

**PUTNAM COUNTY PLAN COMMISSION  
MINUTES**

The Putnam County Plan Commission met for its regular monthly meeting on January 11, 2023, at 5:30 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1<sup>st</sup> Floor, 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, Randy Bee, Ken Heeke, Jenna Nees, Jay Alcorn, Rick Woodall, and Greg Williams. Clint Cooper was not present. Also, present were Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

**REVIEW OF MINUTES**

Kevin Scobee asked if the board had any corrections, additions, or other changes to the October 12, 2022, or the December 14, 2022, meeting minutes. Mr. Scobee stated the November meeting had been cancelled due to lack of agenda items.

Jenna Nees stated that on the first page of the minutes under election of officers Eric Hayman's name is spelled incorrectly.

Randy Bee made a motion to approve the October 12, 2022, minutes as presented and to approve the December 14, 2022, minutes contingent on correcting the misspelling of Eric Hayman's name.

Mrs. Nees seconded the motion.

The October 12, 2022, minutes were approved as presented and the December 14, 2022, minutes were approved contingent on said corrections with all in favor; however, Greg Williams abstained from the vote since he was not a board member during those meetings.

**ELECTION OF OFFICER:**

Mr. Scobee asked for nominations for officers for the 2023 calendar year.

Mrs. Nees made a motion to keep the officers in place.

Jay Alcorn seconded the motion.

Kevin Scobee will remain as president, Randy Bee will remain as vice president, and Ken Heeke will remain as secretary with all in favor.

**2023 MEETING TIME** – There is a conflict with reserving the Commissioner's Room at 5:30 p.m.

Lisa Zeiner explained that when the Auditor's Office was contacted to reserve the meeting room, she was informed that Community Corrections had reserved the room from 3 p.m. until 6 p.m. Mrs. Zeiner stated that when she arrived for the meeting tonight, she discussed the conflict with Figgy - the Community Corrections employee who conducts the meetings. Mrs. Zeiner explained that he concludes the meetings at or before 5:30. Mrs. Zeiner stated that the meetings could be left as is being the second Wednesday of every month at 5:30 or the meetings could be moved to the second Monday of every month at 5:30. Mrs. Zeiner explained that if the meetings were moved to Monday, they would be before the BZA meetings and anything on the agenda that has not been heard prior to 7:00 would automatically be continued to the next month so that the BZA meetings could start on time.

Mr. Scobee explained that he would like to have the meetings on Monday since he also services on the BZA board. Mr. Scobee stated that at the BZA meeting there was discussion about moving the meeting

location. Mr. Scobee explained that parking is an issue and if there are older people, it makes it harder getting up the steps.

Mrs. Zeiner stated that she had reached out to Ivy Tech to see about using their meeting spaces for the Comprehensive Plan joint meeting with the Plan Commission, Commissioners, and community members. Mrs. Zeiner explained that the meeting room would be rent free. Mrs. Zeiner stated that the BZA and Plan Commission meetings could be held there.

Mr. Woodall asked if there had been any complaints about meeting at the courthouse.

Mr. Scobee stated that there have not been complaints.

Mr. Woodall stated that the courthouse is wheelchair accessible.

Mrs. Zeiner stated that only on the east side of the building. Mrs. Zeiner explained that for the meetings only the north doors are open and there are still steps to go up to get to the doors of the building.

Mr. Woodall stated that very soon, there would only be one entrance into and out of the courthouse.

Mr. Bee asked when.

Mr. Woodall stated it would be sometime this year.

Jim Ensley stated that during COVID that is how the courthouse was set up.

Mr. Scobee asked if anyone like the idea of moving to Ivy Tech. Mr. Scobee stated he liked the idea because of parking.

Mrs. Zeiner stated that one draw back would be having to take all the books and files back and forth between the office and Ivy Tech.

Mr. Woodall stated that it did not matter to him on when the meeting nights were.

Mr. Bee stated that since the time changed, it would be better to have it on Monday.

Mr. Williams stated that if the meeting location changed, it would only require taking the files and other items once.

Mr. Ensley stated that a vote would need to be done.

Mr. Bee made a motion to change the meeting night to the second Monday of every month at 5:30 p.m.

Ken Heeke seconded the motion.

The Plan Commission meetings will be on the second Monday of every month at 5:30 p.m. with all in favor.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**2022-PC-23: JOHN ALLEN** - Replat of Jaedynville Subdivision Lot 3 (PRELIMINARY & FINAL); Replat lot 3 to create two buildable lots (Lot 3 being 18.2 acres; Lot 3A being 2.2 acres); Zoned A1; 17/13N/5W; Washington Township (7840 W CR 600 S Reelsville).

Greg Williams, ASA Land Surveying and agent for petitioner, approached the board. Mr. Williams stated that this would be the fourth time this plot of land has been replated. Mr. Williams explained that the

proposed replat was lot 3 of Jaedynville and making it B. Beasley Subdivision with the existing dwelling on lot 2 and the rest is for farm field. Mr. Williams stated that the house was feet 50 from the road and the septic field is on the same lot as the dwelling. Mr. Williams explained that both parcels has at least 200 feet of road frontage and the acreages follow the county specifications of at least two acres.

Mr. Woodall asked if there was already a dwelling on the 2.2-acre parcel.

Mr. Williams stated that was correct.

Mr. Woodall asked if all they were doing was splitting the dwelling off the tillable acres.

Mr. Williams stated that was correct. Mr. Williams explained that the property was owned by three people, John & Casey Allen and Betty Beasley. Mr. Williams stated that Mrs. Beasley has passed away. Mr. Williams explained that the pine trees on the west side was the original line of lot 3 of Jaedynville.

Mrs. Nees asked if the technical review committee comments have been addressed.

Mrs. Zeiner stated that the comments have been satisfied. Mrs. Zeiner explained that no one had called on the proposed project or came into the office.

Mr. Williams stated that he had turned in to the plan director.

Mr. Woodall asked if the original subdivision had been approved in 2012.

Mr. Williams stated that the original subdivision was platted in 2002 with three lots, then a replat of lots 1 and 2 was done, then they re-divided lot 2 of the replat of lot 1 and 2. Mr. Williams stated that this replat an the last replat changed the name of the subdivision to keep down confusion.

Mr. Scobee asked if there was anyone else that had any comments or questions about the project.

No one came forward.

Mr. Scobee asked for a motion.

Mr. Heeke made a motion to approve **2022-PC-23: JOHN ALLEN REPLAT OF LOT 3 JAEDYNVILLE SUBDIVISION – NOW KNOWN AS LOTS 1 AND 2 OF B. BEASELY SUBDIVISION** as presented.

Mrs. Nees seconded the motion.

**2022-PC-23: JOHN ALLEN REPLAT OF LOT 3 JAEDYNVILLE SUBDIVISION – NOW KNOWN AS LOTS 1 AND 2 OF B. BEASELY SUBDIVISION** was approved as presented with all in favor. Greg Williams abstained for the vote.

Mr. Scobee asked about getting paid.

Mrs. Zeiner explained that she had checked with surrounding counties, being Hendricks, Owen and Morgan, only Hendricks had returned the call. Mrs. Zeiner stated that Hendricks County Plan Commission and BZA gets paid \$250 per meeting. Mrs. Zeiner explained that \$250 was too much. Mrs. Zeiner stated either \$50 or \$60 per meeting would be doable provided the it is approved by the County Council. Mrs. Zeiner explained that the board could receive a check in one lump sum at the end of the year for the meetings that they attended, monthly, or quarterly.

Mr. Bee asked about the meetings that you don't attend.

Mrs. Zeiner stated that if you don't attend the meeting, then you do not get paid for that meeting.

Mr. Alcorn asked how it would be budgeted for.

Mrs. Zeiner stated the budget would be for 12 meetings times 14 members, the total number of BZA and Plan Commission members. Mrs. Zeiner explained that if a meeting is canceled because of no agenda items or lack of quorum, that months pay would be withheld.

Mr. Woodall asked where the money would come from.

Mrs. Zeiner stated that it would come from the fees that are paid for each petition before the boards. Mrs. Zeiner explained that she was 90 percent sure that there was money in the planning fund now, it would just need to be appropriated.

Mr. Woodall asked if elected officials were allowed to collect the money.

Mr. Ensley explained that the elected officials are statutorily required to be on the board. Mr. Ensley stated that he was not sure if they could get paid, but he would verify.

Mr. Scobee asked what the board thought would be a fair cost.

Mrs. Zeiner stated that would be nice.

Mr. Bee stated that he was not on the board to get paid, but \$50 would be plenty.

Mr. Heeke asked about the liability of the plan commission, should personal insurance be carried.

Mr. Ensley stated that he would check and see. Mr. Ensley explained that he believes there is a blanket bond that covers the board members.

Mr. Heeke asked if once the members are compensated does that change.

Mr. Ensley stated he would check.

Mr. Bee stated that if personal insurance were required, he would vote to not get paid.

Mr. Williams stated that checking with Vigo County would be good.

Mr. Woodall stated that most small counties do not pay their boards. Mr. Woodall asked what other boards would need to get paid. Mr. Woodall stated he did not have an issue with getting paid especially when trying to find people to serve on the board.

Mrs. Zeiner stated she could check with other counties.

Mr. Scobee stated checking with Boone County would be good.

Mr. Williams suggested Montgomery County. Mr. Williams asked if there had been anyone interested in taking Eric Hayman's spot.

Mr. Woodall stated no.

Mr. Ensley stated that Nancy Wells was not eligible to serve on the Plan Commission.

Mr. Woodall stated that he has heard that others are interested, but they have not submitted anything.

Mr. Bee asked if the replacement should be from the southern part of the county.

Mr. Woodall stated that it should be.

Mr. Bee suggested one of the Manns.

Mr. Williams suggested reaching out to the Farm Bureau board to see if anyone would be interested.

Mr. Scobee stated that the southern part of the county does not have much representation.

Mr. Williams stated that there was representation as he and Jenna live in the southern part of the county.

Mr. Woodall stated he would make some calls.

Mr. Ensley stated he would check on insurance and payments for elected officials on the board.

Mr. Williams requested that the president and secretary needs to sign the approved plat.

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

There being no other business, Mrs. Nees made a motion to adjourn the meeting.

Mr. Woodall seconded the motion.

Meeting adjourned at 6:06 p.m.

Minutes approved on the 14<sup>th</sup> day of April 2023.



**Kevin Scobee, President**

PUTNAM COUNTY PLAN COMMISSION

January 11, 2023

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS

**PUTNAM COUNTY ADVISORY PLANNING COMMISSION  
AGENDA**

**WEDNESDAY JANUARY 11, 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  
 Rick Woodall  Greg Williams  Jim Ensley, Attorney  Lisa Zeiner, Plan Director

**2. REVIEW OF MINUTES – October 12, 2022, and December 14, 2022 (November Meeting cancelled – no agenda items)**

**3. ELECTION OF OFFICER – Current Officers: Kevin Scobee, President; Randy Bee, Vice President; Ken Heeke, Secretary**

**4. 2023 MEETING TIME – There is a conflict with reserving the Commissioner's Room at 5:30 p.m.**

**5. 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:**

**2022-PC-23: JOHN ALLEN** – Replat of Jaedynville Subdivision Lot 3 (PREMILIMINARY/FINAL); Replat lot 3 to create two buildable lots (Lot 3 being 18.2 acres; Lot 3A being 2.2 acres); Zoned A1; 17/13N/5W; Washington Township (7840 W CR 600 S Reelsville).

**6. 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.**

**7. OTHER BUSINESS**

**8. 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.

# B. Beasley Subdivision

F I N A L P L A T

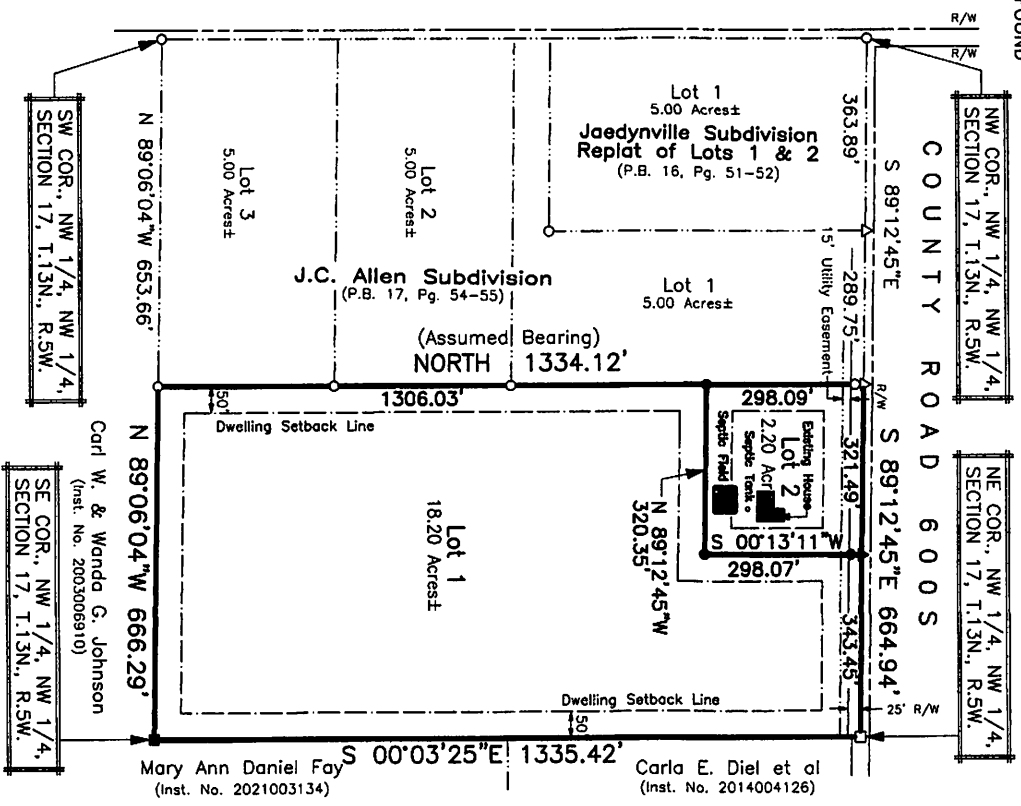
SCALE IN FEET  
1" = 300'  
L E G E N D

- 5/8" REBAR SET
- ▲ MAG NAIL SET
- MAG SPIKE SET
- 5/8" REBAR FOUND
- WOOD POST FOUND
- △ MAG NAIL FOUND

Eugene &  
Brenda Summers Trust  
(Inst. No. 2016005631)

C O U N T Y R O A D 8 0 0 W

C O U N T Y R O A D 6 0 0 S



## LEGAL DESCRIPTION

Situate in the State of Indiana, County of Putnam and being a part of the Northwest quarter of the Northwest quarter of Section 17, Township 13 North, Range 5 West of the Second Principal Meridian, more particularly described to-wit:

Lot Number 3 of Jaedynville Subdivision Washington Township, as per plat thereof recorded in Plat Book 13, pages 180-182; Also recorded October 22, 2002 as Instrument Number 2002008811, in the Office of the Recorder of Putnam County, Indiana.

Subject to all rights-of-way and pertinent easements of record.

I, the undersigned, a duly licensed Professional Surveyor in the State of Indiana hereby certify that to the best of my knowledge and belief this plat accurately represents a survey completed this 9th day of January 2023.

*Gregory D. Williams*  
Gregory D. Williams, Professional Surveyor #20100071  
ASA Land Surveying

## SURVEYOR'S REPORT

In accordance with Title 865 IAC 1-12 the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey.

The precision and accuracy of this survey is within the specifications for a Rural Survey as defined in IAC 865.

The purpose of this survey was to monument and re-plot Lot 3 of Jaedynville Subdivision as shown in Plat Book 13, pages 180-182 as conveyed to Betty J. Beasley (deceased), John Allen and Casey Allen as described in Instrument Number 2020005239 in the Office of the Recorder of Putnam County, Indiana.

This survey was prepared without the benefit of a thorough title search of the subject real estate and the adjoining real estate. Therefore, any facts that may be revealed in a title search will not be addressed on this survey.

Monuments from the original survey of Jaedynville Subdivision by ASA Land Surveying completed September 10, 2002 were found and accepted as the original corners. The location of the new lot lines were specified by the client. The mag spike set at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 17, was set in the location as established on the original subdivision plat.

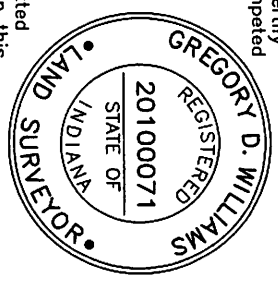
As a result of the above observations it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- Due to variances in reference monuments: 0 feet for all corners.
- Due to discrepancies in the record description: None found.
- Due to inconsistencies in lines of occupation: None found.

Current Owner: Betty J. Beasley(deceased),  
John Allen and Casey Allen  
Instrument Number 2020005239

Date: January 9, 2023

Field work was completed: January 5, 2023



7 South Spring Street Greencastle, IN 46135  
765-653-2714 e-mail: ase@chneqymetro.net



# Administrative Report

## SECTION

Administrative Report  
This report covers the period from January 1, 1950, to December 31, 1950. It details the activities of the various departments and the progress of the major projects during the year.

The year has been a busy one for the organization. We have successfully completed several major projects and have made significant progress in our ongoing work. The following is a summary of the key accomplishments:

**Department A**  
The Department A staff has been very active in the past year. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department B**  
The Department B staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department C**  
The Department C staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

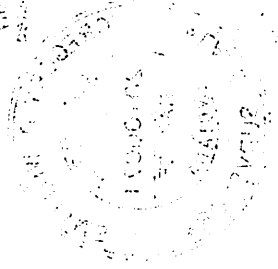
**Department D**  
The Department D staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department E**  
The Department E staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department F**  
The Department F staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department G**  
The Department G staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.

**Department H**  
The Department H staff has also been very active. They have completed a number of important assignments and have made significant contributions to the overall success of the organization.



1950

U.S. DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

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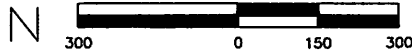
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# B. Beasley Subdivision

FINAL PLAT



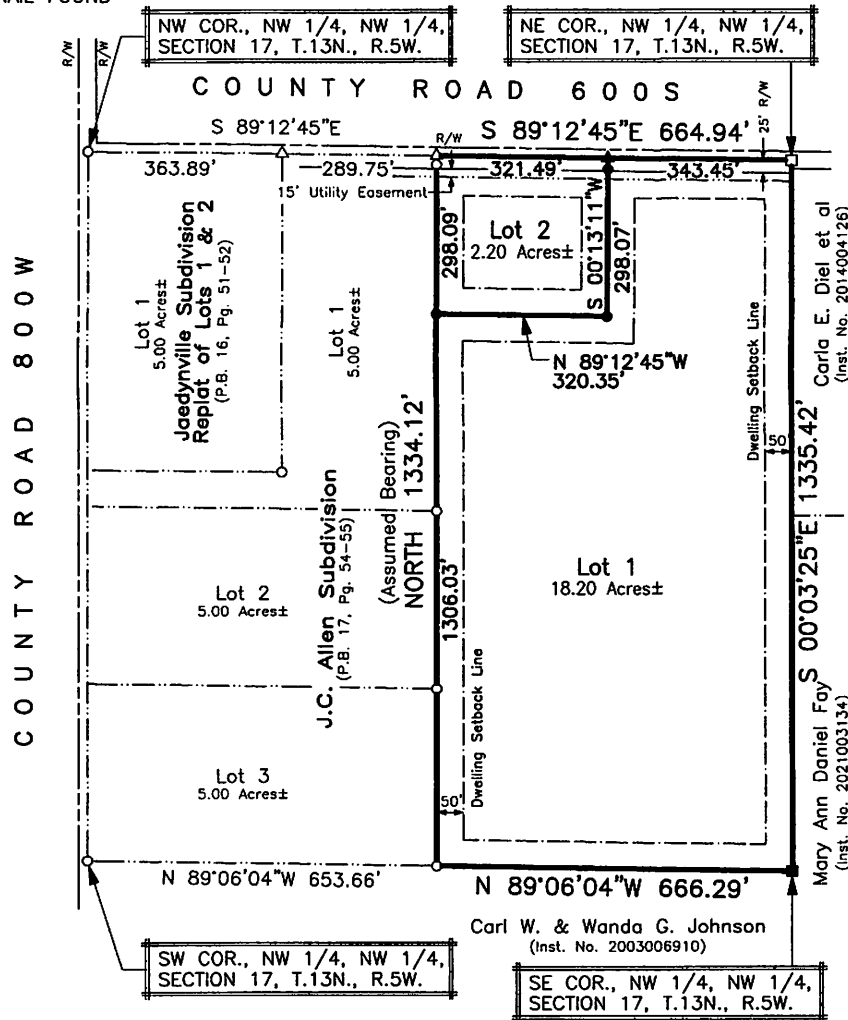
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1" = 300'

LEGEND

- 5/8" REBAR SET
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Eugene &  
Brenda Summers Trust  
(Inst. No. 2016005631)



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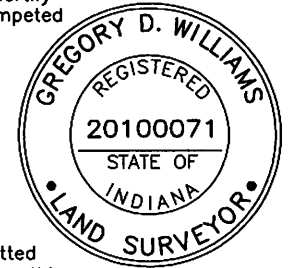
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*Gregory D. Williams*  
Gregory D. Williams, Professional Surveyor #20100071  
ASA Land Surveying



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As a result of the above observations it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- Due to variances in reference monuments: 0 feet for all corners.
- Due to discrepancies in the record description: None found.
- Due to inconsistencies in lines of occupation: None found.

Current Owner: Betty J. Beasley(deceased),  
John Allen and Casey Allen  
Instrument Number 2020005239

Date: January 9, 2023

Field work was completed: January 5, 2023

**ASA Land Surveying**

7 South Spring Street Greencastle, IN 46135  
765-653-2714 e-mail: asa@cinergymetro.net

# B. Beasley Subdivision

F I N A L P L A T

## RECORDED OWNERSHIP

\_\_\_\_\_  
John Allen

\_\_\_\_\_  
Casey Allen

STATE OF INDIANA )  
                          ) SS  
COUNTY OF PUTNAM)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Allen and Casey Allen and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(Signature of Notary Public) My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary Public)

## CERTIFICATE

Under authority provided by Chapter 3, Indiana Code 36-7-3 Enacted by the General Assembly of the State of Indiana, and ordinance adopted by the Board of County Commissioners of the County of Putnam, State of Indiana, this plat was given approval by the County of Putnam as follows:

Approved by the County Plan Commission at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

Approved and accepted as a private subdivision by the Board of Commissioners of Putnam County, Indiana, this

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

ATTEST: This \_\_\_\_\_ day of \_\_\_\_\_, 2023. \_\_\_\_\_  
Auditor of Putnam County, Indiana

STATE OF INDIANA )  
                          ) SS  
COUNTY OF PUTNAM)

I, \_\_\_\_\_, Recorder in and for said County and State hereby certify that the attached and foregoing plat is a true exhibit of B. Beasley Subdivision.

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_ .m.  
and recorded in Plat Book \_\_\_\_\_, page(s) \_\_\_\_\_ in this office.  
Instrument # \_\_\_\_\_

\_\_\_\_\_  
Recorder of Putnam County, Indiana

Duly entered for taxation this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Attest: \_\_\_\_\_  
Auditor of Putnam County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

*Gregory D. Williams*  
\_\_\_\_\_  
Prepared By: Gregory D. Williams, P.S.



7 South Spring Street Greencastle, IN 46135  
765-653-2714 e-mail: asa@cinergymetro.net