



**City of Greencastle**  
**Common Council**  
**Regular Session**  
Mikayla Johnson - Clerk Treasurer

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November 13, 2025 | 7:00 PM  
City Hall  
One North Locust Street, P.O. Box 607  
Greencastle, Indiana 46135

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**AGENDA**

- I. Call to Order; Roll Call**
- II. Swearing In of Mayor's Youth Council**
- III. Public Petitions and Comments**
- IV. Special Requests**
  - A. Street Closure Request - DePauw Football Games, possible NCAA Games
  - B. Street Closure Request — Messer Construction
  - C. Street Closure Request - City of Greencastle/EDCO to place poles on Indiana St. for party lights
- V. Department Reports**
  - A. Cemetery - Jason Keeney
    - i. Fire Inspections - John Burgess
    - i. Fire Inspections - John Burgess
  - C. Planner - Blaine Rout
  - D. Police Department - Chris Jones
  - E. Department of Public Works - Andrew Rogers
  - F. Wastewater Department - Oscar King Jr.
  - G. City Attorney - Laurie Robertson Hardwick
  - H. Park & Recreation - Jason Keeney
  - I. Water Department - Rick Denney
- VI. Reports**
  - A. Mayor's Report
  - B. Clerk-Treasurer's Report
  - C. Councilors' Report
- VII. Approval of Minutes**
  - A. Approval of Minutes - October 9, 2025
- VIII. Approval of Claims**
- IX. Old Business**

- A. Ordinance 2025-11 An Ordinance Eliminating the Special Non-Reverting Fund for the Youth Basketball Program

**X. New Business**

- A. Ordinance 2025-12 - An Ordinance Amending the Text of the City of Greencastle, Indiana Zoning Ordinance
- B. ORDINANCE 2025-13 AN ORDINANCE AMENDING ORDINANCE 2024-11, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF GREENCASTLE, INDIANA, ESTABLISHING WAGES, SALARIES, AND BENEFITS FOR 2025

**XI. Adjournment**

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Persons who require assistance or need information regarding access to the meeting and the availability of special facilities are requested to telephone Laurie Hardwick, ADA Coordinator, at (765) 655-2301 or (765) 653-3100, at least three days in advance of the meeting.

**City of Greencastle**  
City Hall  
One North Locust Street, P.O. Box 607  
Greencastle, Indiana 46135  
Lynda Dunbar, Clerk-Treasurer, 765-653-9211

For assistance with this form call:  
765-848-1515

**SPECIAL EVENT  
STREET CLOSURE REQUEST**

Note: Representation at the Common Council meeting where your request will be heard is required, unless waived by the Mayor or Clerk-Treasurer. The Clerk-Treasurer's office will provide you with the date and time of the meeting.

Sponsoring/Host Organization: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Contact Telephone: \_\_\_\_\_ Contact E-Mail: \_\_\_\_\_

Date of Council meeting you plan to attend: \_\_\_\_\_

Name of the Event: \_\_\_\_\_

Location of the Event: \_\_\_\_\_

Date(s) of the Event: \_\_\_\_\_

Time(s) of the Event: \_\_\_\_\_  
(Greencastle Ordinance No. 2009-7 requires a noise waiver for events between the hours of 10:00 pm and 8:00 am.)

Streets requested to be closed:	Start and end time times for the closure:
_____	_____
_____	_____
_____	_____

Prior to receiving final approval for the street closure, you may be required to meet with the City Attorney to sign a contract with hold harmless language and you will be required to provide a certificate of liability insurance. You may also be asked to contact the Police, Fire and Public Works Departments for any special requirements unique to your street closure request. You may also be required to provide security for an event.

**Return completed form to Clerk-Treasurer's Office at above address or to  
specialrequests@cityofgreencastle.com  
no later than the Thursday prior to Common Council meeting.**

**Greencastle Common Council**

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Stipulations by Common Council: \_\_\_\_\_

\_\_\_\_\_

If required, Fire Dept. notified: \_\_\_\_\_ Police Dept. notified: \_\_\_\_\_ Dept. of Public Works notified: \_\_\_\_\_  
City Form 10001 (R3/ 02-2023)

# City of Greencastle

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## SPECIAL EVENT STREET CLOSURE REQUEST

Note: Representation at the Common Council meeting where your request will be heard is required, unless waived by the Mayor or Clerk-Treasurer. The Clerk-Treasurer's office will provide you with the date and time of the meeting.

Sponsoring/Host Organization: Messer Construction

Contact Name: Brent Clark

Contact Telephone: 317 447-5719 Contact E-Mail: bclark@messer.com

Date of Council meeting you plan to attend: \_\_\_\_\_

Name of the Event: Construction Crane Hoisting Steel into new Cinema

Location of the Event: S. INDIANA between Washington & EAST WALNUT

Date(s) of the Event: T.B.D. single day in December 2025

Time(s) of the Event: 8:00 am - 5:30 pm

(Greencastle Ordinance No. 2009-7 requires a noise waiver for events between the hours of 10:00 pm and 8:00 am.)

Streets requested to be closed:

Start and end time times for the closure:

S. INDIANA street

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Prior to receiving final approval for the street closure, you may be required to meet with the City Attorney to sign a contract with hold harmless language and you will be required to provide a certificate of liability insurance. You may also be asked to contact the Police, Fire and Public Works Departments for any special requirements unique to your street closure request.

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ldunbar@cityofgreencastle.com  
no later than the Thursday prior to Common Council meeting.**

### Greencastle Common Council

Approved:  Denied:  Stipulations by Common Council:

\_\_\_\_\_

If required, Fire Dept. notified:  Police Dept. notified:  Dept. of Public Works notified:

City Form 10001 (R1 / 08-2016)

# City of Greencastle

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## SPECIAL EVENT STREET CLOSURE REQUEST

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Sponsoring/Host Organization: City of Greencastle/EDCO General Contractor

Contact Name: Lynda Dunbar/ Nick Shear

Contact Telephone: 765-848-1500 Contact E-Mail: ldunbar@cityofgreencastle.com

Date of Council meeting you plan to attend: Nov 13, 2025

Name of the Event: Place poles on Indiana Street for party lights

Location of the Event: Indiana Street

Date(s) of the Event: Nov 24-Dec 3

Time(s) of the Event: 7am till completed

(Greencastle Ordinance No. 2009-7 requires a noise waiver for events between the hours of 10:00 pm and 8:00 am.)

Streets requested to be closed: Start and end time times for the closure:

Indiana Street

between Washington and Walnut and then Walnut to alley by fire station'

Prior to receiving final approval for the street closure, you may be required to meet with the City Attorney to sign a contract with hold harmless language and you will be required to provide a certificate of liability insurance. You may also be asked to contact the Police, Fire and Public Works Departments for any special requirements unique to your street closure request.

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### Greencastle Common Council

Approved:  Denied:  Stipulations by Common Council:

If required, Fire Dept. notified:  Police Dept. notified:  Dept. of Public Works notified:



## Department Report

### MEETING DATE

November 13, 2025

### PREPARED BY

Jason Keeney

### MONTHLY HIGHLIGHTS

During the month of October we had eight interments (7F:1C), two foundation staking fees were collected and five lot sales.

### ATTACHMENTS

1. 20251107081204
2. 20251107081229

**Forest Hill Cemetery**  
**Accounts Payable Voucher Docket**  
**Thursday, November 6, 2025**  
**(For business of October 2025)**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
CarQuest	Spark Plug & Grease	\$ 13.22
Headley Hardware	Urinal Repair Parts, Striping Paint, Acid, Brushes	\$ 196.31
Humphreys' Outdoor	Oil, Belt, Guard, Hardware	\$ 139.11
Keystone Cooperative	Fuel	\$ 855.27
Sparks Tires	Backhoe Tire Replacement	\$ 2,100.50

**Total General Operation Expenses \$ 3,304.41**

**Allowance of Account Payable Vouchers**

We have examined the Accounts Payable of the foregoing Accounts Payable Voucher Docket(s) consisting of 1 page(s) and, except for claims not allowed as shown on this docket, such claims are hereby allowed in the total amount of \$3,304.41 dated November 6, 2025.

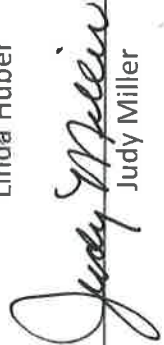
**SIGNATURES OF THE CEMETERY BOARD MEMBERS**



Jeff Flint



Linda Huber



Judy Miller

Nola Zimmerman

**Forest Hill Cemetery  
Direct Payable Voucher Docket  
Wednesday, November 6, 2025  
(For business of October 2025)**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Visa Card Services	October Visa Bill	\$ 32.31
<b>Total General Operation Expenses</b>		<b>\$ 32.31</b>

**Allowance of Account Payable Vouchers**

We have examined the Direct Payables of the foregoing Direct Payables Voucher Docket(s) consisting of 1 page(s) and, except for claims not allowed as shown on this docket, such claims are hereby allowed in the total amount of **\$32.31** dated November 6, 2025.

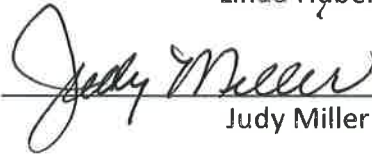
**SIGNATURES OF THE GOVERNING BOARD**



Jeff Flint



Linda Hyber



Judy Miller

Nola Zimmerman



## Department Report

### MEETING DATE

November 13, 2025

### PREPARED BY

### MONTHLY HIGHLIGHTS

## Greencastle Fire Department October 2025 Council Report

The Greencastle Fire Department responded to 165 calls for service during October 2025, compared to 147 calls during October 2024, representing a 12% increase in monthly call volume.

Year-to-date, the department has responded to 1,575 calls for service, compared to 1,441 calls during the same period in 2024. This reflects a 9% increase in overall call volume from 2024 to 2025.

October Anniversaries: None

Firefighters completed 501 hours of training during October.

Four reserve firefighters worked a total of 26.5 hours in October.

- C-Shift attended the ribbon-cutting ceremony for the Isaiah 117 House
- Rob Frank, Brandon Watson, Grant Bryan, and James Shaw completed the Fire Instructor II course. This class will allow them to write their own class curriculum, as well as proctor skills and exams for firefighting courses.
- We visited all the elementary schools for Fire Prevention Week.
- Hosted our annual Public Safety Open House
- A-Shift attended Boo Bash at Robe Ann Park
- Local 5125 presented a check to Lindsey Birt for the amount of \$1000 to support her in her journey with breast cancer. The money was raised through our annual breast cancer T-shirt sales and a raffle we held for

the Blackstone Grill.

- Hosted our annual Retirees' breakfast, where we had 7 GFD retirees attend.
- Supported the Indy Honor Flight by assisting Plainfield Fire with displaying the American flag with Tower-7.
- Held trick or treating at the firehouse on Halloween

## ATTACHMENTS

1. Greencastle Fire Department October 2025 Council Report

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# Department Report

## MEETING DATE

November 13, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. [October\\_Fire\\_Inspections\\_2025](#)



### October Fire Inspections 2025

Inspection Location	Occupant Name	Inspection Type	Inspection Number	Inspector	Status
Blackstock Stadium	Depauw University	A-2 Assembly General Fire	25-0169	John Burgess	Pass
Blackstock Stadium	Depauw University	A-2 Assembly General Fire	25-0169	John Burgess	Pass
600 S Locust St	Depauw University	A-1 Assembly General Fire	25-0170	John Burgess	Open
1 W Franklin St	Sharon Hammond Attorney at Law	B- Business General Fire	R25-0160-01	John Burgess	Pass
2 N Jackson St	Steve Custis - REMAX Cornerstone Real Estate	B- Business General Fire	25-0171	John Burgess	Fail
24 N Jackson St	Shuee's Furniture & Appliance	B- Business General Fire	25-0172	John Burgess	Pass
50 N Jackson St	Abstract & Title	B- Business General Fire	25-0173	John Burgess	Fail
2 S Jackson St	Putnam County Community Foundation Inc	B- Business General Fire	25-0174	John Burgess	Pass
16 S Jackson St	The Bodega	B- Business General Fire	25-0175	John Burgess	Pass
16 S Jackson St	Jakes Barber Shop	B- Business General Fire	25-0176	John Burgess	Pass
17 N Indiana St	Bridges Wine Bar	B- Business General Fire	R25-0161-01	John Burgess	Pass
6 E Washington St	Eli's Books	B- Business General Fire	R25-0140-03	John Burgess	Closed
911 Indianapolis Rd	Auto Zone	B- Business General Fire	R25-0057-06	John Burgess	Pass
810 Indianapolis Rd	Kork @ Keg Liquors	B- Business General Fire	R25-0078-06	John Burgess	Fail
703 N Jackson St	Kork & Keg Liquors	B- Business General Fire	R25-0080-05	John Burgess	Fail
1019 Indianapolis Rd	Speedway	B- Business General Fire	R25-0055-06	John Burgess	Fail



Inspection Location	Occupant Name	Inspection Type	Inspection Number	Inspector	Status
2 E Washington St	Starbucks	B- Business General Fire	R25-0141-03	John Burgess	Fail
600 S Bloomington St	Collins Evans Real Estate	B- Business General Fire	R25-0119-03	John Burgess	Pass
2 N Jackson St	Steve Custis - REMAX Cornerstone Real Estate	B- Business General Fire	R25-0171-01	John Burgess	Pass
311 S Locust St	Sigma Chi	R-2 Residential General Fire	R25-0146-02	John Burgess	Fail
446 Anderson St	Phi Delta Theta	R-2 Residential General Fire	R25-0147-02	John Burgess	Fail
507 S Locust St	Kappa Kappa Gamma	R-2 Residential General Fire	R25-0148-02	John Burgess	Fail
801 S Locust St	Delta Gamma	R-2 Residential General Fire	R25-0149-02	John Burgess	Fail
904 S College Ave	Kappa Alpha Theta	R-2 Residential General Fire	R25-0150-02	John Burgess	Fail
916 S College Ave	Phi Gamma Delta	R-2 Residential General Fire	R25-0151-02	John Burgess	Fail
1 Taylor Place	Delta Tau Delta	R-2 Residential General Fire	R25-0152-02	John Burgess	Fail
15 N Indiana St	Jeff Boggess Attorney at Law	B- Business General Fire	R25-0162-01	John Burgess	Fail
1 E Franklin St	Dick's Barber Shop	B- Business General Fire	R25-0157-01	John Burgess	Pass
11 W Franklin St	Don Julio Mexican Restaurant	B- Business General Fire	R25-0166-01	John Burgess	Pass
15 W Franklin St	Patchwork & Purl	B- Business General Fire	R25-0167-01	John Burgess	Pass

**30 Inspections**



## Department Report

### MEETING DATE

November 13, 2025

### PREPARED BY

### MONTHLY HIGHLIGHTS

### ATTACHMENTS

1. CC Agenda--Planning 11.13.25
2. 10 Building Division (Oct 2025)

## **Greencastle Common Council Report— November 13th, 2025**

### **City Planning Department**

**Prepared by: Blaine Rout (765-848-1504) - [brout@cityofgreencastle.com](mailto:brout@cityofgreencastle.com)**

#### **Board of Zoning Appeals Meeting:**

The BZA meeting on November 4<sup>th</sup> was cancelled due to lack of official business items. The next BZA meeting will be held on December 2<sup>nd</sup>. Several items are expected to be on the December agenda.

#### **Technical Review Committee:**

The Technical Review Committee meeting on November 13<sup>th</sup> will discuss various unsafe building and code violation cases in addition to a rezoning petition for the area around the Seminary Square development area. A small segment of the area is zoned University (UN) Zone District, with the majority area zoned Central Business (CB) Zone District. The rezoning will be to have consistency across the development area as Central Business (CB).

#### **Unsafe Building Committee:**

The committee will be meeting December 5<sup>th</sup> to discuss two properties, 9 Beveridge Street and 63 Martinsville Street. Both are residential structures and have significant issues. In the public interest, these properties will be discussed as part of consideration for demolition orders.

#### **Plan Commission Meeting:**

Greencastle Plan Commission's meeting on October 27<sup>th</sup> discussed proposed zoning amendments based on legal requirements resulting from HEA 1515. Other changes include a reference to a state code that was replaced, as well as the manner in which mailings are sent for enforcement action. The proposed amendments received a favorable recommendation to the Council.

#### **MS4 Stormwater Committee Meeting and Activities:**

The GIS map files for Stormwater inlets/outlets, pipes, and identified "problem" areas have been integrated into the staff desktop client so they may be reviewed and now updated as part of regular repairs and upgrades. It is not 100% as more work needs done on inventory of existing infrastructure. Ideally once workorders or major projects are completed, the GIS will be updated to reflect the changes. Now that we have a proper set of map layers, work can begin on improving overall accuracy and efficiency for project planning.

#### **Activities**

- The Comprehensive Plan Steering Committee held a meeting on October 23<sup>rd</sup> to discuss the draft version. Comments have been recorded, and will continue to be incorporated until November 14<sup>th</sup>. The finalized draft version will ultimately be presented to Plan Commission and Council forthcoming.
- Sustainability Commission – The Commission will be presenting awards at the Council meeting. Other projects include the application of the City of Greencastle to become an Indiana Department of Environmental Management "Clean Community" (with signs and flags as bragging rights if accepted). Further information on the program can be seen at: <https://www.in.gov/idem/partnerships/clean-community/>
- Tree Board – The Board met on November 5<sup>th</sup> to discuss various matters including an adopted tree planting guide to be used by City Departments as official reference material as a best practice. This will ensure trees are planted and cared for appropriately so that our tree inventory may reach maturity and reduce waste/cost from replacement. Other matters discussed include a potential street tree project on Tennessee Street and future guidance on our tree inventory, planning, and grant programs from a DNR representative.

- Code Enforcement Activity continues. A priority in recent weeks has been to wrap up nuisance cases where there will be increased difficulty to resolve as cold weather sets in. There has been a conscious effort to do more on-site visits and field inspections to help keep momentum before snowfall.
- Worked on improvement location permits, sign permits, building permits, and provided technical assistance on various projects throughout the City.

# Building Division

From: 10/1/2025 to 10/31/2025 (Issued Date)

## Permits Issued

Year:	<b>2025</b>
Month:	<b>Oct</b>

Permit Number	Owner	Permit Type	Address	Permit Fee
<a href="#">24-3212</a>	Crown Equipment	Remodel - Commercial	750 S Filmore RD	\$400.00
<a href="#">25-3781</a>	Lewis Mark E	Addition - Residential	1135 D AVE	\$100.00
<a href="#">25-3800</a>	Huskey William R & Rebecca M	Accessory - Residential	514 MOORE CT	\$40.00
<a href="#">25-3801</a>	DePauw University	Remodel - Commercial	10 W HANNA ST	\$432.50
<a href="#">25-3806</a>	DePauw University	Temporary Structures/Tents	100 W Hanna St	\$40.00
<a href="#">25-3807</a>	Area 30 Career Center	Electrical - Commercial	1 North Calbert Way	\$60.00
<a href="#">25-3808</a>	CSL Autumn Glen LLC	Accessory - Commercial	98 N 10TH ST	\$40.00
<a href="#">25-3811</a>	Swag Properties LLC	Remodel - Commercial	25 S VINE ST	\$190.00
<a href="#">25-3812</a>	Lynch Matthew & Leslie	Remodel - Residential	47 JACKSON BLVD	\$100.00
<a href="#">25-3814</a>	Hickory Creek Realty II LLC	Remodel - Commercial	1109 S INDIANA ST	\$190.00
<a href="#">25-3816</a>	Pettit Teletha M & William	Demolition - Residential	1106 D AVE	\$25.00
<a href="#">25-3817</a>	DePauw University	Demolition - Commercial	600 S LOCUST ST	\$25.00
<a href="#">25-3826</a>	Opportunity Housing of Putnam Co	Demolition - Residential	62 E CENTER ST	\$25.00
<a href="#">25-3827</a>	Holtons Holding LLC	Accessory - Residential	1102 E AVE	\$40.00
<a href="#">25-3828</a>	Tzouanakis Michael A II	Electrical - Residential	1000 S JACKSON ST	\$30.00
<b>Month Total:</b>				<b>\$1,737.50</b>

Permits Issued by Permit Type	Year: <b>2025</b>	
	Month: <b>Oct</b>	<b>Year to Date</b>
Accessory - Commercial	1	3
Accessory - Residential	2	19
Addition - Commercial	0	1
Addition - Residential	1	2
Demolition - Commercial	1	6
Demolition - Residential	2	17
Electrical - Commercial	1	4
Electrical - Residential	1	21
Multi-Family Building	0	6
Remodel - Commercial	4	39
Remodel - Residential	1	14
Residential Pool and Spas	0	1
Single Family & Duplex	0	8
Temporary Structures & Tents - Commercial	1	2
<b>Total Issued:</b>	<b>15</b>	<b>143</b>
<b>Total Receipts:</b>	<b>\$1,737.50</b>	<b>\$18,154.30</b>
<b>Total housing:</b>	<b>\$0.00</b>	<b>\$1,893,728.00</b>
<b>Total Construction:</b>	<b>\$2,532,800.00</b>	<b>\$10,116,599.65</b>

## Building Division

From: 10/1/2025 to 10/31/2025 (Issued Date)

**Percentage of Project Completion (filtered by Work Type) ( Estimated Value of Project > \$100,000.00 )**

Address - Permit Type	%	Permit Id	Permit Number
1001 CRESCENT DR - Addition - Residential	50%	5858816	21-2430
1018 INDIANAPOLIS RD - Remodel - Commercial	88%	5936066	21-2475
1109 S INDIANA ST - Mechanical - Commercial	0%	6035631	21-2490
1120 Albin Pond Rd - Single Family & Duplex	88%	5785406	21-2375
208 W WALNUT ST - Remodel - Residential	17%	6070536	21-2504
211 N LOCUST ST - Remodel - Commercial	67%	5419420	21-2217
300 S WARREN DR - Remodel - Commercial	0%	5826503	21-2400
501 S Illinois St - Single Family & Duplex	100%	4783347	20-2124
511 E SYCAMORE ST - Single Family & Duplex	100%	4676822	20-2082
800 E TENNESSEE ST - New Building - Commercial	43%	9125595	22-2641
801 Tacoma Dr - Single Family & Duplex	71%	4411683	20-1898
890 ALBIN POND RD - Single Family & Duplex	22%	8637690	22-2621
DePauw Univ., Julian Center 602 S COLLEGE AVE - Mechanical - Commercial	0%	4267256	20-1845



# Department Report

## MEETING DATE

November 13, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. city council report Oct 2025

Nov. 4th, 2025

## Greencastle Police Department Common Council Report OCTOBER 2025

<u>CALL ACTIVITY TOP 5</u>	<u>#</u>
ADMINISTRATIVE	80
LOCKOUTS	64
TRAFFIC VIOLATION	40
ACCIDENTS	38
SUSPICIOUS PERSON	37

### DEPARTMENT EMPLOYMENT ANNIVERSARIES

K9 Officer Angela Taylor 10-23-19 (6 years)

**PATROL**-Officers conducted 83 traffic stops in the month of October. Officers responded to 573 calls for service, opened 47 criminal case reports and completed 15 Indiana Crash Reports. Officers completed a total of 31 field arrests for the month. Drug Take Back Day was held on the 25<sup>th</sup> at GHS. There were 34 drop offs equaling 132 pounds of medications collected. GPD also collected 154 pounds at our drop off box on Station in the last 6 months that was added to the total making it 286 pounds taken to the DEA. GPD Officers also participated in several Trunk or Treat Events on Halloween primarily at Putnam Plaza and Main Street Downtown.

**DETECTIVES**- Detectives were assigned 11 new cases as well as 4 DCS cases. Detectives were called out 9 times during the month. 5 cases were sent to the Prosecutor's Office for charges. 9 cases were closed. Detectives served 18 search warrants for the month.

**PARKING ENFORCEMENT**- 46 tickets were issued for the month (21-3 HR, 10-wrong direction, 2-no parking, 1-yellow curb, 10-reserved parking, 1-taking two spaces, 1-blocking alley). 7 warnings were written. 27 tickets have been paid and 12 have not been paid, 7 tickets were voided.

**RESERVES**- The Reserve Division worked **42** hours for the month. We lost 1 Reserve Officer to Bainbridge PD. We also added 2 new Reserves who are now in training.

### TRAINING

**K9 Officer Billy DeWitt** attended Field Training Officer School on Oct. 1-3<sup>rd</sup> in Franklin, IN.

**Capt. Charles Inman & Sgt. Nick Eastham** guest instructed at the Indiana Law Enforcement Academy on Oct. 27<sup>th</sup>-31<sup>st</sup> for Emergency Vehicle Operations Instructor Course.

**GPD Officers** conducted Annual Firearms training on Oct. 16<sup>th</sup>-17<sup>th</sup> at the Putnam County Range.



# Department Report

## MEETING DATE

November 13, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

### Summary Report for October 2025



## Department of Public Works

### Sign Work:

1. Set out 54 barricades and 100 cones for First Friday and Halloween this month.
2. Replaced 4- poles, 2- breakaways, 1- stop sign and 1- all way sign this month.
3. Took down Sunshine banners and put up Back Home Again banners on light poles this month.

### Mechanical:

1. 14' Elgin sweeper: Replaced main broom and 1- gutter broom.
2. 12' Chevy Dump: Had the frame repaired.
3. 06' Giant Red Vac: Replaced 2 tires and bought 2 for spares and changed to a 7 way plug.
4. 13' GVM Vac: Bought 2 new tires for spares and changed out the trailer plug.
5. 11' F-650: Replaced a hydraulic hose and replaced both batteries.
6. 12' F-250: Replaced the battery.
7. 24' F-550: Installed new d- rings in the bed and purchased new straps, 7 way plug, a light and 2- 2x8x10 treated boards for the runners and hydraulic hoses for spreader.

### Sweeping:

1. Swept downtown 4 times and city streets 12 times this month driving 249 miles, used 150 gallons of diesel, 2600 gallons of water. Picked up 7 yards of debris and 437.5 yards of leaves.

Storm Work:

1. Repaired 5 storm drains this month.
2. Cleaned out all trough drains around town this month.
3. Cleaned city drains 5 times this month collecting 5.75 tons of debris.

Patching:

1. Dugout and repaved cut-outs on city streets using 5.08 tons of HMA.

Thermo:

1. Installed 297' of crosswalk and 15' of stop block this month.

Leaf Pick – UP:

1. Ran 1- Vac 3 times this month driving 490 miles. Used 51.5 gallons of gas, 33 gallons of diesel and picked up 85 yards of leaves.

Tree Work:

1. Trimmed trees up on city streets hauling off 8 truckloads.
2. Trimmed back for line of sight hauling off 4 truckloads.
3. Cut down 2 dead trees along Peoples Pathway at Fawnview hauling off 4 truckloads.
4. Cut trees off of Albin Pond dam hauling off 2 truckloads.

Mowing:

1. Mowed VMH 1 time and the field behind the YMCA this month.

Misc:

1. Hauled off 2 deceased animals this month.
2. Picked up 2 truckloads of old furniture for trash day.

## ATTACHMENTS

None



# Department Report

## MEETING DATE

November 13, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. October Report to Council & BOW

**2025**

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY AVERAGE
AVERAGE DAILY FLOW IN (M.G.D.)	1.501	1.449	1.448	3.016	1.768	1.966	1.287	1.086	0.996	0.967			1.548
DAYS ABOVE DESIGN FLOW	0	0	0	8	1	6	0	0	0	0			<b>TOTAL</b> 15
DAYS OF OVERFLOW AT PLANT	0	0	0	0	0	0	0	0	0	0			0
RAIN INDUCED OVERFLOW COL. SYSTEM	0	0	0	1	0	1	0	0	0	0			2
MECH/ELECT ISSUE CAUSING OVERFLOW	0	0	0	0	0	0	0	0	0	0			0
SEWER CALLS BLOCKAGE IN CITY LINES	0	0	0	0	0	0	0	0	0	0			0
<b>EMERGENCY REPAIRS MADE</b>	0	0	0	0	0	0	0	0	0	0			0
OVERFLOW CAUSED BY BLOCKAGE IN CITY LINES	0	0	0	0	0	0	0	0	0	0			0
SEWER LINE CLEANED (FOOTAGE)	340	2,039	1,971	1,484	2,788	1,406	1,040	2,131	1,374	1,882			16,455
LOCATES	135	188	246	344	408	530	685	513	361	283			3,693
TAP PERMITS	0	0	0	0	0	0	0	0	0	0			0
SEWER LINES TELEVIEWED (FOOTAGE)	0	320	947	2,589	2,388	6,057	2,627	4,132	1,372	2,367			22,799

**2024**

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY AVERAGE
AVERAGE DAILY FLOW IN (M.G.D.)	2.190	1.391	1.544	2.691	1.595	1.053	1.271	1.000	1.001	0.975	1.176	1.618	1.459
DAYS ABOVE DESIGN FLOW	8	0	0	8	2	0	0	0	0	0	0	3	<b>TOTAL</b> 21
DAYS OF OVERFLOW AT PLANT	0	0	0	0	0	0	0	0	0	0	0	0	0
RAIN INDUCED OVERFLOW COL. SYSTEM	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH/ELECT ISSUE CAUSING OVERFLOW	0	0	0	0	0	1	1	0	1	0	0	0	3
SEWER CALLS BLOCKAGE IN CITY LINES	0	1	0	1	0	0	0	0	0	0	0	0	2
<b>EMERGENCY REPAIRS MADE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
OVERFLOW CAUSED BY BLOCKAGE IN CITY LINES	0	0	0	0	0	0	1	0	0	0	1	0	2
SEWER LINE CLEANED (FOOTAGE)	0	1,530	1,580	1,260	4,626	2,107	2,487	4,054	550	895	3,657	340	23,086
LOCATES	112	120	247	207	207	198	222	249	188	250	191	165	2,356
TAP PERMITS	1	0	3	2	1	4	0	2	4	0	0	0	17
SEWER LINES TELEVIEWED (FOOTAGE)	0	1,295	2,931	2,125	3,074	2,756	4,728	2,644	2,117	3,884	4,396	1,746	31,696



## Department Report

### MEETING DATE

November 13, 2025

### PREPARED BY

### MONTHLY HIGHLIGHTS

### ATTACHMENTS

None



## Department Report

### MEETING DATE

November 13, 2025

### PREPARED BY

Jason Keeney

### MONTHLY HIGHLIGHTS

The Parks & Recreation Department hosted our annual Boo-Bash Trunk-Or-Treat with many groups setting up decorated booths to pass out candy. The turnout was more than expected with the event being hosted during Fall break. I would like to thank James “Figgy” Hardwick for his DJ services at Boo-Bash he always improves any event with his persona and crowd engagement. The Putnam County Antique Tractor Association also provided wagon rides for attendees. Thank you to these great organizations to partner with the Parks & Recreation Department!

### ATTACHMENTS

1. 20251107073509
2. 20251107073530

**Greencastle Parks & Recreation Department  
 Direct Payable Voucher Docket  
 Wednesday, November 5, 2025  
 (For business of October 2025)**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Hendricks Power	Sports Park Power Bill	\$ 190.95
Visa Card Services	October Visa Bill	\$ 151.13
<b>Total General Operation Expenses</b>		<b>\$ 342.08</b>

**Allowance of Account Payable Vouchers**

We have examined the Direct Payables of the foregoing Direct Payables Voucher Docket(s) consisting of 1 page(s) and, except for claims not allowed as shown on this docket, such claims are hereby allowed in the total amount of **\$342.08** dated November 5, 2025.

**SIGNATURES OF THE GOVERNING BOARD**

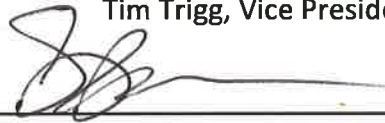


Cathy Merrell, President

Tim Trigg, Vice President



Doug Hutchison



Scott Hamilton

**Greencastle Parks & Recreation Department  
Accounts Payable Voucher Docket  
Wednesday, October 1, 2025  
(For business of September 2025)**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Black Lumber Company	Rebar/Cut fee	\$ 13.99
Butler's LP & Fertilizer	Field Marker/Field Dry	\$ 122.00
Carquest	Oil Change Truck #1	\$ 128.71
Headley Hardware	Repair Supplies	\$ 1,111.83
James Hardwick	DJ Services for Boo Bash	\$ 500.00
Johnny Quick	Portalets	\$ 240.00
S5 Security	Security Monitoring	\$ 29.95

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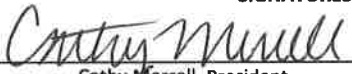

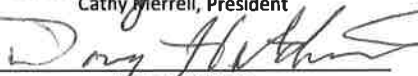

**Total General Operation Expenses \$ 2,146.48**

**Allowance of Account Payable Vouchers**

We have examined the Accounts Payable of the foregoing Accounts Payable Voucher Docket(s) consisting of 1 page(s) and, except for claims not allowed as shown on this docket, such claims are hereby allowed in the total amount of **\$2,146.48** dated November 5, 2025.

P

**SIGNATURES OF THE GOVERNING BOARD**

 Cathy Merrell, President	 Tim Trigg, Vice President
 Doug Hutchison	 Scott Hamilton



# Department Report

## MEETING DATE

November 13, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. 2025\_10

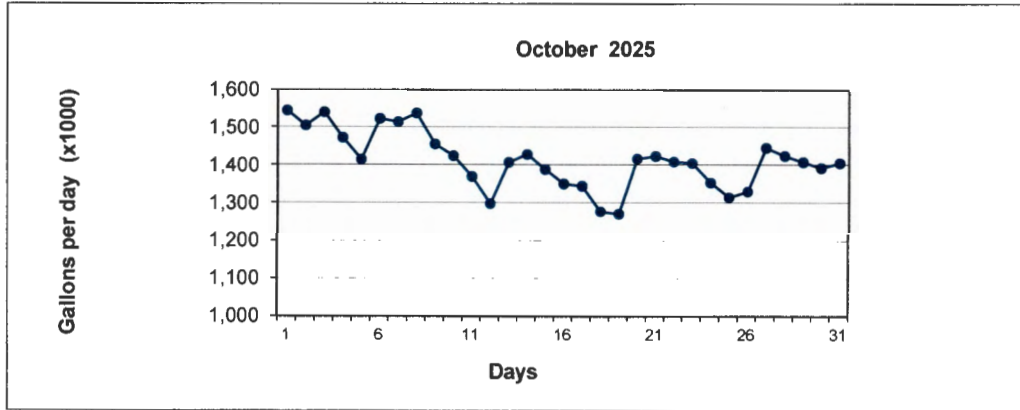
# Greencastle Utilities

## Monthly Report

**October 2025**

**Gallons**

1,411,325	Average daily pumpage	
1,543,393	Peak Day	1
1,269,282	Minimum Day	



<i>Utility Repairs &amp; Statistics</i>	<i>Number</i>	<i>Brief Description</i>
Water main leaks - ( 4" - 12" )		
Small main leaks		
Service line leaks	1	
Other		
Fire hydrant flow tests		
Water main tie-ins		
Installed new fire hydrants		
Work Orders	176	
Meter Change-Outs	38	
IUPPS line locates	283	
Total active accounts	3725	
Disconnects for non-payment	46	

Month	Calendar Month Pumpage	Known Water Usage / Loss	Gallons Sold	Unaccountable Water	Peak Day Gallons	Peak Day
<b>2025</b>						
January	43,075,631	555,056	30,936,532	20.5%	1,576,089	28
February	42,688,191	500,814	29,569,188	21.3%	1,696,459	13
March	45,094,715	525,163	30,031,452	24.8%	1,564,515	6
April	44,175,740	1,664,639	32,223,092	21.1%	1,724,622	28
May	44,706,118	1,556,852	32,932,196	17.9%	1,751,339	7
June	42,742,975	855,620	33,036,916	15.6%	1,773,040	23
July	43,241,911	731,523	34,004,080	17.2%	1,557,860	2
August	45,213,831	567,966	35,689,324	17.4%	1,610,040	26
September	44,496,147	580,771	33,603,900	18.2%	1,654,889	16
October						
November						
December						
YTD	<b>Totals:</b>	<b>395,435,259</b>	<b>7,538,405</b>	<b>292,026,680</b>		



**City of Greencastle**  
**Common Council**  
**Regular Session**  
Mikayla Johnson - Clerk Treasurer

October 9, 2025 | 7:00 PM  
City Hall  
One North Locust Street, P.O. Box 607  
Greencastle, Indiana 46135

## MINUTES

### I. **Call to Order; Roll Call**

Mayor Dunbar called the meeting to order at 7pm. Clerk-Treasurer Johnson called the roll; Councilors Hammer, Asbell, Langdon, Masten, Nicholson, and Aguirre were present. Councilor Thomas was absent.

### II. **Public Petitions and Comments**

Brice LeBlanc had submitted a request to speak prior to the meeting and was allotted 4 minutes for his comments. Brice was concerned about the council's approval of a street closure request that allowed a drag show at the Putnam Pride Fest, stating that it was not appropriate for children.

Joseph Harris had submitted a request to speak prior to the meeting and was allotted 4 minutes for his comments and spoke in favor of the street closure.

All other speakers were allotted 2 minutes for their comments. Doug Yates, Caelan Shrader, and Rose Shrader were against the street closure request. Alisa Isaacs Bailey, Haley McGinnis, Mary Jane Jones, Caleb McGinnis, Kim Fiddler, Tim Wait, and Kendra Mills were in favor of the street closure request.

### III. **Special Requests**

- A. Street Closure Request - Main Street Greencastle - Trick-or-Treat on the Square  
Councilor Hammer made a motion to approve the street closure request as presented, seconded by Councilor Asbell, 6-0, motion carried.
- B. Noise Ordinance Waiver Request - Phi Kappa Psi Fraternity - Social event with guests  
Councilor Masten made a motion to approve the noise ordinance waiver request as presented, seconded by Councilor Aguirre, 6-0, motion carried.
- C. Noise Ordinance Waiver Request - Phi Kappa Psi Fraternity - Social Event with Guests  
Councilor Masten made a motion to approve the noise ordinance waiver request as presented, seconded by Councilor Aguirre, 6-0, motion carried.

### IV. **Department Reports**

- A. Cemetery - Jason Keeney
- B. Fire Department - Rob Frank
  - i. Fire Inspections - John Burgess

- C. Planner - Blaine Rout
- D. Police Department - Chris Jones
- E. Department of Public Works - Andrew Rogers
- F. Wastewater Department - Oscar King Jr.
- G. City Attorney - Laurie Robertson Hardwick
- H. Park & Recreation - Jason Keeney
- I. Water Department - Rick Denney

**V. Reports**

- A. Mayor's Report
- B. Clerk-Treasurer's Report
- C. Councilors' Report

**VI. Approval of Minutes**

Councilor Hammer noted two changes to the presented minutes. The September 11, 2025 minutes refer to December 2025 when discussing BankShot Basketball and should state December 2024. The September 22, 2025 minutes were missing the roll call. Councilor Hammer made a motion to approve the minutes with changes, seconded by Councilor Nicholson, 6-0, motion carried.

- A. Approval of Minutes - August 28, 2025
- B. Approval of Minutes - September 11, 2025
- C. Approval of Minutes - September 22, 2025

**VII. Approval of Claims**

Councilor Masten made a motion to approve the claims as presented, seconded by Councilor Asbell, motion carried 5-0-1 with Councilor Aguirre abstaining due to a conflict of interest.

**VIII. Old Business**

- A. Ordinance 2025-08 An Ordinance Amending the Text of the City of Greencastle, Indiana Zoning Ordinance (Second Reading)  
Councilor Langdon made a motion to approve Ordinance 2025-08 as presented, seconded by Councilor Nicholson, 6-0, motion carried.
- B. Ordinance 2025-09 Ordinance for Appropriations and Tax Rates  
Councilor Hammer made a motion to approve Ordinance 2025-09 as presented, seconded by Councilor Asbell, 6-0, motion carried.
- C. Ordinance 2025-10 An ordinance of the Common Council of the City of Greencastle, Indiana, Establishing Wages, Salaries, and Benefits for 2026  
Councilor Hammer made a motion to approve Ordinance 2025-10 as presented, seconded by Councilor Masten, 6-0, motion carried.

**IX. New Business**

- A. Ordinance 2025-11 An Ordinance Eliminating the Special Non-Reverting Fund for the Youth Basketball Program  
Councilor Masten made a motion to approve Ordinance 2025-11 as presented, seconded by Councilor Asbell, 6-0 motion carried.

**X. Adjournment**

Councilor Nicholson made a motion to adjourn the meeting at 8:14pm, seconded by Councilor Hammer, 6-0, motion carried.

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Lynda R. Dunbar, Mayor

ATTEST:

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Mikayla J. Johnson, Clerk - Treasurer





## City of Greencastle Plan Commission

Docket No. P25-03

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### AMENDMENT TO THE CITY OF GREENCASTLE ZONING ORDINANCE

**PETITIONER: The City of Greencastle**

WHEREAS, the Plan Commission of the City of Greencastle initiated and prepared the attached Ordinance to amend the City of Greencastle Zoning Ordinance by amending the zoning text; and

WHEREAS, the City of Greencastle Plan Commission has reported that it held a public hearing concerning this ordinance on October 27<sup>th</sup>, 2025 after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on or before October 17<sup>th</sup>, 2025; and

WHEREAS, the Greencastle Plan Commission has reported that it paid reasonable regard to the following factors enumerated in I.C. 36-7-4-603 in consideration of the ordinance and determination of a recommendation to be made to the Common Council:

1. The Comprehensive Plan;
2. Current Conditions and the Character of Current Structures and Uses in Each District;
3. The Most Desirable Use for Which the Land in Each District is Adapted;
4. The Conservation of Property Values Throughout the Jurisdiction; and
5. Responsible Growth and Development.

NOW THEREFORE, the City of Greencastle Plan Commission hereby certifies this ordinance to the Common Council with a favorable recommendation.

Dated this 27<sup>th</sup> day of October, 2025.

GREENCASTLE CITY PLAN COMMISSION

BY: David C Masten  
David Masten, President

ATTEST: Blaine Rout  
Blaine Rout, City Planner

## 2.4 Agriculture District

## Agriculture (AG)

**Intent**

The "AG" district is intended to provide locations specifically for agricultural land uses and farming operations. The provisions that regulate this district are intended to promote and maintain areas within the Greencastle municipal limits exclusively for agriculture. This district is further intended to reduce conflicts between residential and agricultural land uses and limit development in areas with minimal infrastructure.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect this district from non-agricultural development, other types of conflicting land uses, and uses which are incompatible with the available infrastructure.

**A. Permitted Uses****Agricultural Uses**

- farm (general)
- animal boarding

**Residential Uses**

- dwelling, farm
- single family dwelling

**Communications/Utilities Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- wellfield/water treatment facility

**Park Uses**

- nature preserve/center

**Public/Institutional Uses**

- church or place of worship
- school

**B. Special Exception Uses****Agricultural Uses**

- farm (confined feeding)
- farmer's market (for products grown off-site)
- livestock auction/sales facility

**Residential Uses**

- bed and breakfast facility

**Public/Institutional Uses**

- fairgrounds
- police/fire/rescue station
- church of other place of worship\*
- school\*
- day-care center\*

\*Noted: places of worship, school and day-care centers shall only be located in this district if they can be adequately served with public sewer and water services.

**Communications/Utility Uses**

- sewage treatment plant
- wireless telecommunications tower/facility
- water tower

**Commercial Uses**

- kennel

**Industrial Uses**

- agricultural products storage (of materials produced off-site)
- mineral extraction

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to "PUD", Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.5 Agriculture/Rural Dwelling District

Agriculture/  
Rural Dwelling (A/R)**Intent**

The "A/R" district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to promote and maintain farming operations, while allowing increased development in areas adjacent to developed infrastructure and on ground marginally suited for agricultural uses.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the agricultural uses in this district from conflicting land uses while promoting development which will provide unique, rural housing options and the future ability to extend urban infrastructure.

**A. Permitted Uses****Agricultural Uses**

- farm (general)
- animal boarding

**Residential Uses**

- dwelling, farm
- dwelling, single-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Communications/Utilities Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- wellfield/water treatment facility

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Agricultural Uses**

- farm (confined feeding)
- farmer's market (for products grown off-site)

**Residential Uses**

- residential facility for the developmentally disabled type II
- bed and breakfast facility

**Public/Institutional Uses**

- airport
- private air strip
- helipad/heliport
- church or other place of worship\*
- fairgrounds
- police/fire/rescue station
- school (P-12)\*

\*Note: Places of worship and schools shall only be located in this district if they can be adequately served with public sewer and water services.

**Communications/Utility Uses**

- water tower
- wireless telecommunications tower/facility

**Park Uses**

- golf course/driving range
- theater (outdoor)

**Commercial Uses**

- recreational uses (large scale)
- retreat center
- camp ground
- kennel

**Industrial Uses**

- mineral extraction
- agricultural products storage (of materials produced off-site)

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to "PUD", Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.6 Single-Family Dwelling 1 District

Single-Family  
Dwelling (SD1)**Intent**

The “SD1” district is intended to provide an area exclusively for comparatively medium-to-large single family homes on medium-to-large sized lots. This district may be used to create a transition between the uses of the “AG” and “A/R” districts and higher density residential areas. This district may also be used to provide an area of urban or suburban-type single family homes.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses, such as agriculture, commercial, and industrial. The uses of this district should be integrated into the community by being developed adjacent to higher and lower density residential areas, institutions, and parks.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- residential facility for the developmentally disabled type II
- bed and breakfast facility
- dwelling, two-family
- dwelling, multi-family

**Public/Institutional Uses**

- church or other place of worship
- day-care center
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable cable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.7 Single-Family Dwelling 2 District

Single-Family  
Dwelling (SD2)**Intent**

The “SD2” district is intended to provide an area for comparatively small-to-medium single family homes on small-to-medium sized lots. This district may be used to create a transition between the uses of the “SD1” district and high density areas of residential or commercial uses. This district may also be used to provide an area of urban or suburban-type homes.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses, such as agriculture, commercial, and industrial. The uses of this district should be integrated into the community by being developed adjacent to higher and lower density residential areas, institutions, commercial areas, and parks.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- residential facility for the developmentally disabled type II
- bed and breakfast facility
- dwelling, two-family
- dwelling, multi-family

**Public/Institutional Uses**

- church or other place of worship
- day-care center
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.8 Traditional Neighborhood District

Traditional  
Neighborhood (TN)**Intent**

The “TN” district is intended to provide a zoning district to reflect the characteristics of traditional and unique neighborhoods existing within Greencastle. This district provides for a variety of residential uses with development standards based on existing neighborhood lot sizes, living areas, and setbacks.

The Greencastle Plan Commission and Board of Zoning Appeals should use this zoning district only to accommodate the needs of existing traditional areas and unique neighborhoods. They should strive to protect these areas from inappropriate regulations and incompatible uses. These neighborhoods should continue to be a unique part of the community.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- dwelling, two-family
- dwelling, multi-family
- residential facility for the developmentally disabled type II
- bed and breakfast facility
- fraternity/sorority

**Public/Institutional Uses**

- church or other place of worship
- day-care center
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.8.5 Greater Eastside District

Greater  
Eastside (GE)**Intent**

The “GE” district is intended to provide development standards to promote appropriate redevelopment of the area known as The Avenues. These lots are typically narrow and are not accessed at the rear by alleys. Average of setbacks, parking and minimum living area, which may be appropriate in other TN Districts, create a development burden in this district.

**Boundary  
Description**

North:  
Centerline of Avenue B

South:  
North line of the Zinc Mill  
Park PUD

East:  
Centerline of Warren Drive

West:  
Centerline of Percy Julian  
Drive

**A. Permitted Uses****Residential Uses**

- dwelling, single-family
- dwelling, two-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- dwelling, multi-family (if on 80' wide lot with a shared driveway and parking in the rear yard. Lots may not be subdivided)
- Residential facility for the developmentally disabled type II
- Bed and Breakfast Facility

**Public/Institutional Uses**

- church or other place of worship
- day-care center

**Communications/Utility Uses**

- utility substation/transmission line/right-of-way

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.9 Two-Family Dwelling District

Two-Family  
Dwelling (TD)**Intent**

The “TD” district is intended to provide an area for two-family dwellings.

Both single-family and multi-family dwellings may be integrated into the neighborhoods of this district as Special Exception uses. This district should be used to create neighborhoods that include only two-family dwellings or a mixture of dwellings. In no case should an exclusively single-family or multi-family neighborhood be created in this district.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses. The uses of this district should be integrated into the community by being developed adjacent to higher and lower density residential areas, institutions, commercial areas, and parks.

**A. Permitted Uses****Residential Uses**

- dwelling, two-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- dwelling, single-family
- dwelling, multi-family
- residential facility for the developmentally disabled type II
- assisted living/retirement facility
- nursing home

**Public/Institutional Uses**

- church or other place of worship
- day-care center
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable cable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.10 Mixed-Density Dwelling District

Mixed-Density  
Dwelling (XD)**Intent**

The “XD” district is intended to provide areas for the development of mixed density residential uses, such as apartment homes, single-family homes, and two-family dwellings. In no case should this district be used to create a neighborhood with exclusively single, two, or multi-family dwellings. This district may be used to provide a transitional area, respond to unique topographic features, or create a traditional neighborhood-type mix of residences.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses. The uses of this district should be integrated into the community adjacent to commercial areas, parks, and other mixed-density neighborhoods.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family
- dwelling, two-family
- dwelling, multi-family
- residential facility for the mentally ill
- residential facility for the developmentally disabled type I

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- residential facility for the developmentally disabled type II
- assisted living/retirement facility
- nursing home
- bed and breakfast facility

**Public/Institutional Uses**

- church or other place of worship
- community center
- day-care center
- institutional facility for the mentally ill
- institutional facility for the developmentally disabled
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.11 Multi-Family Dwelling District

Multi-Family  
Dwelling (MD)**Intent**

The “MD” district is intended to provide an area exclusively for multi-family dwellings, such as apartment complexes. It is intended that each multi-family complex developed in this district have a minimum of 10 dwelling units.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses, such as agriculture and general industrial. The uses of this district should be integrated into the community by being developed adjacent to lower density residential areas, institutions, commercial areas, and parks.

**A. Permitted Uses****Residential Uses**

- dwelling, multi-family
- assisted living/retirement facility
- nursing home

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- boarding house
- fraternity/sorority/student co-op.

**Public/Institutional Uses**

- church or other place of worship
- day-care center
- institutional facility for the developmentally disabled
- institutional facility for the mentally disabled
- police/fire/rescue station
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.12 Manufactured Home Park District

Manufactured  
Home Park (MH)**Intent**

The “MH” district is intended to provide areas within the community exclusively for leased-lot neighborhoods of manufactured and mobile homes. All manufactured home parks shall be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6, and all subsequent amendments to either. All such areas shall also be consistent with all applicable requirements of the Indiana Board of Health.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from potentially conflicting land uses, such as agriculture and general industrial. The uses of this district should be integrated into the community by being developed adjacent to other residential areas, institutions, commercial areas, and parks.

**A. Permitted Uses****Residential Uses**

- dwelling, mobile home/manufactured home type III

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Public/Institutional Uses**

- school

**B. Special Exception Uses****Residential Uses**

- dwelling, single family\*

\* included as a special exception use for the purpose of including type I and type II manufactured homes

**Public/Institutional Uses**

- church or other place of worship
- community center
- day-care center
- police/fire/rescue station

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable cable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.13 Central Business District

## Central Business (CB)

**Intent**

The "CB" district is intended to provide areas for the combination of land uses common to traditional central business districts. This zoning district is intended to accommodate the current uses and structures within Greencastle's traditional downtown and permit the continued, contextually appropriate development of the area. The "CB" district is further intended to support the preservation of Greencastle's Courthouse Square National Register Historic District.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to protect the existing downtown area from incompatible uses and inappropriate development standards. This zoning district should also be used to provide for contextually appropriate infill development in and around the downtown area.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multi-family (upper floors)

**Public/Institutional Uses**

- lodge or private club
- community center
- church or place of worship
- day-care center
- funeral home/mortuary/crematory
- hospital/medical center
- government office
- school
- fire/police/rescue station
- post office
- library
- museum
- parking lot/garage

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Commercial Uses**

- recreation uses (small scale)
- personal service uses
- office uses
- retail uses (small scale)
- retail uses (medium scale)

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to "PUD", Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

**B. Special Exception Uses****Agricultural Uses**

- farmer's market (for products grown off-site)

**Residential Uses**

- dwelling, multi-family (lower floor and combined lower/upper floors"

**Public/Institutional Uses**

- institutional facility for the mentally ill
- institutional facility for the developmentally disabled
- school (P-12)
- trade or business school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- wireless telecommunications tower/facility
- water tower

**Park Uses**

- theater (outdoor)

**Commercial Uses**

- bus/mass transit terminal
- recreation uses (medium scale)
- retail uses (large scale)
- data processing center
- hotels

## 2.14 Small Scale General Business District

## General Business (GB1)

**Intent**

The “GB1” district is intended to provide an area for a variety of small-scale non-residential uses.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to provide a variety of goods and services which are accessible to the city’s residential neighborhoods and complimentary to its other types of business districts.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multi-family (upper floors)

**Public/Institutional Uses**

- church or place of worship
- lodge or private club
- community center
- day-care center
- government office
- fire/police/rescue station
- parking lot/garage
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way

**Park Uses**

- nature preserve/center

**Commercial Uses**

- auto-oriented uses (small/medium scale)
- recreation uses (small scale)
- personal service uses
- office uses
- retail uses (small/medium scale)
- data processing center

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

**B. Special Exception Uses****Agricultural Uses**

- farmer’s market (for products grown off-site)
- commercial greenhouse

**Residential Uses**

- assisted living/retirement facility
- nursing home

**Public/Institutional Uses**

- funeral home/mortuary/crematory
- hospital/medical center
- institutional facility for the mentally ill
- institutional facility for the development-tally disabled
- government facility (non-office)
- post office
- library
- museum
- school (P-12)
- trade or business school

**Communications/Utility Uses**

- wireless telecommunications tower/facility
- water tower

**Park Uses**

- athletic fields/courts/areas
- park/playground

- theater (outdoor)

**Commercial Uses**

- auto-oriented uses (large scale)
- bus/mass transit terminal
- recreation uses (medium scale)
- retail uses (large scale)
- adult uses

**Industrial Uses**

- contractor’s warehouse/storage yard

## 2.15 Large Scale General Business District

## General Business (GB2)

**Intent**

The “GB2” district is intended to provide an area for a variety of large-scale non-residential uses.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to provide a variety of goods and services which are accessible to the city’s residential neighborhoods and complimentary to its other types of business districts.

**A. Permitted Uses****Agricultural Uses**

- farm equipment sales and service
- commercial greenhouse

**Public/Institutional Uses**

- church or place of worship
- day-care center
- funeral home/mortuary/crematory
- hospital/medical center
- government office
- government facility (non-office)
- fire/police/rescue station
- lodge or private club
- parking lot/garage
- trade or business school
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way

**Park Uses**

- nature preserve/center

**Commercial Uses**

- auto-oriented uses (all scales)
- recreation uses (small/medium scale)
- personal service uses
- office uses
- retail uses (all scales)
- data processing center

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

**B. Special Exception Uses****Agricultural Uses**

- farmer’s market (for products grown off-site)
- livestock auction/sales facility
- agricultural products sales, distribution and storage

**Public/Institutional Uses**

- fairgrounds
- institutional facility for the mentally ill
- institutional facility for the developmentally disabled
- penal/correctional institution

**Communications/Utility Uses**

- wireless telecommunications tower/facility
- water tower

**Park Uses**

- athletic fields/courts/areas
- park/playground
- theater (outdoor)

**Commercial Uses**

- bus/mass transit terminal
- truck stop
- kennel
- adult uses

**Industrial Uses**

- truck service center
- mini-warehouse self-storage facility
- boat/RV storage facility
- agricultural products storage (materials produced off-site)
- contractor’s warehouse/storage yard

## 2.16 Professional Business District

Professional  
Business (PB)**Intent**

The “PB” district is intended to provide areas exclusively for professional office land uses. This district may be used to establish business centers or as a buffer between residential and general business or industrial uses.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect the uses of this district from incompatible land uses. This district should be also used to provide high quality business parks for Greencastle’s professionals and service organizations.

**A. Permitted Uses****Residential Uses**

- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multi-family (upper floors)

**Public/Institutional Uses**

- church or other place of worship
- community center
- day-care center
- hospital/medical center
- government office
- fire/police/rescue station
- parking lot/garage
- trade or business school
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way

**Park Uses**

- nature preserve/center
- park/playground

**Commercial Uses**

- office uses
- data processing center

**B. Special Exception Uses****Public/Institutional Uses**

- helipad/heliport
- lodge or private club
- institutional facility for the mentally ill
- institutional facility for the developmentally disabled
- post office
- library
- museum
- school (P-12)

**Communications/Utility Uses**

- wireless telecommunications tower/facility
- water tower

**Park Uses**

- athletic fields/courts/areas

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.17 Light Industrial District

## Light Industrial (LI)

**Intent**

The “LI” district is intended to provide areas for light industrial, warehousing, research, and distribution facilities. This district is intended to include only industrial uses that are completely contained and do not involve the outdoor storage of any materials or include the release of vibrations, noises, odors, light, or other emissions.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect these districts from retail commercial, residential, and general industrial uses. This district should be used in combination with the professional business district to create business parks. Generally, development in this district should include lot sizes and other features which support industrial retention and expansion.

**A. Permitted Uses****Residential Uses**

- aircraft hangar home

**Agricultural Uses**

- agricultural products sales, distribution, and storage

**Public/Institutional Uses**

- airport
- helipad/heliport
- government office/facility
- government facility (non-office)
- fire/police/rescue station

- school

**Commercial Uses**

- aviation related businesses
- aircraft hangar

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- sewage treatment plant
- wireless telecommunications tower/facility
- water tower

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas

**Industrial Uses**

- light industrial processing and distribution
- truck service center
- mini-warehouse personal storage facility
- boat/RV storage facility
- agricultural products storage (of materials produced off-site)
- contractor’s office/warehouse/storage

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

**B. Special Exception Uses****Agricultural Uses**

- farm equipment sales and service
- livestock auction/sales facility
- commercial greenhouse

**Public/Institutional Uses**

- day-care center
- trade/business school

**Commercial Uses**

- truck stop
- kennel
- office uses
- data processing center

**Industrial Uses**

- general industrial production/hazardous
- concrete/asphalt production facility

## 2.18 General Industrial District

## General Industrial (GI)

**Intent**

The “GI” district is intended to provide areas for general industrial use under conditions that minimize conflicts with other land uses, such as residential, commercial, and parks.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to protect these districts from commercial and residential land uses. This district should be used in combination with the light industrial district to provide ample employment centers and opportunities for economic development. Generally development in this district should include lot sizes and other features which support industrial retention and expansion.

**A. Permitted Uses****Public/Institutional Uses**

- airport
- helipad/heliport
- fire/police station
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- sewage treatment plant
- wireless telecommunications tower/facility
- water tower

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas

**Industrial Uses**

- light industrial processing and distribution
- general industrial production

**B. Special Exception Uses****Agricultural Uses**

- commercial greenhouse

**Public/Institutional Uses**

- government office/facility
- trade/business school

**Industrial Uses**

- hazardous materials storage/processing facility
- agricultural products storage (of materials produced off-site)
- concrete/asphalt production facility

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.19 University District

## University (UN)

**Intent**

The "UN" district is intended to accommodate the unique characteristics and regulatory needs of DePauw University. The district is intended to consider the campus and its related uses as a whole, minimizing conflicts with adjacent land uses.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to provide DePauw University and neighboring properties with a concise regulatory process.

**A. Permitted Uses****Residential Uses**

- dwelling single family
- dormitory
- fraternity/sorority/student co-op.

**Public/Institutional Uses**

- church or place of worship
- day-care center
- hospital/medical center
- fire/police/rescue station
- post office
- library
- museum
- parking lot or garage
- trade or business school
- college or university

- school

**Communications/Utility Uses**

- wireless telecommunications tower/facility

**Park Uses**

- nature preserve/center
- athletic field/court/areas
- park/playground
- theater (outdoor)

**B. Special Exception Uses****Residential Uses**

- dwelling, two-family
- dwelling, multi-family
- bed and breakfast facility
- boarding house

**Public/Institutional Uses**

- helipad/heliport
- school (P-12)

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- water tower

**Park Uses**

- golf course/driving range

**Commercial Uses\***

- recreation uses (small scale)
- recreation uses (medium scale)
- personal service uses
- retail uses (small scale)

\*commercial uses are distinguished from the university by the ownership of the facility - commercial uses are those which are not owned by the university or are located on property leased from the university

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to "PUD", Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.20 Mineral Extraction District

## Mineral Extraction (ME)

**Intent**

The “ME” district is intended to provide appropriate areas and regulations for mineral extraction and processing areas. This intended to include both the mineral extraction operations and all associated offices; concrete batch plants; cement and asphalt mixing plants; and concrete block, pipe, slab, panel, or similar product facilities.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to provide local mineral extraction and processing operations with a concise regulatory process. In addition, it should be used to avoid conflicts with residences and other land uses.

**A. Permitted Uses****Public/Institutional Uses**

- police/fire/rescue station
- school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation
- wireless telecommunications tower/facility
- water tower

**Park Uses**

- nature preserve/center

**Industrial Uses**

- mineral extraction and processing

**B. Special Exception Uses****Communications/Utility Uses**

- sewage treatment plant

**Notes**

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to “PUD”, Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.

## 2.21 Land Use Matrix (cont.)

## Zoning Districts

# 2

### Public, Utility, & Park Uses Matrix

Use (P - Permitted, S- Special Exception)	District																
	AG	A/R	SD1	SD2	TN	TD	XD	MD	MH	CB	GB1	GB2	PB	LI	GI	UN	ME
<b>Public Uses/Institutional</b>																	
airport		S													P	P	
private air strip		S															
helipad/heliport		S											S	P	P	S	
lodge or private club										P	P	P	S				
church or other place of worship	P	S	S	S	S	S	S	S	S	P	P	P	P			P	
community center							S		S	P	P	P	P				
day-care center			S	S	S	S	S	S	S	P	P	P	P	S		P	
fairgrounds	S	S											S				
funeral home/mortuary/crematory										P	S	P					
hospital/medical center											S	P	P			S	
institutional facility for the mentally ill							S	S		S	S	S	S				
institutional facility for the developmentally disabled							S	S		S	S	S	S				
government office										P	P	P	P	P	S		
government facility (non-office)											S	P		P			
penal or correctional institution												S					
fire/police/rescue station	S	S						S	S	P	P	P	P	P	P	P	P
post office										P	S		S			P	
library										P	S		S			P	
museum										P	S		S			P	
parking lot or garage										P	P	P	P			P	
school (P-12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
trade or business school										S	S	P	P	S	S	P	
university or college																P	
<b>Communications/Utilities Uses</b>																	
railroad right-of-way	P	P	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P
Utility substation / transmission line/right-of-way	P	P	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P
sewage treatment plant	S													P	P		S
wireless telecommunications facility/tower	S	S								S	S	S	S	P	P	P	P
water tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P
well field/water treatment facility	P	P															
<b>Park Uses</b>																	
golf course/driving range		S	S	S		S	S	S									S
nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
athletic fields/courts/areas		P	P	P	P	P	P	P	P	P	S	S	S	P	P	P	
park/playgrounds		P	P	P	P	P	P	P	P	P	S	S	P			P	
theater (outdoor)		S								S	S	S				P	

## 10.2 Development Standards Variances

### Development Standards Variances

---

*See Also: IC 36-7-4-1015*

- A. **Decision Criteria:** The Board may grant a variance from the development standards of this Ordinance (such as height, bulk, area) if, after a public hearing, it makes findings of facts in writing, that:
1. General Welfare: the approval will not be injurious to the public health, safety, morals, and general welfare of the community;
  2. Adjacent Property: the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
  3. Practical Difficulty: the strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.
- B. **Conditions:** The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in Section 10.2(A) above will be served.
- C. **Commitments:** The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under **IC 36-7-4-1015** and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.
- D. **Limitations:** A development standards variance granted by the Board and executed in a timely manner as described in this Article shall run with the parcel until such time as: (1) the property conforms with the Ordinance as written, or (2) the variance is terminated.

- A. **Decision Criteria:** The Board may grant a variance from the use requirements and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing, that:
1. General Welfare: the approval will not be injurious to the public health, safety, morals, and general welfare of the community;
  2. Adjacent Property: the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
  3. Condition of Property: The need for the variance arises from some condition peculiar to the property involved.
  4. Unnecessary Hardship: the strict application of the terms of this Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought; and,
  5. Comprehensive Plan: the granting of the variance does not interfere substantially with the Comprehensive Plan.
- B. **Conditions:** The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in Section 10.4(A) above will be served.
- C. **Commitments:** The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under [IC 36-7-4-1015](#) and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.
- D. **Limitations:** Unless otherwise specified by the Board, use variance approvals shall be limited to, and run with the applicant at the location specified in the petition. The Board may also limit use variances to a specific time period and a specific use. Use variances shall be invalid if (1) the property conforms with the Ordinance as written, or (2) the variance is terminated.

*See Also: IC 36-7-4-1015*

## 10.5 Special Exceptions

### Special Exceptions

In no case shall special exception uses be authorized without the approval of the BZA. Further, no decisions on previous applications shall serve to set a precedent for any other application before the BZA.

A. **Decision Criteria:** The Board may grant a special exception for a use listed as such in the appropriate zoning district in Article 2 of this Ordinance if, after a public hearing, it makes findings of facts in writing, that:

1. General Welfare: the proposal will not be injurious to the public health, safety, morals, and general welfare of the community;
2. Development Standards: the requirements and development standards for the requested use as prescribed by this Ordinance will be met;
3. Ordinance Intent: granting the special exception will not be contrary to the general purposes served by this Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity; and
4. Comprehensive Plan: the proposed use will be consistent with the character of the zoning district in which it is located and the Greencastle Comprehensive Plan.

B. **Other Considerations:** When considering a special exception the Board of Zoning Appeals may examine the following items as they relate to the proposed use:

1. topography and other natural site features;
2. zoning of the site and surrounding properties;
3. driveway locations, street access and vehicular and pedestrian traffic;
4. parking (including amount, location, and design);
5. landscaping, screening, buffering;
6. open space and other site amenities;
7. noise production and hours of any business operation;
8. design, placement, architecture, and building material of the structure;
9. placement, design, intensity, height, and shielding of lights;
10. traffic generation; and
11. general site layout as it relates to its surroundings.

C. **Conditions:** The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in Section 10.5(A) above will be served.

D. **Commitments:** The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under **IC 36-7-4-1015** and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.

*See Also: IC 36-7-4-1015*

## 13.4 Violation Procedures

### Violation Procedures

A. **General Procedure:** There shall be a minimum of a three-step procedure for the enforcement of violations. Intermediate steps, including additional notices of violation and extensions of time limits for compliance may be used by the City Planner at his/her discretion. However, the general procedure for all violations shall be consistent. These minimum steps are as follows:

1. **Notice of Violation:** The City Planner shall issue a Notice of Violation to the person(s) who has committed, in whole or in part, a violation. The Notice of Violation is a warning to the violator(s) that a violation has been determined and that it must be corrected within 15 days of the mailing or posting date of the notice.
2. **Notice of Fines for Violation:** The City Planner shall issue a Notice of Fines for Violation to the person(s) who have committed, in whole or in part, a violation. The Notice of Fines for Violations is a citation that states the fines for the violation. The Notice of Fines for Violation shall be mailed via Certified Mail, Certificate of Mailing, or any other means deemed acceptable per Indiana State Code. The person(s) in violation will have a minimum of 15 days from the date of mailing to pay all applicable fines, and must correct the violation within the time period specified by the City Planner or face additional fines.
3. **Legal Action:** If the person(s) in violation refuses to pay the fines and/or correct the violation within the time frame specified by the Notice of Fines for Violation, the City Planner may refer the violation to the Plan Commission attorney in order to pursue court action through the court of jurisdiction. Additional fines and liens against the property may also be pursued until the matter is resolved.

*See Also: IC 36-1-6.*

B. **Monetary Fines:** Monetary fines may be imposed at the discretion of the City Planner with the Notice of Fines for Violations.

1. **Multiple Violations:** Each violation shall constitute a separate offense.
2. **Fine Amount:** Each separate offense shall be subject to a maximum fine of \$100 to \$2,500 per day from the date of compliance requested by the City Planner in the Notice of Violation.
  - a. In addition to any fine imposed, any person who initiates any activity which requires an Improvement Location Permit without first obtaining a permit may be required to pay 3 times (3x) the normal amount of the permit consistent with the adopted fee schedule.
  - b. The amount of any fine shall be at the discretion of the City Planner.
3. **Payment:** The payment of any violation shall be by cash or cashiers check and shall be delivered to the City Planner who shall forward the funds to the Clerk-Treasurer for deposit in the General Fund. The City Planner shall issue a receipt to the person making the payment.
  - a. In no instance shall a fine payment be accepted by the City Planner for a violation or violations on a property on which other violations remain unresolved.
  - b. The City Planner may, at his/her discretion, waive the assessed fine for the otherwise timely correction of the violation.

## ORDINANCE 2025-12

### AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance on December 11<sup>th</sup>, 2025;

WHEREAS, it is desirable, and in the City's best interests to amend the Zoning Ordinance and Subdivision Control Ordinance as indicated below.

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance and Subdivision Control Ordinance in the Greencastle City Code to read as follows:

#### ZONING ORDINANCE

- Article 2, Section 2.4 Agriculture District

- A. *"Permitted Uses"*

- "Public/Institutional Uses*

- *church or place of worship*
      - ***school***

- B. *"Special Exception Uses"*

- "Public/Institutional Uses*

- *fairgrounds*
      - *police/fire/rescue station*
      - *church of other place of worship\**
      - ~~***school***~~\*
      - *day-care center\**

- \*Noted: places of worship, ~~school~~ and day-care centers shall only be located in this district if they can be adequately served with public sewer and water services."*

- Article 2, Section 2.5 Agriculture/Rural Dwelling District

- A. “Permitted Uses”

- “Public/Institutional Uses

- **school**”

- B. “Special Exception Uses”

- “Public/Institutional Uses

- airport
    - private air strip
    - helipad/heliport
    - church or other place of worship\*
    - fairgrounds
    - police/fire/rescue station
    - **school (P-12)\***

- \*Note: Places of worship **and schools** shall only be located in this district if they can be adequately served with public sewer and water services.”

- Article 2, Section 2.6 Single-Family Dwelling 1 District

- A. “Permitted Uses”

- “Public/Institutional Uses

- **school**”

- B. “Special Exception Uses”

- “Public/Institutional Uses

- church or other place of worship
    - day-care center
    - **school (P-12)**”

- Article 2, Section 2.7 Single-Family Dwelling 2 District

- A. “Permitted Uses”

- “Public/Institutional Uses

- **school**”

B. *“Special Exception Uses”*

*“Public/Institutional Uses*

- *church or other place of worship*
- *day-care center*
- ~~*school*~~”

• Article 2, Section 2.8 Traditional Neighborhood District

A. *“Permitted Uses”*

*“Public/Institutional Uses*

- ***school***”

B. *“Special Exception Uses”*

*“Public/Institutional Uses*

- *church or other place of worship*
- *day-care center*
- ~~*school (P-12)*~~”

• “Article 2, Section 2.8.5 Traditional Neighborhood District”

A. *“Permitted Uses”*

*“Public/Institutional Uses*

- ***school***”

• Article 2, Section 2.9 Two-Family Dwelling District

A. *“Permitted Uses”*

*“Public/Institutional Uses*

- ***school***”

B. *“Special Exception Uses”*

*“Public/Institutional Uses*

- *church or other place of worship*
- *day-care center*
- ~~*school (P-12)*~~”

- Article 2, Section 2.10 Mixed-Density Dwelling District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- ***school***

- B. *“Special Exception Uses”*

- “Public/Institutional Uses*

- *church or other place of worship*
      - *community center*
      - *day-care center*
      - *institutional facility for the mentally ill*
      - *institutional facility for the developmentally disabled*
      - ***school (P-12)***

- Article 2, Section 2.11 Multi-Family Dwelling District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- ***school***

- B. *“Special Exception Uses”*

- “Public/Institutional Uses*

- *church or other place of worship*
      - *day-care center*
      - *institutional facility for the developmentally disabled*
      - *institutional facility for the mentally ill*
      - *police/fire/rescue station*
      - ***school (P-12)***

- Article 2, Section 2.12 Manufactured Home Park District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- ***school***

- Article 2, Section 2.13 Central Business District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- *lodge or private club*
      - *community center*
      - *church or place of worship*
      - *day-care center*
      - *funeral home/mortuary/crematory*
      - *hospital/medical center*
      - *government office*
      - *fire/police/rescue station*
      - *post office*
      - *library*
      - *museum*
      - *parking lot/garage*
      - ***school”***

- Article 2, Section 2.14 Small Scale General Business District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- *church or place of worship*
      - *lodge or private club*
      - *community center*
      - *day-care center*
      - *government office*
      - *fire/police/rescue station*
      - *parking lot/garage*
      - ***school”***

- B. *“Special Exception Uses”*

- “Public/Institutional Uses*

- *funeral home/mortuary/crematory*
      - *hospital/medical center*
      - *institutional facility for the mentally ill*
      - *institutional facility for the developmentally disabled*
      - *government facility (non-office)*
      - *post office*
      - *library*
      - *museum*
      - ~~*school (P-12)”*~~

- *trade or business school*
- Article 2, Section 2.15 Large Scale General Business District

A. *“Permitted Uses”*

*“Public/Institutional Uses*

- *church or place of worship*
- *day-care center*
- *funeral home/mortuary/crematory*
- *hospital/medical center*
- *government office*
- *government facility (non-office)*
- *fire/police/rescue station*
- *lodge or private club*
- *parking lot/garage*
- *trade or business school*
- ***school”***

- Article 2, Section 2.16 Professional Business District

A. *“Permitted Uses”*

*“Public/Institutional Uses*

- *church or place of worship*
- *community center*
- *day-care center*
- *hospital/medical center*
- *government office*
- *fire/police/rescue station*
- *parking lot/garage*
- *trade or business school*
- ***school”***

B. *“Special Exception Uses”*

*“Public/Institutional Uses*

- *helipad/heliport*
- *lodge or private club*
- *institutional facility for the mentally ill*
- *institutional facility for the developmentally disabled*
- *post office*
- *library*
- *museum*
- ~~*school (P-12)”*~~

- Article 2, Section 2.17 Light Industrial District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- *church or place of worship*
      - *airport*
      - *helipad/heliport*
      - *government office*
      - *government facility (non-office)*
      - *fire/police/rescue station*
      - ***school***

- Article 2, Section 2.18 General Industrial District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- *airport*
      - *helipad/heliport*
      - *fire/police station*
      - ***school***

- Article 2, Section 2.19 University District

- A. *“Permitted Uses”*

- “Public/Institutional Uses*

- *church or place of worship*
      - *day-care center*
      - *hospital/medical center*
      - *fire/police/rescue station*
      - *post office*
      - *library*
      - *museum*
      - *parking lot/garage*
      - *trade or business school*
      - *college or university*
      - ***school***

B. "Special Exception Uses"

"Public/Institutional Uses

• helipad/heliport

• school (P-12)"

• Article 2, Section 2.20 Mineral Extraction District

A. "Permitted Uses"

"Public/Institutional Uses

• police/fire/rescue station

• school"

• Article 2, Section 2.21 Land Use Matrix

Use (P - Permitted, S- Special Exception)	District																
	AG	A/R	SD1	SD2	TN	TD	XD	MD	MH	CB	GB1	GB2	PB	LI	GI	UN	ME
<b>Public Uses/Institutional</b>																	
airport		S												P	P		
private air strip		S															
helipad/heliport		S											S	P	P	S	
lodge or private club										P	P	P	S				
church or other place of worship	P	S	S	S	S	S	S	S	S	P	P	P	P			P	
community center							S		S	P	P	P	P				
day-care center			S	S	S	S	S	S	S	P	P	P	P	S		P	
fairgrounds	S	S											S				
funeral home/mortuary/crematory										P	S	P					
hospital/medical center										S	P	P				S	
institutional facility for the mentally ill							S	S		S	S	S	S				
institutional facility for the developmentally disabled							S	S		S	S	S	S				
government office										P	P	P	P	P	S		
government facility (non-office)											S	P		P			
penal or correctional institution												S					
fire/police/rescue station	S	S						S	S	P	P	P	P	P	P	P	P
post office										P	S		S			P	
library										P	S		S			P	
museum										P	S		S			P	
parking lot or garage										P	P	P	P			P	
school (P-12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
trade or business school										S	S	P	P	S	S	P	
university or college																P	
<b>Communications/Utilities Uses</b>																	
railroad right-of-way	P	P	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P
Utility substation / transmission line/right-of-way	P	P	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P
sewage treatment plant	S													P	P	S	
wireless telecommunications facility/tower	S	S								S	S	S	S	P	P	P	P
water tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P
well field/water treatment facility	P	P															
<b>Park Uses</b>																	
golf course/driving range		S	S	S		S	S	S									S
nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
athletic fields/courts/areas		P	P	P	P	P	P	P	P	P	S	S	S	P	P	P	
park/playgrounds		P	P	P	P	P	P	P	P	P	S	S	P			P	
theater (outdoor)		S								S	S	S				P	

- Article 10, Section 10.2 Development Standards Variances

*“C. Commitments: The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under ~~IC 36-7-4-921~~ IC 36-7-4-1015 and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with he recorded commitments.  
“*

- Article 10, Section 10.4 Use Variances

*“C. Commitments: The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under ~~IC 36-7-4-921~~ IC 36-7-4-1015 and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.”*

- Article 10, Section 10.5 Special Exceptions

*“D. Commitments: The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under ~~IC 36-7-4-921~~ IC 36-7-4-1015 and have such commitments recorded in the Putnam County Recorder's Office. A copy of the recorded commitments shall be provided to the City Planner for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.”*

- Article 13, Section 13.4 Violation Procedures

*“2. Notice of Fines for Violation: The City Planner shall issue a Notice of Fines for Violation to the person(s) who have committed, in whole or in part, a violation. The Notice of Fines for Violations is a citation that states the fines for the violation. The Notice of Fines for Violation shall be mailed via Certified Mail, **Certificate of Mailing, or any other means deemed acceptable per Indiana State Code**. Return Receipt Request by the City Planner. The person(s) in violation will have a minimum of 15 days from the date of mailing to pay all applicable fines, and must correct the violation within the time period specified by the City Planner or face additional fines.”*

All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 11th day of December, 2025.

\_\_\_\_\_  
Mark Hammer

\_\_\_\_\_  
Stacie Langdon

\_\_\_\_\_  
David Masten

\_\_\_\_\_  
Tina Nicholson

\_\_\_\_\_  
Kathi Asbell

\_\_\_\_\_  
Vincent Aguirre

\_\_\_\_\_  
Darrel Thomas

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Lynda Dunbar, Mayor

ATTEST:

\_\_\_\_\_  
Mikayla J. Johnson, Clerk-Treasurer

**Ordinance 2025-13**

**AN ORDINANCE AMENDING ORDINANCE 2024-11 , AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF GREENCASTLE, INDIANA, ESTABLISHING WAGES, SALARIES, AND BENEFITS FOR 2025**

**BE IT ORDAINED** by the Common Council of the City of Greencastle that it hereby amends Ordinance 2024-11 (Exhibit A) as follows:

EXHIBIT A		City of Greencastle Salary Matrix		
Postions	Quantity of Employees	2025 Hourly Rate for Hourly Employees	2025 Bi-Weekly Pay for Salaried Employee	
<b>Parks and Recreation</b>				
Cemetery Director/Park Director	0.50			\$ 1,699.87
Program Director	1	\$ 27.28		
Park Maintenance-Part Time	3016 HRS	\$ 17.86		
Park Maintenance-Seasonal	3000 HRS	\$ 16.64		
Aquatics Director-Seasonal	1	\$ 28.00		
Assist Aquatics Director- Part-Time/Seasonal	1 or 2	\$ 23.75		
Head Lifeguard-Seasonal	1 or 2	\$ 17.25		
Lifeguard without WSI Certification-Seasonal*	Varies	Up to \$14.00		
Lifeguard with WSI Certification-Seasonal**	Varies	** See Below		
Sparks Program Director-Seasonal	1	\$ 20.00		
Sparks Program Instructor-Seasonal*	Varies	Up to \$14.00		
Concession Stand Manager-Seasonal	1	\$ 15.00		
Concession Stand Employee-Seasonal	Varies	\$ 11.00		
Rink Attendants	Varies	\$ 13.00		
*Year 1- \$12.00 Year 2- \$13.00 Year 3 \$14.00				
** Lifeguards with their WSI Certifications shall receive an additional \$.75 per hour for all hours worked on the condition that they teach atleast 15 swim lessons through the Greencastle Parks Department. The additional \$.75 shall be multiplied by the total number of hours worked as lifeguard for the 2025 swim season.				

All other terms, conditions, and salaries contained in Ordinance 2024-11 not specifically addressed herein shall remain in full force and effect.

**Passed and Resolved** by the Common Council of the City of Greencastle, Indiana this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mark Hammer

\_\_\_\_\_  
Stacie Langdon

\_\_\_\_\_  
David Masten

\_\_\_\_\_  
Tina Nicholson

\_\_\_\_\_  
Kathi Asbell

\_\_\_\_\_  
Vincent Aguirre

\_\_\_\_\_  
Darrel Thomas

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_  
o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Lynda Dunbar, Mayor  
ATTEST:

\_\_\_\_\_  
Mikayla J. Johnson, Clerk-Treasurer