23,855.60</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 3/26/2026 thru 4/26/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 ABOVE-GROUND POOL	1180-18	\$60.00	\$0.00	\$60.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
2 ALTERATIONS (RESIDENTIAL)	1180-18	\$120.00	\$300.00	\$420.00
1 ATTACHED ACCESSORY BUILDINGS	1180-18	\$200.00	\$0.00	\$200.00
0 ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
12 BUILDING PERMIT	1180-18	\$4,800.00	\$6,800.00	\$11,600.00
21893 BUILDING PERMIT/ PER SQ FT	1180-18	\$4,378.60	\$13,608.60	\$17,987.20
0 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
16 CERTIFICATE OF OCCUPANCY	1180-18	\$320.00	\$540.00	\$860.00
6 CONTRACTOR LISTING	4906-18	\$600.00	\$2,600.00	\$3,200.00
0 COPS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
4 DEMOLITION PERMIT	1180-18	\$200.00	\$200.00	\$400.00
5 DETACHED ACCESSORY - PREBUILT	1180-18	\$300.00	\$60.00	\$360.00
13 DETACHED ACCESSORY BUILDINGS	1180-18	\$1,950.00	\$3,000.00	\$4,950.00
5 DETACHED ACCESSORY- GENERAL	1180-18	\$300.00	\$540.00	\$840.00
18 ELECTRICAL	1180-18	\$1,080.00	\$1,620.00	\$2,700.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$30.00	\$30.00
2 FENCE PERMIT	1180-18	\$120.00	\$300.00	\$420.00
0 IMPROVEMENT LOCATION		\$0.00	\$60.00	\$60.00
0 IN-GROUND POOL	1180-18	\$0.00	\$60.00	\$60.00
2 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$200.00	\$400.00	\$600.00
0 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$0.00	\$400.00	\$400.00
2 RENEW BUILDING PERMIT	1180-18	\$120.00	\$120.00	\$240.00
1 ROOF	1180-18	\$60.00	\$0.00	\$60.00
1 SIGN	1180-18	\$60.00	\$120.00	\$180.00
0 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
122 SINGLE INSPECTION	1180-18	\$7,320.00	\$12,120.00	\$19,440.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0 STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
Total Amount Collected		\$22,188.60	\$46,640.60	\$68,829.20

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)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 3/26/2026 thru 4/26/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
-------------	----------------------	-------------------------	-------------------	--------------------------

Totals by Fund	
1180-18	\$21,588.60
4906-18	\$600.00
	<u>\$22,188.60</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLANNING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 3/26/2026 thru 4/26/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
2 REZONE SAME USE	1000-10	\$300.00	\$150.00	\$450.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$2,250.00	\$3,250.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
1 VARIANCE	1000-10	\$300.00	\$900.00	\$1,200.00

Total Amount Collected	\$1,600.00	\$3,700.00	\$5,300.00
------------------------	------------	------------	------------

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)

Totals by Fund

1000-10	\$1,600.00
	<u>\$1,600.00</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLAT BOOK
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 3/26/2026 thru 4/26/2026

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
26	COPY - WIDE FORMAT	1181.010	\$52.00	\$66.00	\$118.00
3	COPY WIDE FORMAT COLOR	1181.010	\$15.00	\$35.00	\$50.00

Total Amount Collected	\$67.00	\$101.00	\$168.00
------------------------	---------	----------	----------

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)

Totals by Fund

1181.010

\$67.00

\$67.00

2026 BUILDING PERMIT REPORT AS OF 4/26/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	14
	Above Ground Pools	
	Accessory Dwellings	
	Addition/Alterations	3
	Attached Accessory	5
	Commercial	1
	Demolition	7
	Detached Accessory	40
	Educational/Church	
	Electrical	33
	Fence	1
	ILP - GENERAL	2
	In-Ground Pool	2
	Lean To	1
	Living Quarters	1
	Manufactured	6
	Remodel	
	Stormwater/grading	1
	Storage/Industrial	
	Sign	1
	Solar	3
	Temporary Use	1
	Underground Storage	
	Commercial Additions	
	TOTAL	122

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	1
	Commercial	
	Electric	1
	Fence	1
	Sign	1
TOWN OF ROACHDALE	Storage/Indust.	
	TOTAL	4
	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	1
	Commercial	1
	Electric	2
	Fence	
	Lean To	
	Remodel	
	Manufactured	
	TOTAL	5

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Fence	1
	Detached Accessory	
	Demolition	
	Addition/Alt.	1
	TOTAL	2
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	1
	Attached Accessory	
	Demolition	
	Detached Accessory	3
	Commercial	1
	Electric	8
	Fence	3
	Lean To	
	Remodel	
	Manufactured	1
	Underground Storage	1
	Sign	2
HERITAGE LAKE	Commercial Addition	
	Solar Panels	1
	TOTAL	21
	1-2 Fam. Dwelling	13
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	2
	Demolition	
	Detached Accessory	6
	Commercial	
	Electric	1
	Fence	
	Pool	
	Remodel	
RENEWALS	Commercial Addition	
	ILP	
	TOTAL	22
	GRAND TOTAL PERMITS	177

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 4/26/2026

BZA - CASES

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

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	2
	TOTAL	2
TECH REVIEW ONLY	Stormwater Review	1
	Development Plan Review	
	Rural Subdivision	6
	Minor Plat	7
	Replat	
	TOTAL	14
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	1
	TOTAL	1
GRAND TOTAL PC CASES		17