PUTNAM COUNTY PLAN COMMISSION
MINUTES

The Putnam County Plan Commission met for a regular meeting on September 10, 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, Kate Skirvin, Andy Beck, Greg Williams, and James McKee. Zach Bowers 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: July 9, 206 Meeting Minutes (August meeting was canceled for lack of agenda items).

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

Andy Beck made a motion to approve the July 9, 2026, meeting minutes as presented.

Kate Skrivin seconded the motion.

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

OLD BUSINESS: None

NEW BUSINESS:

2026-RZ-052: MAUDIE IVY – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow the property to be split; Jefferson Township; 17/13N/3W; located on the on the north side of CR 700 S (access through an existing shared driveway); location address 6526 E CR 475 E Cloverdale (67-13-17-400-010.000-010)

Greg Williams, agent for the property owner, approached the board. Mr. Williams explained that the property owner would like to split off a few acres for a family member to build a dwelling on the property. Mr. Williams stated that the parcel is ten acres which would not allow the property to be split in an A1 zoning district.

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.

James McKee asked where the new dwelling would be located.

Mr. Williams stated that it would be in the southwest corner of the property.

Mr. Scobee asked how the new parcel would be accessed.

Mr. Williams stated that the access would be the existing shared driveway easement.

Mrs. Zeiner explained that the existing driveway to the property is an easement. Mrs. Zeiner stated that the driveway was a private drive and not part of County Road 475 East. Mrs. Zeiner explained that CR 475 East does not go north at CR 700 S.

Mr. Scobee asked if there had been any phone calls or letters received.

Mrs. Zeiner stated that no one had called and no letters were submitted.

Mr. Beck made a motion to recommend approval to the County Commissioners for **2026-RZ-052: MAUDIE IVY.**

Mrs. Skirvin seconded the motion.

2026-RZ-052: MAUDIE IVY was remanded to the County Commissioner's with a favorable recommendation with all in favor.

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

Mr. McKee asked how the UDO steering committee meeting went.

Mrs. Zeiner stated that the meeting was very productive with a lot of great input. Mrs. Zeiner explained that HWC would be revising the first draft and send out the second draft by the end of the month. Mrs. Zeiner stated that it would go out to the committee.

Mr. McKee asked about the date for the next meeting.

Mrs. Zeiner stated that it would be in October and that the revised meeting dates would be sent to the committee members. Mrs. Zeiner explained that the timeline was adjusted to compensate for the meeting that had to be canceled because the courthouse did not have electricity.

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

Mr. McKee seconded the motion.

The meeting was adjourned at 6:11 p.m. with all in favor.

Minutes approved on the 8th **day of** October **2026.**

Kevin Scobee, President

PUTNAM COUNTY PLAN COMMISSION

SEPTEMBER 10, 2026 at 6:00 P.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Kevin Terhune	8589 w CR 750 N. Greencastle

PUTNAM COUNTY AREA PLANNING COMMISSION
AGENDA
THURSDAY SEPTEMBER 10, 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)	☐ Andy Beck (Comm. 2025-2029)	☐ James McKee (Cloverdale 2024-2028)
☐ Jenna Nees (Virtue of Office)	☐ Greg Williams (virtue of Office)	☐ Jim Ensley, Attorney
☐ Kate Skirvin (Council 2025-2029)	☐ Zach Bowers (Roachdale 2025-2029)	☐ Lisa Zeiner, Plan Director

2. **REVIEW OF MINUTES** – July 9, 2026 (August meeting canceled)

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-052: MAUDIE IVY – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow for the property to be split; Jefferson Township17/13N/3W; located north of CR 700 S (access through an existing shared driveway); Location address: 6526 E CR 475 E Cloverdale; Parcel #67-13-17-400-010.000-010

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 ACCOMODATIONSA 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: 6/29/2026 thru 8/31/2026

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1	ABOVE-GROUND POOL	1180-18	$60.00	$180.00	$240.00
1	ADDITION (COMMERCIAL)	1180-18	$600.00	$0.00	$600.00
2	ADDITION (RESIDENTIAL)	1180-18	$600.00	$0.00	$600.00
1	ALTERATIONS (COMMERCIAL)	1180-18	$60.00	$60.00	$120.00
10	ALTERATIONS (RESIDENTIAL)	1180-18	$600.00	$840.00	$1,440.00
0	ATTACHED ACCESSORY BUILDINGS	1180-18	$0.00	$400.00	$400.00
0	ATTACHED DECK	1180-18	$0.00	$60.00	$60.00
13	BUILDING PERMIT	1180-18	$5,200.00	$20,000.00	$25,200.00
42616	BUILDING PERMIT/ PER SQ FT	1180-18	$8,523.20	$27,758.40	$36,281.60
0	BUSINESS, COMMERCIAL, PUBLIC	1180-18	$0.00	$3,000.00	$3,000.00
1	CELL TOWER	1180-18	$1,000.00	$0.00	$1,000.00
25	CERTIFICATE OF OCCUPANCY	1180-18	$500.00	$1,400.00	$1,900.00
1	CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	$300.00	$0.00	$300.00
4	CONTINUING WORK WITHOUT INSPECTION - 1	1180-18	$400.00	$0.00	$400.00
18	CONTRACTOR LISTING	4906-18	$1,800.00	$4,200.00	$6,000.00
36	COPY - WIDE FORMAT	1181.010	$72.00	$118.00	$190.00
4	COPY WIDE FORMAT COLOR	1181.010	$20.00	$50.00	$70.00
0	COPYS COLOR PER PAGE	1180-10	$0.00	$9.00	$9.00
5	DEMOLITION PERMIT	1180-18	$250.00	$550.00	$800.00
6	DETACHED ACCESSORY - PREBUILT	1180-18	$360.00	$720.00	$1,080.00
23	DETACHED ACCESSORY BUILDINGS	1180-18	$3,450.00	$6,600.00	$10,050.00
11	DETACHED ACCESSORY- GENERAL	1180-18	$660.00	$1,920.00	$2,580.00
27	ELECTRICAL	1180-18	$1,620.00	$3,900.00	$5,520.00
3	EMERGENCY ELECTRICAL	1180-18	$90.00	$60.00	$150.00
9	FENCE PERMIT	1180-18	$540.00	$600.00	$1,140.00
2	IMPROVEMENT LOCATION		$120.00	$120.00	$240.00
2	IN-GROUND POOL	1180-18	$120.00	$240.00	$360.00
0	MANUFACTURED TYPE II, TEMP STRUC	1180-18	$0.00	$600.00	$600.00
3	MAUFACTURED TYPE I, MULTI-SEC	1180-18	$600.00	$800.00	$1,400.00
1	OTHER	1180-10	$50.00	$0.00	$50.00
3	RENEW BUILDING PERMIT	1180-18	$180.00	$360.00	$540.00
2	REPLAT - 1 LOT ONLY	1000-10	$400.00	$0.00	$400.00
2	REPLAT - RESIDENTIAL	1000-10	$500.00	$750.00	$1,250.00
1	REZONE SAME USE	1000-10	$150.00	$900.00	$1,050.00
0	ROOF	1180-18	$0.00	$60.00	$60.00
10	RURAL SUBDIVISION	1000-10	$2,500.00	$5,250.00	$7,750.00
0	SIGN	1180-18	$0.00	$240.00	$240.00
0	SIGNS - $2.00 PER SQUARE FOOT	1180-18	$0.00	$138.00	$138.00
216	SINGLE INSPECTION	1180-18	$12,960.00	$31,920.00	$44,880.00
1	SOLAR PANEL PERMIT	1180-18	$75.00	$375.00	$450.00
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	$1,500.00	$1,800.00

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: 6/29/2026 thru 8/31/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Total Amount Collected		**$44,660.20**	**$116,198.40**	**$160,858.60**

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 _____

_____
(signature)

_____
(Title of Officer)

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.

Totals by Fund	
	$120.00
1000-10	$3,850.00
1180-10	$50.00
1180-18	$38,748.20
1181.010	$92.00
4906-18	$1,800.00
	$44,660.20

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: 6/29/2026 thru 8/31/2026

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1	ABOVE-GROUND POOL	1180-18	$60.00	$180.00	$240.00
1	ADDITION (COMMERCIAL)	1180-18	$600.00	$0.00	$600.00
2	ADDITION (RESIDENTIAL)	1180-18	$600.00	$0.00	$600.00
1	ALTERATIONS (COMMERCIAL)	1180-18	$60.00	$60.00	$120.00
10	ALTERATIONS (RESIDENTIAL)	1180-18	$600.00	$840.00	$1,440.00
0	ATTACHED ACCESSORY BUILDINGS	1180-18	$0.00	$400.00	$400.00
0	ATTACHED DECK	1180-18	$0.00	$60.00	$60.00
13	BUILDING PERMIT	1180-18	$5,200.00	$20,000.00	$25,200.00
42616	BUILDING PERMIT/ PER SQ FT	1180-18	$8,523.20	$27,758.40	$36,281.60
0	BUSINESS, COMMERCIAL, PUBLIC	1180-18	$0.00	$3,000.00	$3,000.00
1	CELL TOWER	1180-18	$1,000.00	$0.00	$1,000.00
25	CERTIFICATE OF OCCUPANCY	1180-18	$500.00	$1,400.00	$1,900.00
1	CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	$300.00	$0.00	$300.00
4	CONTINUING WORK WITHOUT INSPECTION - 1	1180-18	$400.00	$0.00	$400.00
18	CONTRACTOR LISTING	4906-18	$1,800.00	$4,200.00	$6,000.00
0	COPYS COLOR PER PAGE	1180-10	$0.00	$9.00	$9.00
5	DEMOLITION PERMIT	1180-18	$250.00	$550.00	$800.00
6	DETACHED ACCESSORY - PREBUILT	1180-18	$360.00	$720.00	$1,080.00
23	DETACHED ACCESSORY BUILDINGS	1180-18	$3,450.00	$6,600.00	$10,050.00
11	DETACHED ACCESSORY- GENERAL	1180-18	$660.00	$1,920.00	$2,580.00
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9	FENCE PERMIT	1180-18	$540.00	$600.00	$1,140.00
2	IMPROVEMENT LOCATION		$120.00	$120.00	$240.00
2	IN-GROUND POOL	1180-18	$120.00	$240.00	$360.00
0	MANUFACTURED TYPE II, TEMP STRUC	1180-18	$0.00	$600.00	$600.00
3	MAUFACTURED TYPE I, MULTI-SEC	1180-18	$600.00	$800.00	$1,400.00
1	OTHER	1180-10	$50.00	$0.00	$50.00
3	RENEW BUILDING PERMIT	1180-18	$180.00	$360.00	$540.00
0	ROOF	1180-18	$0.00	$60.00	$60.00
0	SIGN	1180-18	$0.00	$240.00	$240.00
0	SIGNS - $2.00 PER SQUARE FOOT	1180-18	$0.00	$138.00	$138.00
216	SINGLE INSPECTION	1180-18	$12,960.00	$31,920.00	$44,880.00
1	SOLAR PANEL PERMIT	1180-18	$75.00	$375.00	$450.00
0	STORAGE TANK	1180-18	$0.00	$60.00	$60.00
0	TEMPORARY USE PERMIT	1180-18	$0.00	$60.00	$60.00

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: 6/29/2026 thru 8/31/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Total Amount Collected		**$40,718.20**	**$107,230.40**	**$147,948.60**

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	
	$120.00
1180-10	**$50.00**
1180-18	**$38,748.20**
4906-18	**$1,800.00**
	$40,718.20

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: 6/29/2026 thru 8/31/2026

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
2	REPLAT - 1 LOT ONLY	1000-10	$400.00	$0.00	$400.00
2	REPLAT - RESIDENTIAL	1000-10	$500.00	$750.00	$1,250.00
1	REZONE SAME USE	1000-10	$150.00	$900.00	$1,050.00
10	RURAL SUBDIVISION	1000-10	$2,500.00	$5,250.00	$7,750.00
0	SPECIAL EXCEPTION	1000-10	$0.00	$400.00	$400.00
1	VARIANCE	1000-10	$300.00	$1,500.00	$1,800.00
	Total Amount Collected		**$3,850.00**	**$8,800.00**	**$12,650.00**

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 _____

_____
(signature)

_____
(Title of Officer)

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.

Totals by Fund

1000-10	**$3,850.00**
	$3,850.00

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: 6/29/2026 thru 8/31/2026

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
36	COPY - WIDE FORMAT	1181.010	$72.00	$118.00	$190.00
4	COPY WIDE FORMAT COLOR	1181.010	$20.00	$50.00	$70.00
	Total Amount Collected		**$92.00**	**$168.00**	**$260.00**

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 _____

_____
(signature)

_____
(Title of Officer)

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.

Totals by Fund

1181.010	**$92.00**
	$92.00

2026 BUILDING PERMIT REPORT AS OF 8/31/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	28
	Above Ground Pools	3
	Accessory Dwellings	2
	Addtion/Alterations	11
	Attached Accessory	15
	Commercial	1
	Demolition	13
	Detached Accessory	94
	Educational/Church	
	Electrical	75
	Fence	3
	ILP - GENERAL	4
	In-Ground Pool	3
	Lean To	2
	Living Quarters	1
	Manufactured	11
	Remodel	1
	Stormwater/grading	1
	Storage/Industrial	
	Sign	1
	Solar	5
	Temporary Use	1
	Deck	1
	Commercial Additions	2
	TOTAL	**278**

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	1
	Manufactured	1
	Addition/Alt.	
	Attached Accessory	
	Cell Tower	1
	Detached Accessory	1
	Commercial	
	Electric	1
	Fence	3
	In-Ground Pool	1
	Sign	1
	TOTAL	**10**
TOWN OF ROACHDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	2
	Commercial	1
	Electric	3
	Fence	
	Lean To	
	Remodel	
	Manufactured	
	TOTAL	**7**

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	
	Pool	2
	Addition/Alt.	1
	Attached Accessory	
	Demolition	2
	Detached Accessory	6
	Commercial	1
	Electric	12
	Fence	6
	Cell Tower	1
	Remodel	
	Manufactured	2
	Underground Storage	1
	Sign	3
	Commercial Addition	
	Solar Panels	2
	TOTAL	**39**
HERITAGE LAKE	1-2 Fam. Dwelling	27
	Accessory Dwelling	
	Addition/Alt.	3
	Attached Accessory	5
	Demolition	1
	Detached Accessory	11
	Commercial	
	Electric	5
	Fence	6
	Pool	1
	Remodel	
	Commercial Addition	
	ILP	1
	TOTAL	**60**
RENEWALS		1
GRAND TOTAL PERMITS		**397**

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 8/31/2026

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	6
	Special Exception	1
	TOTAL	**7**
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		**7**

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	6
	TOTAL	**6**
TECH REVIEW ONLY	Stormwater Review	**1**
	Development Plan Review	
	Rural Subdivision	**11**
	Minor Plat	**20**
	Replat	**7**
	TOTAL	**39**
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		**46**