

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on September 12, 2022, at 7:00 p.m. in the Commissioner’s Room of the Putnam County Courthouse, 1 Courthouse Square, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 7:05 p.m. Lisa Zeiner took a roll call to determine a quorum. The following members were present: Kevin Scobee, Randy Bee, and Lora Scott. Raymond McCloud was not present. Ron Sutherlin arrived after roll call was taken. Also, present was Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Also present was the Audience, see attached sign in sheet.

**REVIEW OF MINUTES:**

Kevin Scobee asked if there were any corrections or additions to the August 8, 2022, meeting minutes.

Lora Scott made a motion to approve the August 8, 2022, meeting minutes as presented.

Randy Bee seconded the motion. The August 8, 2022, minutes were approved as submitted with all in favor.

**OLD BUSINESS:** No old business

**NEW BUSINESS:**

**2022-BZA-16: AUDREY CHYRIL HOKE – DEVELOPMENT STANDARDS VARIANCE:** to allow the reduction of road frontage from 200 feet to 173 feet so that a 1.4-acre parcel can be split from a 37.5-acre parcel; Zoned A2; Monroe Township; 3/15N/74W (161 E US 36 Bainbridge)

Mark Hoke, son of petitioner, approached the board. Mr. Griffin explained that his mother just wants to sell 1.4 acres of the existing property.

Jason Hartman, Capstone Realty Group, approached the board. Mr. Hartman stated that the property only has 373 feet of road frontage. Mr. Hartman explained that 200 feet of road frontage would remain with the existing dwelling while the 173 feet of road frontage will go with the proposed 1.4-acre parcel. Mr. Hartman stated that they are requesting a variance for road frontage for the proposed 1.4-acre parcel.

Mr. Bee asked if the neighbor could sell property to Mrs. Hoke to give the required road frontage.

Mr. Hoke stated that the way the property is configured he would have to sell off his entire front yard.

Mrs. Scott asked if the back acreage would only be accessed through Mr. Hoke’s property.

Mr. Hartman explained that the access to the back of the property would remain through the existing drive that will be retained by Mrs. Hoke.

Mr. Hoke showed the board on a map where the property would be split. Mr. Hoke stated that the proposed split would follow the existing ditch line.

Mr. Bee asked about the access off of US 36.

Mr. Hoke explained that he shares a driveway with Mrs. Hoke.

Mr. Hartman stated that a soil evaluation was done, and the Health Department would approve a septic on the 1.4-acre parcel.

Mr. Bee asked how much more property would Mrs. Hoke need to sell to get the additional 27 feet.

Mrs. Scott stated that Mrs. Hoke only had 373 feet of road frontage for the entire parcel.

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

No one came forward.

Mr. Scobee asked there had been any letters received.

Mrs. Zeiner stated that several people had come into the office about this project, but there were no objections. Mrs. Zeiner explained that Mrs. Hoke had not given the proof of publication or the proof of mailing.

Mr. Bee made a motion to approve **2022-BZA-16: AUDREY CHYRIL HOKE Development Standards Variance** as presented.

Mrs. Scott seconded the motion.

**2022-BZA-16: AUDREY CHYRIL HOKE Development Standards Variance** was approved with all in favor.

Mr. Scobee asked if there were any other items to discuss.

Mrs. Scott updated the board on the digitized zoning map. Mrs. Scott explained that the new map shows each parcel and the zoning. Mrs. Scott updated the board on the Comprehensive Plan status. Mrs. Scott explained the document that gives a synopsis of the community meetings and survey. Mrs. Scott stated that the zoning map show the zoning as it is currently before changes to the Comprehensive Plan. Mrs. Scott explained that the map helps that planning department. Mrs. Scott stated that the next steering committee would be analysis further the input from the survey and the community meetings. Mrs. Scott voiced her disappointment with the lack of community involvement at the meetings. Mrs. Scott stated that the online survey has had a better response. Mrs. Scott explained that there was a good response from Greencastle and Roachdale, but poor responses from elsewhere in the county.

Mrs. Zeiner clarified that the area shown as “Greencastle” encompasses areas that are in the Greencastle zip code, not just areas inside the City of Greencastle. Mrs. Zeiner stated that a lot of areas in Monroe, Marion, and Jefferson Townships have a Greencastle address.

Mrs. Scott stated that additional input would be needed. Mrs. Scott explained that another public meeting would be set up after the next steering committee meeting. Mrs. Scott stated that overall, the recommendations are to maintain open spaces, including forest and farmlands; improve quality of life by improving broadband and cell service; infrastructure in general. Mrs. Scott explained that big box stores were not wanted, and affordable housing was a need.

Jim Ensley stated that one of the things that was identified was that the County does not have a social media presence. Mr. Ensley explained that after meeting with Lisa Zeiner, we spoke with a communication consultant to get a proposal for helping with social media presentations.

Mrs. Scott explained that the concern that was discussed at the steering committee was that fewer people subscribe to the Banner. Mrs. Scott stated that Banner has been the means that the county has relied on for communication to the community. Mrs. Scott encouraged the board to talk to neighbors and other contacts to get more people involved.

Mr. Scobee asked about the solar park.

Mrs. Zeiner stated that nothing has been submitted as of the date of the meeting. Mrs. Zeiner stated that the Solar Ordinance was passed by the Commissioners.

Mr. Ensley stated that there is group that has a proposal and the county. Mr. Ensley explained that the developers are still in negotiations.

Mr. Scobee asked about the office space that was opened in the Russellville School.

Mrs. Zeiner stated that the solar company did open an office space. Mrs. Zeiner explained that no petitions have been filed.

Mrs. Scott encouraged the board to review the solar ordinance.

Mrs. Zeiner stated that she had emailed it to the board but would resend it via regular mail with the next meeting packet.

Mr. Sutherlin asked about the camp site in Cloverdale.

Mrs. Zeiner stated that nothing new had been submitted.

Mr. Hartman stated that the development would not be connecting to Cloverdale sewer.

Mrs. Zeiner stated that the septic system would have to go through the State Board of Health.

Mrs. Scott asked about the Lieber sewer connection.


Mr. Hartman stated that it is moving forward.

Mrs. Scott made a motion to adjourn the meeting.

Mr. Sutherlin seconded the motion.

Meeting adjourned at 8:00 p.m.

Minutes approved on the 12<sup>th</sup> day of December 2022.



**Kevin Scobee, Vice-President**

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
AGENDA**

**MONDAY SEPTEMBER 12, 2022**

**7:00 p.m.**

Commissioner's Meeting Room - 1 W Washington St - Greencastle, IN 46135  
(765) 301-9108

**1. CALL TO ORDER**

**ROLL CALL DETERMINATION OF QUORUM**

Raymond McCloud  Kevin Scobee  Randy Bee  Ron Sutherlin  Lora Scott  
 Jim Ensley, Attorney  Lisa Zeiner, Plan Director

**2. REVIEW OF MINUTES – August 8, 2022, Minutes**

- 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 taken and a decision by the Board of Zoning Appeals made. The Board 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-BZA-16: Audrey Chyril Hoke – Development Standards Variance:** to allow the reduction of road frontage from 200 feet to 173 feet so that a 1.4 acre parcel can be split from a 37.50 acre parcel; Zoned A2; Monroe Township; 3/15N/4W (161 E US 36 Bainbridge).

- 4. BUSINESS SESSION** - In its business session, the Board of Zoning Appeals meets in open session to discuss each item and decide on an outcome. 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 Board requests it. The Board 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 ACCOMMODATIONS 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.

PUTNAM COUNTY BOARD OF ZONING APPEALS

September 12, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Jason Hartman	400 East Maple Street Bainbridge
Mark Hoke	113 E US Hwy 36 Bainbridge



Type notes here	Printed 08/26/2022	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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## 67-05-03-300-011.000-013

- General
- Bills
- Payments
- Deductions
- Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Images</b>	<a href="#">Show Images(7)</a>
<b>Sketches</b>	<a href="#">Show Sketches(1)</a>
<b>Owner Name</b>	Hoke Audrey Chyril Trust
<b>State Parcel Number</b>	67-05-03-300-011.000-013
<b>Property Key</b>	008-503410-00
<b>Map Number</b>	SEE LEGAL
<b>Legal Description</b>	Pt Sw S3 T15 R4 37.53a Combined 008-503412-00 with this parcel 06/16/15
<b>Acreage</b>	37.5300
<b>Instrument Number</b>	2018002441
<b>Book Number</b>	