

PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on February 14, 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 7:00 p.m. Lisa Zeiner took a roll call to determine a quorum. The following members were present: Kevin Scobee, Randy Bee, Ron Sutherlin, and Lora Scott. Raymond McCloud was not present at the meeting. Also, present were 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 January 10, 2022, meeting minutes.

Lora Scott stated that on the page two, sixth paragraph, first sentence should be corrected to say "a consistent objection" instead of object; page two, eighth paragraph, first sentence should be corrected to say "the issue was turning" instead of turn; page two, ninth paragraph, second line should say "INDOT could require the developer to amend" instead of required to admin; page three, fifth paragraph, first sentence remove the word "the"; page three last paragraph, change was to were; page four, fourth paragraph, last sentence, change marked to market; page four, eighth paragraph, second line change is to are; page five, fourth paragraph, second sentence should say "explained that the math shows" instead of the map the was; page six, fourth paragraph, add "of a mile" after four tenths; page six, seventh paragraph, last sentence, add "estimated date" after best case; and page eight, twelfth paragraph, last sentence add "there" between that and are.

Ron Sutherlin made a motion to approve the January 10, 2022, meeting minutes contingent on the stated corrections being made.

Mrs. Scott seconded the motion. The January 10, 2022, minutes were approved contingent on corrections being made with all in favor.

ELECTION OF OFFICERS:

Mr. Scobee asked if the board wanted to proceed with election of officers or tabling the election until the full board was present.

Mrs. Scott stated that she would like to be the chair for the board because of the ordinance updates that will be coming.

Mr. Scobee made a motion to table the election of officers until the March meeting.

Mr. Sutherlin seconded the motion.

The election of officers was tabled until the March meeting with all in favor.

Mr. Scobee asked if there was anything that the board needed to be brought up to date on for the public hearings.

Mrs. Zeiner explained that the statement under Public Hearings on the agenda was just for the public to know that these items are part of the public hearing and what could happen during the public hearing.

OLD BUSINESS:

2021-BZA-45: DAMON COX – DEVELOPMENT STANDARDS VARIANCE: to allow two primary dwellings on the same parcel; Zoned A1; Cloverdale Township; 33/13N/3W (5304 E CR 900 S Cloverdale)

Lisa Zeiner stated that the petitioner had requested a continuance because he had not gotten the notice in the paper. Mrs. Zeiner explained that the petitioner had not placed the notice in the paper for the December or January meetings either. Mrs. Zeiner stated that the petitioner had emailed the proof of publication for the March meeting showing that it had been placed in the paper. Mrs. Zeiner explained that it was up to the board on whether they wanted to grant the continuance.

Mr. Scobee asked if this was the one that was dismissed at the last meeting.

Mrs. Zeiner stated that it was not.

Mr. Sutherlin asked if December was the first time on the agenda.

Mrs. Zeiner confirmed that December was the first time Mr. Cox appeared on the agenda.

Mrs. Scott stated that Damon had attended the December meeting and stood in the back of the room.

Mrs. Zeiner explained that he had not attended the January meeting but had called the office to let us know that he was called out of town for work and would not be able to attend the meeting.

Mr. Scobee asked if he was good about communicating with the office.

Mrs. Zeiner stated that he would either call the day of the meeting or the day before the meeting if there was an issue. Mrs. Zeiner explained that for this meeting he had called the week prior.

Mr. Sutherlin made a motion to continue **DAMON COX – DEVELOPMENT STANDARDS VARIANCE** until the March 14, 2022, meeting.

Mrs. Scott seconded the motion.

The motion to continue **DAMON COX – DEVELOPMENT STANDARDS VARIANCE** was approved with all in favor.

NEW BUSINESS:

2021-BZA-48: ARTHUR LEE ROGERS – DEVELOPMENT STANDARDS VARIANCE: to reduce the side setback from 30 feet along the south property line to 8 feet from the south property line to build a 30 ft. by 40 ft. pole barn to replace the existing garage; Zoned A1; Clinton Township; 26/15N/5W (3008 N CR 400 W Greencastle)

Arthur Rogers approached the board and presented exhibits with drawings for what was proposed. Mr. Rogers stated that the existing garage would be removed and a 30-foot by 40-foot building would be constructed to replace the garage. Mr. Roger explained that the new building would have a

fourteen-foot insulated overhead door, a thirty-six inch walk through door on the east end, with ten foot walls, a roof pitch of four twelve, with house wrap, and trusses.

Mrs. Scott asked if the eight feet was on the south boundary.

Mr. Rogers stated that it was.

Mrs. Scott asked what the concrete pad was on the southern neighbor's property.

Mr. Rogers stated it was a basketball court. Mr. Rogers explained that the previous neighbor built a basketball court for the neighborhood boys.

Mrs. Scott asked if there was a fence separating the properties.

Mr. Rogers said that there was a fence, but it has been removed. Mr. Rogers explained that the foundation of the old garage is about nine and a half feet from the property line. Mr. Rogers stated that he was asking for eight feet to be safe. Mr. Rogers showed the board on a map where the building would be, explaining that the building would be in line with the existing garage.

Mrs. Scott asked where the septic system was located.

Mr. Rogers stated that the septic was located on the other side of the dwelling and the well was between the house and the proposed location of the new building.

Randy Bee asked if the old garage was staying.

Mr. Rogers stated that it would be removed.

Mr. Sutherlin asked about the distance between the house and the old garage.

Mr. Rogers stated it was roughly twenty feet.

Mr. Sutherlin asked about the proposed distance from the proposed barn to the house.

Mr. Rogers stated that the new barn would be where the back of the house is currently.

Mr. Sutherlin asked what the distance was.

Mr. Rogers stated that it was about nine feet.

Mr. Sutherlin asked for verification that the existing building was twenty feet from the dwelling and the new building would be nine feet from the dwelling.

Mr. Rogers stated that it was seventeen to twenty feet currently.

Mr. Scobee asked if all the letters had come back, and notice placed.

Mrs. Zeiner stated that the letters had gone out. Mrs. Zeiner explained that no one had called or came into the office about this project.

Mrs. Scott made a motion to approve **2021-BZA-48: ARTHUR LEE ROGERS – DEVELOPMENT STANDARDS VARIANCE** as presented.

Mr. Scobee seconded the motion.

The motion to approve **ARTHUR LEE ROGERS – DEVELOPMENT STANDARDS VARIANCE** as presented was approved with all in favor.

Mr. Rogers asked what was the next step.

Mrs. Zeiner had the findings of fact signed and presented the paperwork to Mr. Rogers. Mrs. Zeiner explained that he would need to apply for the building permit. Mrs. Zeiner stated that she would email the requirements to Mr. Rogers.

Mr. Sutherlin asked about the case that was dismissed last month, if he ever called about the project.

Mrs. Zeiner stated that he has not communicated with her or the office. Mrs. Zeiner explained that she would have the inspector go by the property to make sure construction had not started.

Mr. Scobee asked about the property on US 36 and Shortcut Road.

Mrs. Zeiner stated that she had heard from the owner. Mrs. Zeiner explained that she was told they race derby cars. Mrs. Zeiner stated that she asked them to construct a barn to store the vehicles in. Mrs. Zeiner explained that the owner was looking into barns and would get back to her. Mrs. Zeiner stated that she gave them thirty days, then another letter would be sent stating they were still in violation of the Code of Ordinances for “junk” vehicles. Mrs. Zeiner stated that the building inspector was keeping an eye on the property.

Mr. Scobee asked if anything needed to be done with the business section of the agenda.

Mrs. Zeiner stated that there was nothing to discuss at this time.

Mr. Scobee asked about other business and wishes to be heard.

Mrs. Zeiner stated that there was nothing to discuss under those topics.

Mr. Ensley stated that proposals had been received for updating the comprehensive plan and other ordinances. Mr. Ensley explained that discussion was going on about having the other communities join in to create one countywide ordinance. Mr. Ensley stated that Lisa is the zoning administrator for Bainbridge, Roachdale, and soon Cloverdale. Mr. Ensley explained that the discussion was around a uniform countywide ordinance, incorporating the towns.

Mr. Scobee asked if Russellville and Fillmore had zoning.

Mr. Ensley stated they did not. Mr. Ensley explained that the proposals would create zoning for Fillmore and Russellville.

Mr. Scobee asked if those communities were on board.

Mr. Ensley stated that Bainbridge was. Mr. Ensley explained that he would invite representatives from all the towns to the meeting where the companies would present their proposals. Mr. Ensley stated that Bainbridge and Roachdale had their own BZA and Plan Commission, but Lisa is the administrator like she is with this board.

Mrs. Zeiner stated that she will be attending the County Council meeting tomorrow and was requesting \$200,000 which will include all the updates and ordinances. Mrs. Zeiner explained that if the council approves the request, then a committee of herself, Jim Ensley, Lora Scott, Wendell

Underwood, and Rick Woodall would meet with the firms who submitted proposals and decide on which one to go with.

Mr. Scobee asked how many replies were received.

Mrs. Zeiner stated that she received two and a half. Mrs. Zeiner explained that one of the firms only does comprehensive plans and they would have to hire out the rest, so their proposal did not include fees for the other work.

Mrs. Scott asked who the two complete proposals were from.

Mrs. Zeiner stated they were from Hannum, Wagle, & Cline also known as HWC, and Christopher Burke Engineering. Mrs. Zeiner stated that Christopher Burke was about \$130,000 and HWC was about \$180,000. Mrs. Zeiner explained that HWC proposal did include incorporating the towns where Burke's did not only because they submitted their proposal prior to discussion on including the other towns.

Mr. Ensley stated that HWC was the one that was selected three years ago and then we could not get the grant.

Mr. Scobee asked if there was any additional agenda items or comments.

There being no other business, Mr. Scobee asked for a motion to adjourn.

Mrs. Scott made a motion to adjourn the meeting.

Mr. Sutherlin seconded the motion.

Meeting adjourned at 7:35 p.m.

Minutes approved on the 14th day of March 2022.



Kevin Scobee, Vice-President

PUTNAM COUNTY BOARD OF ZONING APPEALS

February 14, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
[Handwritten Signature]	3008 N 400 W Greencastle IN 46135

PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA

MONDAY February 14, 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 – January 10, 2022, Minutes

3. Election of Officers – Currently Raymond McCloud, President; Kevin Scobee, Vice President

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

2021-BZA-45: Damon Cox – Development Standards Variance: to allow two primary dwellings on the same parcel; Zoned A1; Cloverdale Township; 33/13N/3W (5304 E CR 900 S Cloverdale) *Request to Continue*

❖ NEW BUSINESS

2021-BZA-48: Arthur Lee – Development Standards Variance: to reduce the side setback from 30 feet along the south property line to 8 feet from the south property line to build a 30 ft. by 40 ft. pole barn to replace the existing garage; Zoned A1; Clinton Township; 26/15N/5W (3008 N CR 400 W Greencastle)

4. BUSINESS SESSION

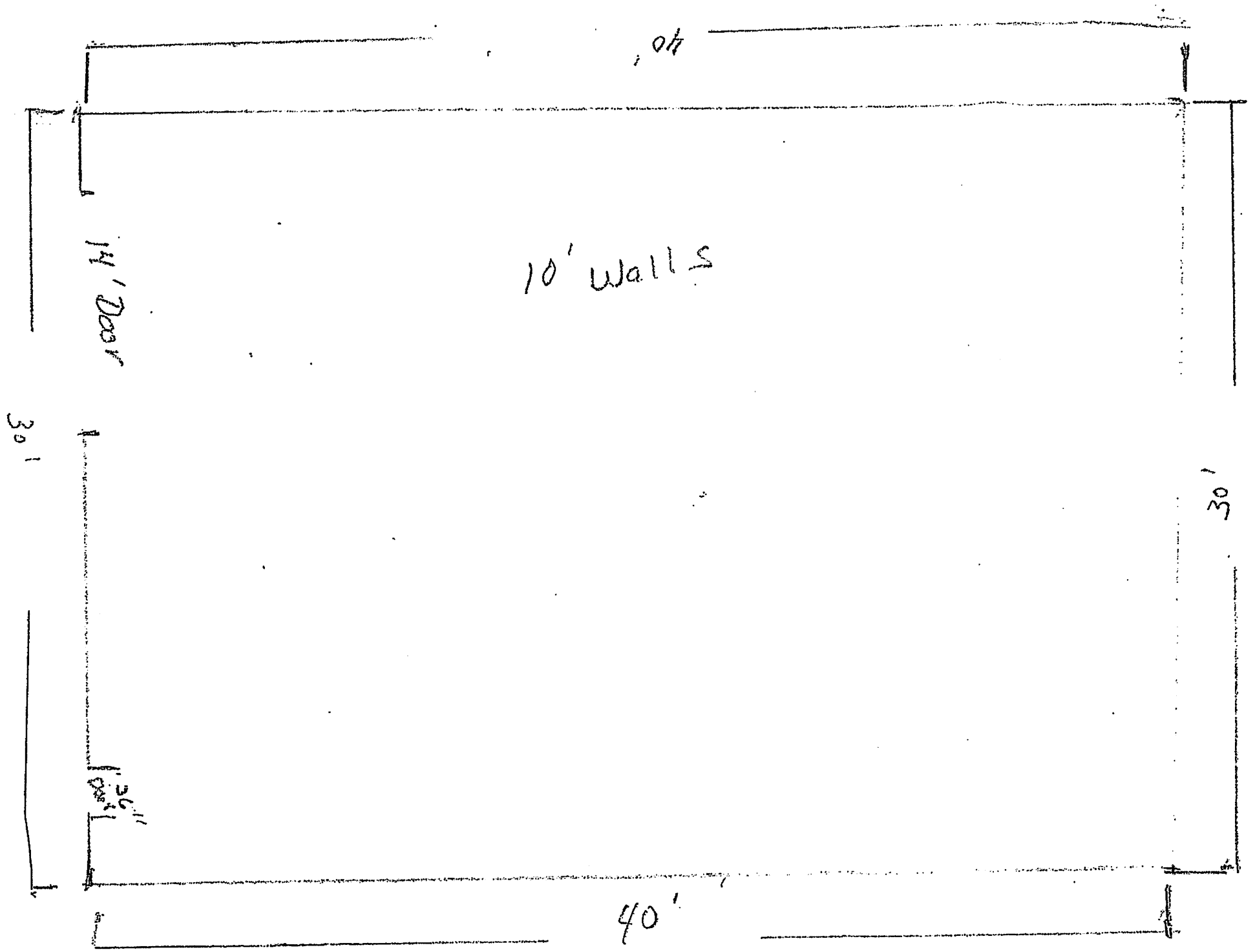
In its business session, the Board of Zoning Appeals meets in open session to discuss each item and decide on an outcome. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Board requests it. The Board may continue an item to another date for the hearing if the public is better served by such a continuance.

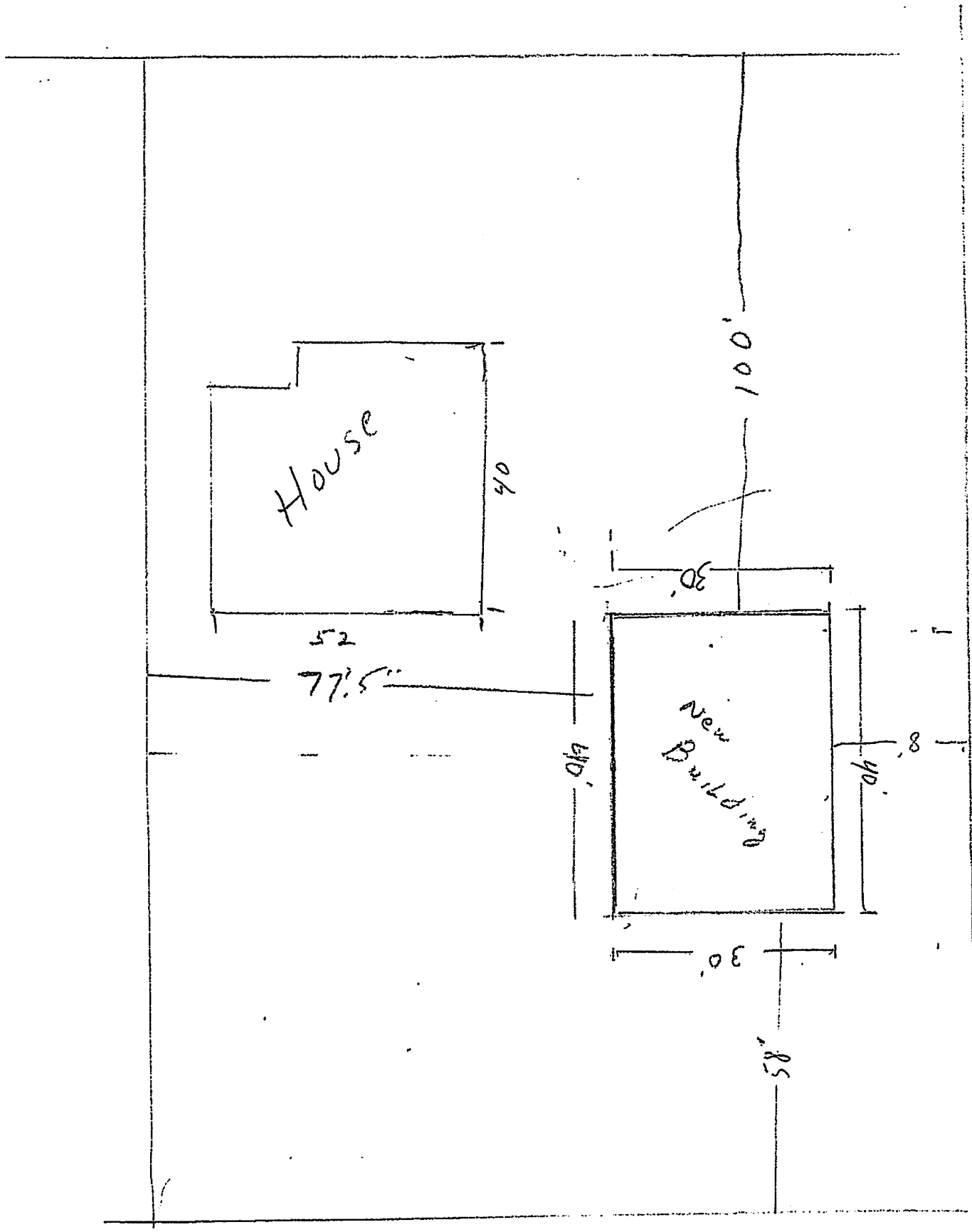
5. OTHER BUSINESS

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, 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 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.





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