



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

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December 11, 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. Public Petitions and Comments**
- III. Special Requests**
- 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
  - J. Greencastle/Putnam County Development Center - Kristin Clary
- V. Reports**
  - A. Mayor's Report
  - B. Clerk-Treasurer's Report
  - C. Councilors' Report
- VI. Approval of Minutes**
  - A. Approval of Minutes - November 13, 2025
  - B. Approval of Minutes - November 19, 2025
- VII. Approval of Claims**
- VIII. Old Business**
  - A. Ordinance 2025-12 - An Ordinance Amending the Text of the City of Greencastle, Indiana Zoning Ordinance (second reading).
  - B. ORDINANCE 2025-13 AN ORDINANCE AMENDING ORDINANCE 2024-11, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF GREENCASCADE,

INDIANA, ESTABLISHING WAGES, SALARIES, AND BENEFITS FOR 2025 (Second Reading)

**IX. New Business**

A.

**Ordinance 2025-14 - An Ordinance Amending the City of Greencastle, Indiana Zoning Ordinance by Amending the Zoning Map (first reading).**

B. ORDINANCE 2025-15 AN ORDINANCE AMENDING ORDINANCE 2025-10, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF GREENCASTLE, INDIANA, ESTABLISHING WAGES, SALARIES, AND BENEFITS FOR 2025

C. ORDINANCE 2025-16 AN ORDINANCE AMENDING SECTION 8-22 OF THE GREENCASTLE CITY CODE REGARDING NO PARKING ZONES

D. Contract for Professional Services - Greencastle/Putnam County Development Center

**X. 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.



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

None



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

### November 2025 Council Report

The fire department responded to 162 calls for service during the month of November 2025, compared to 140 calls for service in November 2024. There was a 14% increase in responses from November 2024 to November 2025.

The fire department has responded to 1737 responses in 2025 compared to 1581 responses in 2024. There has been a 9.8% increase in call volume from 2024 to 2025.

November Anniversaries: Jonny Newgent 11/14/19 (6 years)

Aaron Montgomery 11/30/25 (1 year)

Firefighters completed 649.5 hours of training in November.

No reserve hours to report for November

- We had five firefighters complete the Fire Investigator class, becoming certified as Investigators. Congratulations: Captain Wiatt, Lieutenant Newgent, Lieutenant Watson, Firefighter Bryan, Firefighter Taylor
- Chief Frank was appointed to the Indiana Fire Chiefs Association Board of Directors, representing the Central Region.
- Our three interns from the Area 30 Fire and Rescue program completed Firefighter II. Congratulations: Kade Winslow, Ethan Shannon, and Orion Bowser.
- Aaron Montgomery finished his probationary period and was moved to full-time firefighter status on November 30<sup>th</sup>.
- Pending Board of Works approval, Darrick Wiatt will be appointed to the rank of Assistant Chief on December 27<sup>th</sup>.
- We held two promotion processes in November. Pending Board of Works approval, Brandon Watson will be promoted to the rank of Captain, and Grant Bryan will be promoted to the rank of Lieutenant. Both of these promotions will be official on December 27<sup>th</sup>.

## ATTACHMENTS

1. GFD Incident Dashboard November 2025

Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

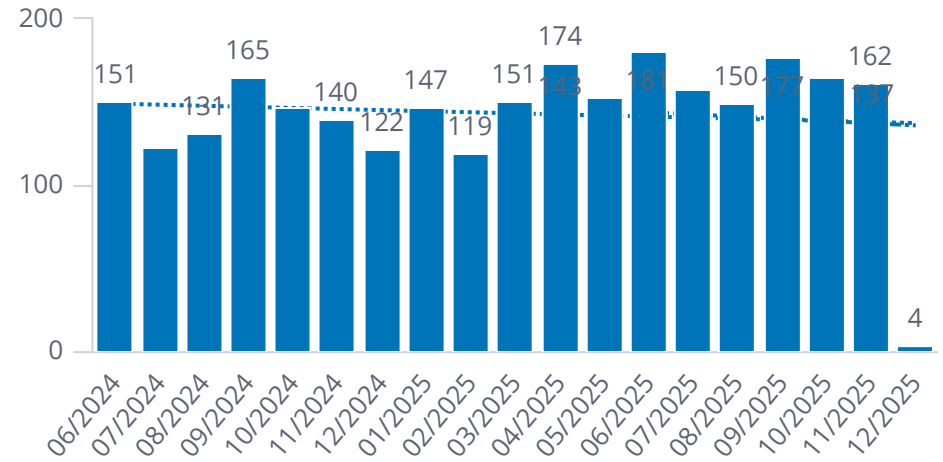
Incidents Last Month

162

YTD Incidents

1,741

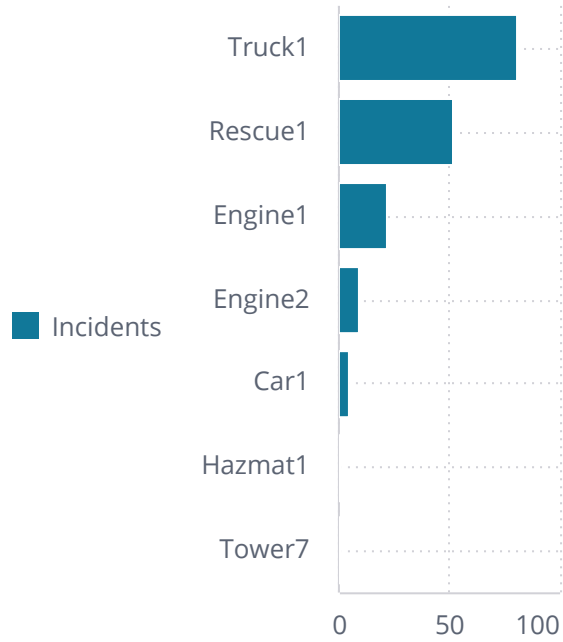
Monthly Incident Trending



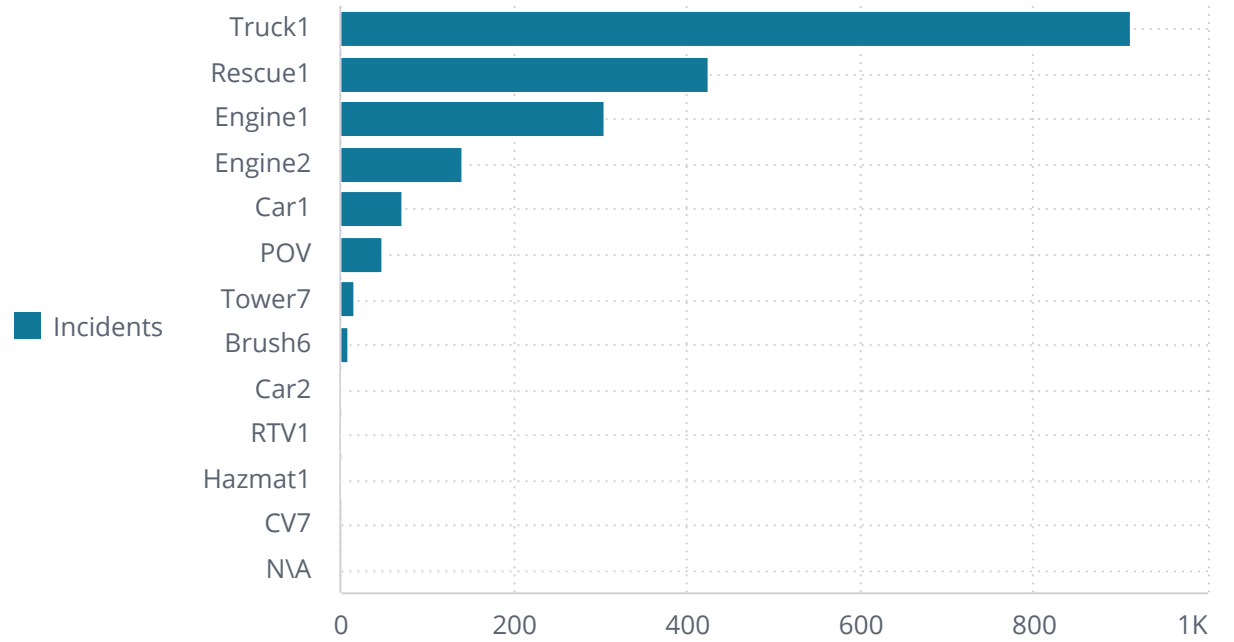
Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Incidents by Unit Last Month



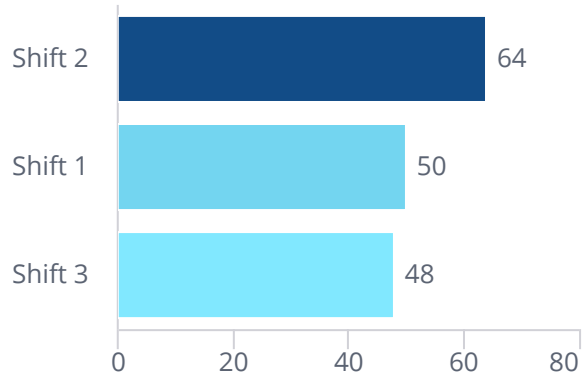
Incidents by Unit This Year



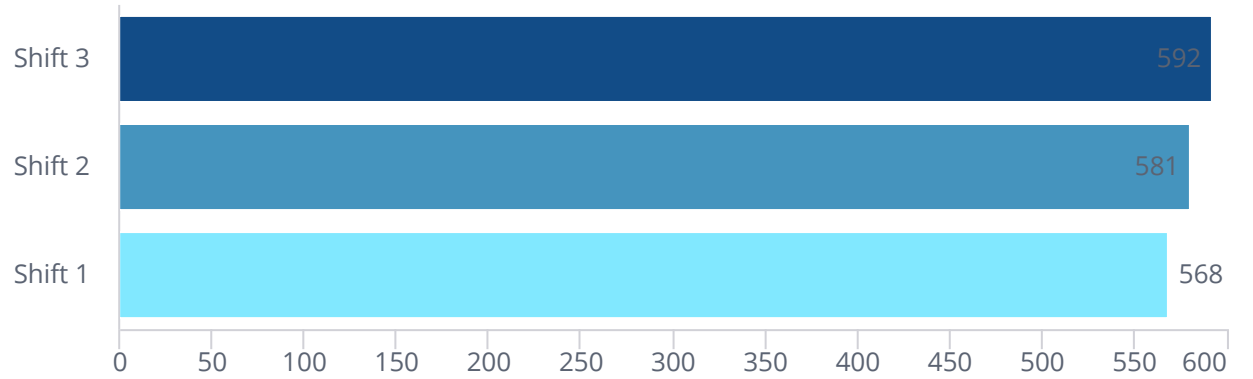
Filter statement

Filters      **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Incidents by Shift Last Month



Incidents by Shift This Year



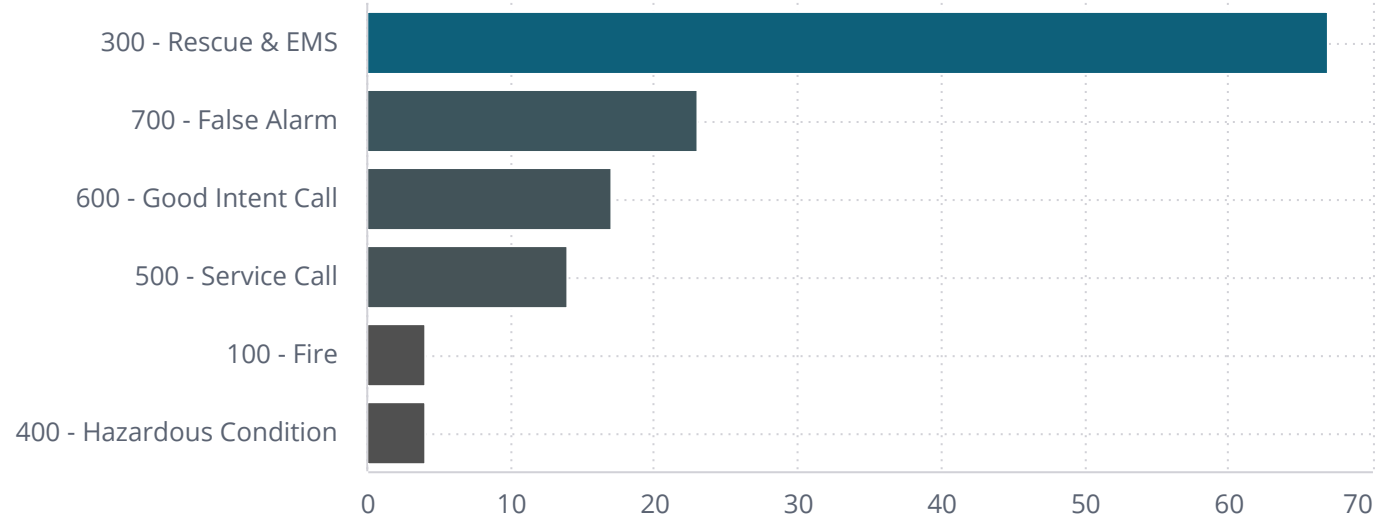
Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Station Coverage Last Month

129

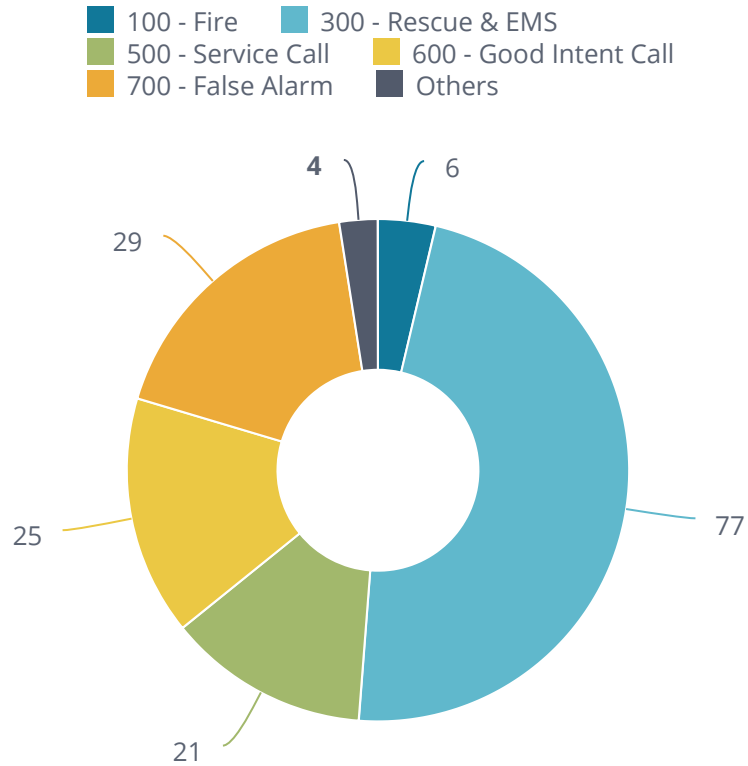
Station Coverage by Type Last Month



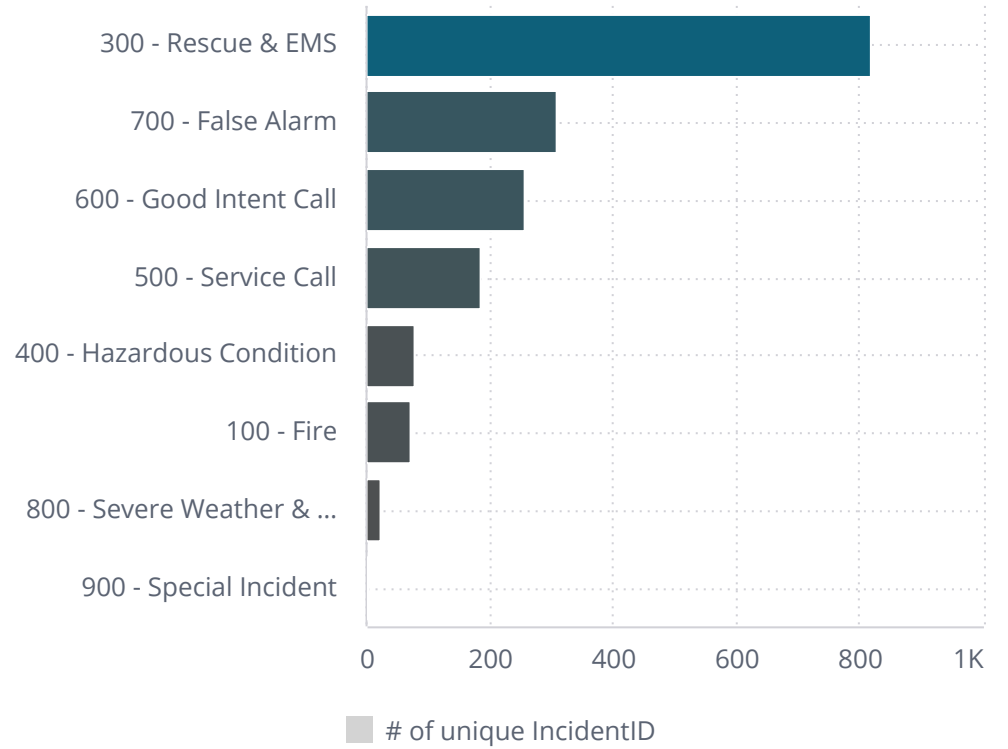
Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Incidents by Type Last Month



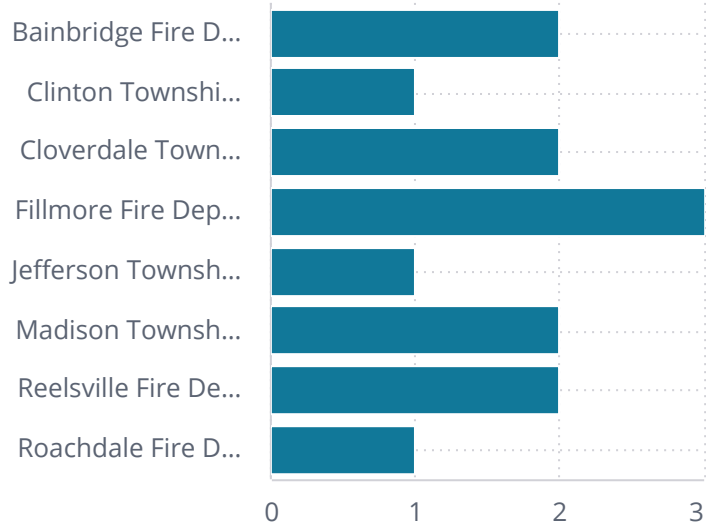
Incidents by Type This Year



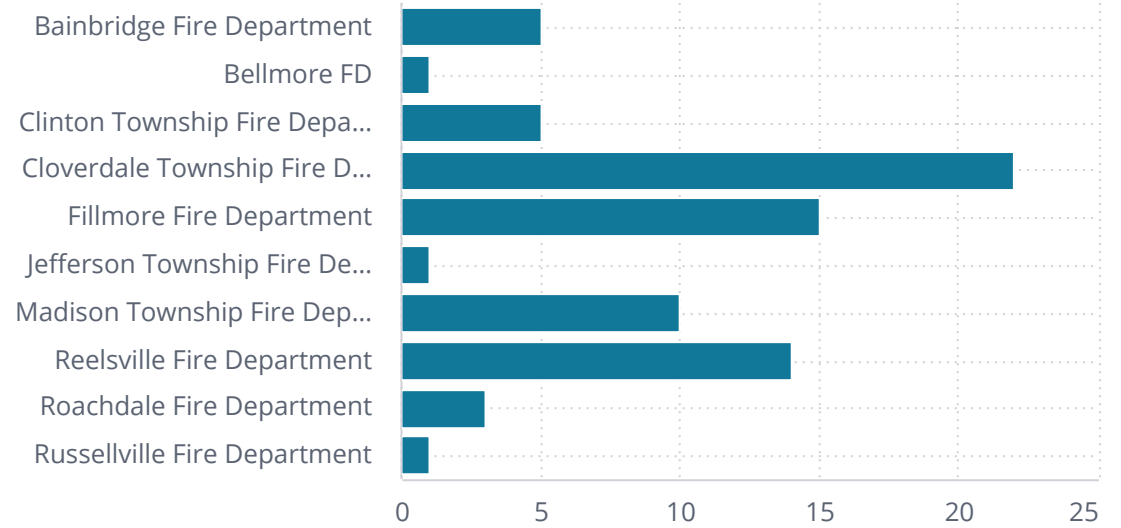
Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Mutual Aid Given Last Month



Mutual Aid Given YTD



Filter statement

Filters **Alarm Date Range** Last Month | **Location State** Indiana | **Months in Incident Date** 11/2024

Incident Type Detail Last Month

| Incident Type Group       | Incident Type                                      | Calls |
|---------------------------|--|-------|
| 100 - Fire                | Building fire                                      | 2     |
|                           | Forest, woods or wildland fire                     | 2     |
|                           | Outside rubbish, trash or waste fire               | 1     |
|                           | Passenger vehicle fire                             | 1     |
| 300 - Rescue & EMS        | EMS call, excluding vehicle accident with injury   | 27    |
|                           | Extrication of victim(s) from vehicle              | 2     |
|                           | Medical assist, assist EMS crew                    | 42    |
|                           | Motor vehicle accident with injuries               | 5     |
|                           | Rescue or EMS standby                              | 1     |
| 400 - Hazardous Condition | Arcing, shorted electrical equipment               | 2     |
|                           | Power line down                                    | 1     |
|                           | Vehicle accident, general cleanup                  | 1     |
| 500 - Service Call        | Assist invalid                                     | 19    |
|                           | Assist police or other governmental agency         | 1     |
|                           | Unauthorized burning                               | 1     |
| 600 - Good Intent Call    | Dispatched & canceled en route                     | 15    |
|                           | HazMat release investigation w/no HazMat           | 2     |
|                           | No incident found on arrival at dispatch address   | 8     |
| 700 - False Alarm         | Alarm system activation, no fire - unintentional   | 23    |
|                           | Alarm system sounded due to malfunction            | 1     |
|                           | Detector activation, no fire - unintentional       | 1     |
|                           | Smoke detector activation due to malfunction       | 1     |
|                           | Smoke detector activation, no fire - unintentional | 3     |



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. November\_2025



**November 2025**

| Inspection Location | Occupant Name              | Inspection Type              | Inspection Number | Inspector    | Status |
|---------------------|----------------------------|------------------------------|-------------------|--------------|--------|
| 204 N College Ave   | McGowan Insurance Group    | B- Business General Fire     | 25-0179           | John Burgess | Fail   |
| 25 E Franklin St    | Prime Real Estate          | B- Business General Fire     | 25-0180           | John Burgess | Fail   |
| Central Square      | Pershing & Company         | B- Business General Fire     | 25-0181           | John Burgess | Fail   |
| Central Square      | Pershing & Company         | B- Business General Fire     | 25-0182           | John Burgess | Fail   |
| Central Square      | Purdue Extension Office    | B- Business General Fire     | 25-0183           | John Burgess | Pass   |
| Central Square      | PNC Bank                   | B- Business General Fire     | 25-0184           | John Burgess | Fail   |
| 204 N Vine St       | Rossok & Company Insurance | B- Business General Fire     | 25-0185           | John Burgess | Fail   |
| 204 N Vine St       | Accurate Hearing           | B- Business General Fire     | 25-0186           | John Burgess | Pass   |
| 104 & 108 N Vine St | Reflections Hair & Nails   | B- Business General Fire     | 25-0187           | John Burgess | Pass   |
| 46 Putnam Plaza     | Church's Texas Chicken     | B- Business General Fire     | 25-0192           | John Burgess | Fail   |
| 317 N Jackson St    | Neal Tire and Auto Service | B- Business General Fire     | 25-0194           | John Burgess | Pass   |
| 2 E Washington St   | Starbucks                  | B- Business General Fire     | R25-0141-04       | John Burgess | Pass   |
| 446 Anderson St     | Phi Delta Theta            | R-2 Residential General Fire | R25-0147-03       | John Burgess | Pass   |
| 801 S Locust St     | Delta Gamma                | R-2 Residential General Fire | R25-0149-03       | John Burgess | Pass   |
| 916 S College Ave   | Phi Gamma Delta            | R-2 Residential General Fire | R25-0151-03       | John Burgess | Pass   |
| 405 N Jackson St    | Marathon Gas               | B- Business General Fire     | 25-0196           | John Burgess | Fail   |
| 501 N Indiana St    | Black Lumber               | B- Business General Fire     | 25-0197           | John Burgess | Pass   |



| Inspection Location  | Occupant Name      | Inspection Type          | Inspection Number | Inspector    | Status |
|----------------------|--------------------|--------------------------|-------------------|--------------|--------|
| 50 N Jackson St      | Abstract & Title   | B- Business General Fire | R25-0173-01       | John Burgess | Pass   |
| 1019 Indianapolis Rd | Speedway           | B- Business General Fire | R25-0055-07       | John Burgess | Pass   |
| 810 Indianapolis Rd  | Kork @ Keg Liquors | B- Business General Fire | R25-0078-07       | John Burgess | Fail   |
| 703 N Jackson St     | Kork & Keg Liquors | B- Business General Fire | R25-0080-06       | John Burgess | Fail   |

**21 Inspections**



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

Blaine Rout, Planner

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. CC Agenda--Planning 12.11.25
2. 11 BuildingDivision (Nov 2025)

## **Greencastle Common Council Report— December 11th, 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 December 2nd was cancelled due to lack of official business items. The next BZA meeting will be held on January 6<sup>th</sup>.

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

The Technical Review Committee meeting on December 11<sup>th</sup> will discuss various unsafe building and code violation cases in addition to a proposed amendment to the Woodshire Place Apartments development, where there is a request to amend the site to remove a previously-designated emergency access road and simply subdivide it for a residential building lot. The main entrance to the property from South Street will remain.

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

The committee meeting on December 5<sup>th</sup> resulted in recommendation for orders to vacate and demolish 9 Beveridge Street. The property owner will be given notice and opportunity to make corrective actions. If not, the city will begin the process of bidding to contract services to perform the demolition and clearing of the site. The exact compliance deadline has not yet been determined.

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

Greencastle Plan Commission's meeting on November 24<sup>th</sup> discussed a proposed zoning map amendment for two lots in the Seminary Square development area. The item received favorable recommendation for adoption of Ordinance 2025-14 to amend the zoning map, changing the two lots from University District to Central Business District.

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

No current updates on Stormwater activities. Scott Zimmerman is compiling information to prepare for the annual report provided to IDEM.

#### **Activities**

- The Comprehensive Plan draft is in its last revisions prior to being presented to Plan Commission, which is tentatively set for the January meeting on the 26<sup>th</sup>.
- Sustainability Commission – The meeting on December 18<sup>th</sup> will discuss some potential revisions to the open burning ordinance within the City Code to update information that aligns with Fire Department policy as well as City Sustainability goals.
- Tree Board – Staff will be meeting with a representative from DNR on December 12<sup>th</sup> to receive guidance on policy, grant opportunities, and overall assessment of tree inventory. Information received will be provided to the Tree Board at the February 2026 meeting.
- Code Enforcement Activity continues, but due to cold weather has required expectations to wane for the time being. Sidewalks are increasingly becoming an issue because of ice and snow. A flyer and/or social media post may be in the works to remind residents about what code states regarding sidewalks.
- Worked on improvement location permits, sign permits, building permits, and provided technical assistance on various projects throughout the City.

# Building Division

From: 11/1/2025 to 11/30/2025 (Issued Date)

## Permits Issued

|        |             |
|--------|-------------|
| Year:  | <b>2025</b> |
| Month: | <b>Nov</b>  |

| Permit Number           | Owner                              | Permit Type              | Address                  | Permit Fee      |
|-------------------------|------------------------------------|--------------------------|--------------------------|-----------------|
| <a href="#">25-3746</a> | Gina Trent                         | Remodel - Residential    | 309 N INDIANA ST         | \$100.00        |
| <a href="#">25-3824</a> | DEPAUW UNIVERSITY                  | Remodel - Commercial     | 2 & 6 East Washington St | \$331.50        |
| <a href="#">25-3825</a> | Opportunity Housing of Putnam Co   | Remodel - Residential    | 62 E CENTER ST           | \$100.00        |
| <a href="#">25-3829</a> | Weltz Richard Scott & Annie Harris | Remodel - Residential    | 817 QUAIL RIDGE DR       | \$70.00         |
| <a href="#">25-3832</a> | Hansen Jeffrey A & Gayle R         | Accessory - Residential  | 78 KINGSWOOD CT          | \$40.00         |
| <a href="#">25-3836</a> | Hammett Brian C & Randa S          | Remodel - Residential    | 601 E SEMINARY ST        | \$70.00         |
| <a href="#">25-3841</a> | Opportunity Housing of Putnam Co   | Accessory - Residential  | 62 E CENTER ST           | \$40.00         |
| <a href="#">25-3843</a> | Lisa D Carter                      | Electrical - Residential | 215 Shadowlawn Ave       | \$30.00         |
| <a href="#">25-3846</a> | Criss Rentals LLC                  | Remodel - Residential    | 515 N INDIANA ST         | \$130.00        |
| <b>Month Total:</b>     |                                    |                          |                          | <b>\$911.50</b> |

| Permits Issued by Permit Type             | Year: <b>2025</b>     |                        |
|---|-----------------------|------------------------|
|   | Month: <b>Nov</b>     | Year to Date           |
| Accessory - Commercial                    | 0                     | 3                      |
| Accessory - Residential                   | 2                     | 21                     |
| Addition - Commercial                     | 0                     | 1                      |
| Addition - Residential                    | 0                     | 2                      |
| Demolition - Commercial                   | 0                     | 6                      |
| Demolition - Residential                  | 0                     | 17                     |
| Electrical - Commercial                   | 0                     | 4                      |
| Electrical - Residential                  | 1                     | 22                     |
| Multi-Family Building                     | 0                     | 6                      |
| Remodel - Commercial                      | 1                     | 40                     |
| Remodel - Residential                     | 5                     | 19                     |
| Residential Pool and Spas                 | 0                     | 1                      |
| Single Family & Duplex                    | 0                     | 8                      |
| Temporary Structures & Tents - Commercial | 0                     | 2                      |
| <b>Total Issued:</b>                      | <b>9</b>              | <b>152</b>             |
| <b>Total Receipts:</b>                    | <b>\$911.50</b>       | <b>\$19,065.80</b>     |
| <b>Total housing:</b>                     | <b>\$0.00</b>         | <b>\$1,893,728.00</b>  |
| <b>Total Construction:</b>                | <b>\$2,113,700.00</b> | <b>\$12,230,299.65</b> |

# Building Division

From: 11/1/2025 to 11/30/2025 (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

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. council report NOV 2025

Dec. 3rd, 2025

## Greencastle Police Department Common Council Report November 2025

| <u>CALL ACTIVITY TOP 5</u> | <u>#</u> |
|----------------------------|----------|
| LOCKOUTS                   | 51       |
| ADMINSTRATIVE              | 49       |
| ACCIDENTS                  | 33       |
| DISTURBANCE                | 29       |
| TRAFFIC VIOLATION          | 21       |

### DEPARTMENT EMPLOYMENT ANNIVERSARIES

None

**PATROL**-Officers conducted 79 traffic stops in the month of November. Officers responded to 438 calls for service, opened 42 criminal case reports. Officers completed a total of 21 field arrests for the month. K9 Officer Dewitt and partner Gunner were requested by Crown Corporation on the 20<sup>th</sup> to conduct narcotic sweeps of plant #3 shipping containers.

**DETECTIVES**- Detectives were assigned 9 new cases as well as 0 DCS cases. Detectives were called out 2 times during the month. 3 cases were sent to the Prosecutor's Office for charges. 6 cases were closed. Detectives served 4 search warrants for the month.

**PARKING ENFORCEMENT**- 40 tickets were issued for the month (15-3 HR, 2-wrong direction, 1-no parking, 7-yellow curb, 14-reserved parking, 1-Handicap violation). 6 warnings were written. 20 tickets have been paid and 18 have not been paid, 2 tickets were voided.

**RESERVES**- The Reserve Division worked **29** hours for the month. We lost 1 Reserve Officer to Bainbridge PD. We also added 2 new Reserves who are now in training.

### TRAINING

**Officer Justin Herd** attended a Tactical Carbine Firearms class on Nov. 3<sup>rd</sup> in Terre Haute, IN.

**Sergeant Nick Eastham** attended an FBI-LEEDA Leadership Course on Nov. 10-14<sup>th</sup> in Westfield, IN.

**Detective Captain Mike Collins** attended an Expert Medical Testimony Class on Nov. 19<sup>th</sup> in French Lick.

**Emergency Vehicle Operations Training** was conducted for all GPD Officers on Nov. 4-5<sup>th</sup> at ILEA.



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

### Summary Report for November 2025



### Department of Public Works

#### Sign Work:

1. Put out all flags for Veterans Day at VMH and the YMCA.
2. Replaced 1- pole and 1- blade sign this month.
3. Picked up all flags for Veterans Day and took down the big flags on poles on VMH.

#### Mechanical:

1. 25' F-550: Installed CB.
2. Shop: Purchased new air chuck.
3. 24' RTV: Installed new tires and rims.
4. 06'Vac: Installed new funnel.

#### Sweeping:

1. Swept city streets 2 times this month driving 42 miles and picked up 112 yards of leaves.

#### Storm Work:

1. Cleaned city drains 1 time this month collecting .75 tons of debris.

#### Patching:

One North Locust St.  
Greencastle, IN 46135

1. Patched city streets 1 time this month using .5 tons of CMA.

Snow Call-out:

1. Plowed city streets 1 time and spread material 1 time this month driving 658 miles, used 41 gallons of gas, 48 gallons of diesel and used 75.52 tons of CLS this month.

Leaf Pick – UP:

1. Picked up leaves 12 times this month driving 1650 miles, used 159 gallons of gas, 267 gallons of diesel and picked up 680 yards of leaves.

Mowing:

1. Mowed and weedeated Albin Pond Dam for inspection.

Misc:

1. Picked up 3 deceased animals this month.
2. Picked up 2 desks from the court house and delivered them to City Hall.

## ATTACHMENTS

None



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. Nov 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    | 1.023    |          | 1.501          |
|   |          |          |          |          |          |          |          |          |          |          |          |          | YEARLY TOTAL   |
| DAYS ABOVE DESIGN FLOW                    | 0        | 0        | 0        | 8        | 1        | 6        | 0        | 0        | 0        | 0        | 0        | 0        | 15             |
| 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        | 1        | 0        | 1        | 0        | 0        | 0        | 0        | 0        | 0        | 2              |
| MECH/ELECT ISSUE CAUSING OVERFLOW         | 0        | 0        | 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        | 0        | 0              |
| <b>EMERGENCY REPAIRS MADE</b>             | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>       |
| OVERFLOW CAUSED BY BLOCKAGE IN CITY LINES | 0        | 0        | 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    | 636      |          | 17,091         |
| LOCATES                                   | 135      | 188      | 246      | 344      | 408      | 530      | 685      | 513      | 361      | 283      | 307      |          | 4,000          |
| TAP PERMITS                               | 0        | 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    | 929      |          | 23,728         |

**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          |
|   |          |          |          |          |          |          |          |          |          |          |          |          | YEARLY TOTAL   |
| DAYS ABOVE DESIGN FLOW                    | 8        | 0        | 0        | 8        | 2        | 0        | 0        | 0        | 0        | 0        | 0        | 3        | 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>             | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>       |
| 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

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

None



## Department Report

### MEETING DATE

December 11, 2025

### PREPARED BY

Jason Keeney

### MONTHLY HIGHLIGHTS

November was spent in preparation for the Winter Lights Festival including assisting with putting up lights and decorations, moving totes between storage facilities. We also completed the winterization in the Aquatics Center. The Park's Department hosted "Pet Photos with Santa & Mrs. Claus" where \$1,400.00 was raised for Putnam County Animal Care

### ATTACHMENTS

1. 20251208091856
2. 20251208091911

**Greencastle Parks & Recreation Department**  
**Accounts Payable Voucher Docket**  
**Wednesday, December 3, 2025**  
**(For business of November 2025)**

*Handwritten mark*

| <u>Vendor</u>        | <u>Description</u>                                 | <u>Amount</u> |
|----------------------|--|---------------|
| Ashley Crady         | Mileage  | \$ 119.07     |
| Black Lumber Company | 4x4 Lumber for Christmas Signs                     | \$ 46.36      |
| Carquest             | Winterization Antifreeze                           | \$ 110.16     |
| Headley Hardware     | Electrical Supplies for Christmas, Furnace Filters | \$ 152.58     |
| Hoosier WiFi Guy     | New Router and System Checks                       | \$ 690.00     |
| James Thornton       | Championship Plaques                               | \$ 24.00      |
| Johnny Quick, Inc.   | Portalet Rental                                    | \$ 110.00     |
| Lincoln Park Stone   | 4.25 Tons White Rock                               | \$ 44.63      |
| S5 Security          | Security Monitoring                                | \$ 99.75      |

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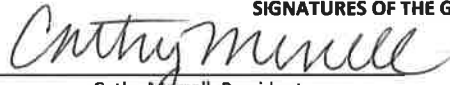

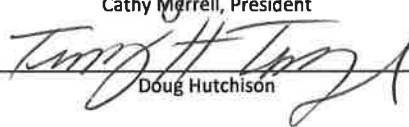
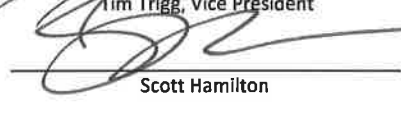
**Total General Operation Expenses \$ 1,396.55**

**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 **\$1,396.55** dated December 3, 2025.

P

**SIGNATURES OF THE GOVERNING BOARD**

|   |  |
|---|--|
|   |   |
| _____<br>Cathy Merrell, President   | _____<br>Tim Trigg, Vice President   |
|  |  |
| _____<br>Doug Hutchison   | _____<br>Scott Hamilton  |

# Greencastle Parks & Recreation Department

## Direct Payables Docket

Wednesday, December 3, 2025

| <u>Vendor</u>      | <u>Description</u>                 | <u>Amount</u> |
|--------------------|------------------------------------|---------------|
| CivicPlus          | Annual Subscription and Support    | \$ 6,789.76   |
| Hendricks Power    | November Power BWSP                | \$ 278.89     |
| Visa Card Services | Supplies and Conference Hotel/Food | \$ 1,705.91   |

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Total General Operation Expenses \$ 8,774.56

### Allowance of Account Payable Vouchers

We have examined the Direct Payables of the foregoing Direct Payables 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 \$8,774.06 dated December 3, 2025.

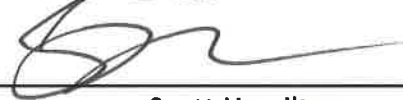
### SIGNATURES OF THE GOVERNING BOARD



Cathy Merrell, President



Tim Trigg, Vice President



Doug Hutchison



Scott Hamilton



## Department Report

### MEETING DATE

December 11, 2025

### PREPARED BY

### MONTHLY HIGHLIGHTS

### ATTACHMENTS

1. 2025\_11

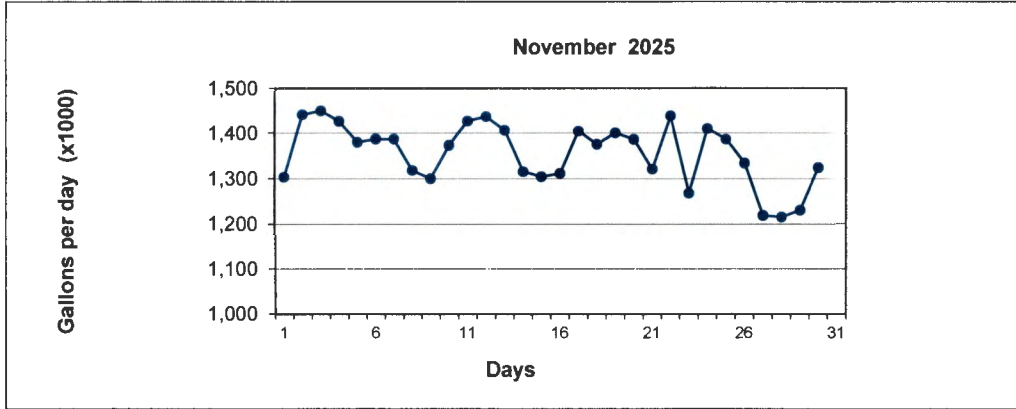
# Greencastle Utilities

## Monthly Report

November 2025

**Gallons**

|           |                       |   |
|-----------|-----------------------|---|
| 1,356,068 | Average daily pumpage |   |
| 1,449,354 | Peak Day              | 3 |
| 1,216,042 | Minimum Day           |   |



| Utility Repairs & Statistics    | Number | Brief Description                                |
|---------------------------------|--------|--|
| Water main leaks - ( 4" - 12" ) | 1      | 4" Cast Iron, 2036 Fairway Dr, 11/12/25          |
| Small main leaks                | 1      | 2", 12 Jackson Blvd, 11/20/25                    |
| Service line leaks              | 1      | 3/4", service line, 190 Barnaby Mill Ln, 11/4/25 |
| Other                           |        |  |
| Fire hydrant flow tests         |        |  |
| Water main tie-ins              |        |  |
| Installed new fire hydrants     |        |  |
| Work Orders                     | 98     |  |
| Meter Change-Outs               | 72     |  |
| IUPPS line locates              | 307    |  |
| Total active accounts           | 3725   |  |
| Disconnects for non-payment     | 58     |  |

| 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     | 43,751,070             | 469,175                  | 34,852,312       | 10.6%               | 1,543,393        | 1        |
| November    |                        |                          |                  |                     |                  |          |
| December    |                        |                          |                  |                     |                  |          |
| YTD         | <b>Totals:</b>         | <b>439,186,329</b>       | <b>8,007,580</b> | <b>326,878,992</b>  |                  |          |



# Department Report

## MEETING DATE

December 11, 2025

## PREPARED BY

## MONTHLY HIGHLIGHTS

## ATTACHMENTS

1. 2025 Year-End Report to City Council



TO: Greencastle City Council Members  
FROM: Kristin Clary, GCPCDC Executive Director  
DATE: December 2025

Per our contract, year-end update of the 2025 activity and projects at the Economic Development Office (Development Center)

## PROJECTS

- READI 1 Grant
  - Completed by year end, which is required by IEDC
  - Projects done with this grant include:
    - Cloverdale: Bennington Way road completed; utility extension from town to Poet
    - Roachdale: Assistance with Town and new water tower to lower water bills for residents
    - Heritage Lake: Assistance with new expansion of sewer (doubling in size)
    - Greencastle: Lighting project along Indiana and Jackson Streets coordinating with INDOT project
    - Countywide Housing Study: Completed by year end (see below)
  - Putnam County and City of Greencastle received over \$2.6 MIL for this grant
- Putnam County Housing Study (from READI 1.0 Grant)
  - Housing Study is in its final steps of completion. This includes county-wide feasibility study and a deep-dive study of property behind YMCA. When it is completed by the consultant, we will share with city council.
  - Continue working with Aspire on their project on South Street and potential of TIF district
  - Green and Gold Grant and Seminary Square
    - Firm selected is Buckingham. Their goal is to complete east building Q2, 2028 and complete west building Q4, 2028.
  - Working with Town of Cloverdale on housing study to find developer to finish Stardust Hills to completion.
- READI 2.0 Grant
  - One Project Submitted: Seminary Square Housing Project.
  - Have submitted all paperwork to CIRDA for this. Although no official announcement yet, we have been assured we are receiving \$2 MIL for this grant.



- Tax Abatement
  - Contacted by existing industry in Greencastle who is adding new line for potential tax abatement.
  - Tax abatement awarded for Exhibit A Plastics in Bainbridge on new facility and new machinery and equipment.
- RFIs
  - Have responded to 8 RFIs total for year from IEDC and submitted sites to Zoom
  - Many sites are requesting 200+ acres or existing buildings which we do not have; these are usually for data centers or battery plants. Also many need rail-served which is also not feasible in-county.
- Putnam County Redevelopment Commission
  - First TIF District (Central Putnam TIF) has been created. This required extensive work to establish, and receive approval from all entities (Commissioners, Council, and Plan Commission) as well as PCRC
  - Filed finished paperwork with DLGF and recorded packet in Putnam County Recorder
  - Working with DLGF to ensure compliance with Indiana Code
  - Working with Assessor and Auditor to ensure all steps of approval are complete and designated tax payers are identified in their computer systems for accuracy
  - PCRC is considering additional locations to establish TIF Districts in the county. Potential location would be in northern part of county outside Bainbridge.
- Bainbridge Redevelopment Commission
  - TIF District (Bainbridge North TIF) is in the process of being created. This also has required extensive work to establish, and receive approval from all entities (Town Council and Bainbridge Plan Commission) as well as BRC
  - Working with DLGF to ensure compliance with Indiana Code
  - Working with Assessor and Auditor to ensure all steps of approval are complete and designated tax payers are identified in their computer systems for accuracy
- Business Retention and Expansion
  - Worked closely with Knitwell on Assessed Valuation and completion of tax abatement
  - Have met with many other existing companies in the county on various new projects they are working on that require confidentiality at this time.



- Childcare Grant
  - Study is almost complete. Once completed, we will share results with our HR Managers and discuss potential solutions if childcare is needed.
  - Vince continues to take the lead on execution of this grant.
- Small Business Microloan Program
  - To date we have made 33 loans since inception with this program.
  - 4 loans have been made in 2025; 2 in City of Greencastle and 2 in other parts of Putnam County
  - Currently working with two new companies to receive loan funding, both in City
  - Working with ISBDC to identify other potential customers, as well as connecting them with loan recipients who require additional help and resources to remain in good standing
- Workforce Development
  - Meet quarterly.
  - Held job fair in spring with Area 30.
  - Working to ensure all local industries are fully staffed and find solutions when not. That includes working extensively with Adult Education to help find funding for their programs, which are a direct conduit to staffing our local industries.
- Leadership Academy
  - Sixth year completed.
  - Offer this valuable opportunity for industry and rest of community to learn leadership skills and learn of opportunities in Greencastle and Putnam County.
- CIRDA: Central Indiana Regional Development Authority
  - Greencastle officially joined this organization this year.
  - Both Mayor Dunbar and I attend meetings monthly to learn of opportunities in region.
  - This organization is our connection to apply for and received READI funding, both READI 2.0 and future READI grants.
- Farm Lease Renewal
  - Working with Airport Authority and Greencastle Redevelopment Commission to update maps and descriptions for tri-annual lease of farm ground.
  - This renewal happens every three years. Because ground is adjacent, we have always done a coordinated bid for all three entities.



- Downtown Greencastle
  - Main Street Greencastle board member and Downtown Development Committee Chair (Tami)
  - Work with Kate on Main Street activities such as First Friday's
  - Meet with Main Street, Chamber, Tourism, and City on marketing downtown and rest of Greencastle
  
- Meetings held this year
  - Elected Officials Workshop: Inaugural meeting held in February. All elected and some appointed officials are invited to learn what economic development is, what we do at the Development Center, how decisions made at statehouse can impact local budgets, and other things impacting the City and the County.
  - Annual Meeting: Held in September. This year focus was on new County TIF District and the impacts this will make for future funding. We highlighted the two anchors of the TIF District; Poet and LoneStar. Both plant managers/general managers spoke about operations at their facilities and their future growth plans.
  - Quarterly Board Meetings: For general business of the organization
  - Workforce Development Meetings: Held four times a year to allow employers and educators to come together and discuss workforce issues and how we can help fill workforce gaps.
  - Many other meetings throughout the year. All focused on how we continue to make smart growth choices in our community!

This is a list of things we have worked/are working on in 2025.

Please let me know if you have any questions.

Thanks, ~Kristin



**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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## **MINUTES**

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

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

### **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  
Councilor Masten made a motion to approve the street closure request as presented, seconded by Councilor Aguirre, 6-0, motion carried.
- B. Street Closure Request — Messer Construction  
Councilor Hammer made a motion to approve the street closure request as presented, seconded by Councilor Aguirre, 6-0, motion carried.
- C. Street Closure Request - City of Greencastle/EDCO to place poles on Indiana St. for party lights  
Councilor Thomas made a motion to approve the street closure request as presented, seconded by Councilor Nicholson, 6-0, motion carried.

### **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  
Councilor Thomas made a motion to approve the minutes as presented, seconded by Councilor Masten, 6-0, motion carried.

**VIII. Approval of Claims**

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

**IX. Old 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 Hammer, 6-0, motion carried.

**X. New Business**

- A. Ordinance 2025-12 - An Ordinance Amending the Text of the City of Greencastle, Indiana Zoning Ordinance  
Councilor Masten made a motion to approve Ordinance 2025-12 as presented, seconded by Councilor Hammer, 6-0, motion carried.

- 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  
Councilor Aguirre made a motion to approve Ordinance 2025-13 as presented, seconded by Councilor Hammer, 6-0, motion carried.

**XI. Adjournment**

Councilor Thomas made a motion to adjourn at 7:47pm, seconded by Councilor Asbell, 6-0, motion carried.

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Lynda R. Dunbar, Mayor

ATTEST:

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Mikayla J. Johnson, Clerk - Treasurer



### 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**

# City of Greencastle

City Hall

One North Locust Street, P.O. Box 607

Greencastle, Indiana 46135

765.653.9211

[mjohns@cityofgreencastle.com](mailto:mjohns@cityofgreencastle.com)



**Mikayla J. Johnson**

Clerk-Treasurer

## Greencastle Common Council Executive Session Minutes

**November 19, 2025**

**5:00 P.M.**

**Hoover Hall, DePauw University**

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

Mayor Lynda Dunbar called the meeting to order at 5:00 PM; upon roll by Clerk-Treasurer Mikayla Johnson the following were present: David Masten, Vincent Aguirre, Beau Battin, Chris Flegal, Megan Inman, Trudy Selvia, Mark Hammer, Ken Eitel, Tina Nicholson, Darrel Thomas, Phil Gick, Thom Morris, Kathryn Asbell, and Eric Birt. Stacie Langdon was absent.

### **II. I.C. 5-14-1.5-6.1(b)(2)(D)**

No other matters were discussed. No actions taken.

### **III. Adjournment**

Motion by Tina Nicholson to dismiss at 6:00 PM, second by Vincent Aguirre, 7-0, Motion carried.

\_\_\_\_\_  
Lynda R. Dunbar, Mayor

ATTEST:

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

## 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.)

### 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

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*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*

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.



## 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

## 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**

| <b>Postions</b>                               | <b>Quantity of Employees</b> | <b>2025 Hourly Rate for Hourly Employees</b> | <b>2025 Bi-Weekly Pay for Salaried Employee</b> |
|---|------------------------------|--|---|
| <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

## Ordinance 2025-15

### AN ORDINANCE AMENDING ORDINANCE 2025-10 , 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 2025-10 (Exhibit A) as follows:

| EXHIBIT A  |                       | City of Greencastle Salary Matrix     |  |
|--|-----------------------|---------------------------------------|--|
| Postions   | Quantity of Employees | 2026 Hourly Rate for Hourly Employees | 2026 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  | 901.5 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 2026 swim season. |                       |                                       |  |

| EXHIBIT A                                     |  | City of Greencastle Salary Matrix            |  |
|---|--|--|--|
| Postions                                      | Quantity of Employees  | 2026 Hourly Rate for Hourly Employees        | 2026 Bi-Weekly Pay for Salaried Employee |
| <b>Water</b>                                  | <b>Not to exceed twelve (12) full time members, three (3) part-time members and one (1) utility summer intern.</b> |  |  |
| Water Superintendent                          | 1  |  | \$ 3,491.72                              |
| Assistant Water Superintendent with WT5       | 1  | \$ 38.20                                     |  |
| WT-5 Operator                                 | Varies   | \$ 36.89                                     |  |
| Mapping & Systems Information                 | 1  | \$ 28.91                                     |  |
| Field Forman with DSL                         | Varies   | \$ 28.91                                     |  |
| Field Forman with DSL & ASO                   | Varies   | \$ 32.33                                     |  |
| Service Foreman with DSL                      | Varies   | \$ 24.86                                     |  |
| Service Foreman with DSL &ASO                 | Varies   | \$ 28.29                                     |  |
| <b>Service Foreman with WT/5</b>              | <b>Varies</b>  | <b>\$ 34.61</b>                              |  |
| Water Operator in Training with ASO or DSL    | Varies   | \$ 24.17                                     |  |
| Water Operator with both ASO and DSL          | Varies   | \$ 27.59                                     |  |
| Water Labor- No License                       | Varies   | \$ 22.77                                     |  |
| Water Summer Intern                           | 1  | \$ 15.75                                     |  |
| Heavy Equipment Operator                      | 1  | \$ 34.00                                     |  |
| Utility Repair Laborer                        | 1  | \$ 27.53                                     |  |
| System Supervisor                             | 0.50   | \$ 34.53                                     |  |
| Senior Administrative Billing Clerks          | 0.50   | \$ 24.53                                     |  |
| Administrative Assistant                      | 0.50   | \$ 21.52                                     |  |
| Water On-Call (Flat Rate per day)             |  | \$20 per day M-F and \$25 per day Sat & Sun. |  |
| Mayor- Water                                  | 0.33   |  | \$ 1,166.13                              |
| Clerk-Treasurer- Water                        | 0.25   |  | \$ 834.03                                |
| City Attorney - Water                         | 0.33   |  | \$ 1,485.82                              |
| Deputy Clerk-Treasurer- Water Portion         | 0.25   |  | \$ 621.70                                |
| BOW Citizen Member - 50 percent               | 2  |  | \$ 130.77                                |
| Common Council- Water- 12.5%                  | 7  |  | \$ 45.36                                 |
| HR Accounting Assistant- 1/4 of Time to Water | 0.25   | \$ 24.53                                     |  |
| Records Clerk- 1/4 of Time to Water           | 0.25   | \$ 21.52                                     |  |

All other terms, conditions, and salaries contained in Ordinance 2025-10 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 \_\_\_\_\_, 202\_.

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

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

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

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

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

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

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

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, at \_\_\_\_\_  
o'clock \_\_\_\_.m.

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

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

**ORDINANCE 2025-16**

**AN ORDINANCE AMENDING SECTION 8-22 OF THE GREENCASTLE CITY CODE  
REGARDING NO PARKING ZONES**

WHEREAS, Section 8-22 of the Greencastle City Code lists the no parking zones within the City of Greencastle;

WHEREAS, Section 8-22 was amended by 2005-16 to include portions of Jackson Street and Washington Street.

WHEREAS, the City wishes to update its list of no parking zones.

NOW THEREFORE be it ordained that Ordinance 2005-16 is repealed in its entirety and replaced with the following amendments to Section 8-22, Schedule of No Parking Zones, hereby adding the following no parking zones:

| <u>Street</u>     | <u>Side</u> | <u>From</u>  | <u>To</u>           |
|-------------------|-------------|--------------|---------------------|
| Jackson Street    | East        | Hanna Street | Hill Street         |
| Washington Street | Both        | Wood Street  | Percy L. Julian Dr. |

The above restrictions do not apply to existing parking bays. All other provisions in Section 8-22, as amended, 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 \_\_\_\_ day of \_\_\_\_\_, 202\_.

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

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

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

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

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

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

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

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 202\_, at \_\_\_\_\_ o'clock \_\_\_\_m.

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

ATTEST: \_\_\_\_\_

Mikayla J. Johnson, Clerk-Treasurer

## CONTRACT FOR PROFESSIONAL SERVICES

The City of Greencastle ("City"), a body politic and corporate separate from the State, hereby agrees to purchase from the Greencastle/Putnam County Development Center, Inc., ("Contractor") and Contractor agrees to furnish to the City professional economic development services contained in the attached description, which is incorporated herein and made a part hereof as Memorandum of Understanding.

The parties agree to the following terms and conditions:

**1. CONTRACT TERM.** This contract shall cover services for the calendar year 2026, and shall terminate December 31, 2026.

**2. PRICE.** The Contractor shall receive compensation from the City in the amount of \$60,000.

**3. PAYMENT TERMS.** Payment for services shall be made within forty-five (45) days after the City's receipt of an invoice from Contractor.

**4. ACKNOWLEDGMENT, ACCEPTANCE.** By its signature on this contract, Contractor expressly warrants that it is an individual who or entity which is qualified and in good standing to do business in the State of Indiana and that it has filed and will during the term of this contract file all appropriate tax returns and papers required by state and federal law. Contractor acknowledges that this is a non-exclusive contract and that the City may contract with third parties for the same or similar services as those covered by this contract.

**5. WARRANTY.** The parties acknowledge that the City is relying on Contractor's skill and judgment to furnish services fit in all respects for the particular purpose of this contract.

**6. FORCE MAJEURE.** Any delay or failure of either party to perform its obligations hereunder shall be excused if such is caused by an event or occurrence beyond the reasonable control of the party and without its fault or negligence, such as, by way of example and not by way of limitation, acts of God, actions by any governmental authority, fires, floods, windstorms, explosions, riots, natural disasters, wars, sabotage, labor problems (including lockouts, strikes and slowdowns), inability to obtain power, material, labor, equipment or transportation or court injunction or contract. Written notice of such delay (including the anticipated duration of the delay) shall be immediately given by the affected party to the other party. Upon receipt of such notice, all obligations under this contract shall be immediately suspended. If the period of nonperformance exceeds ten (10) working days after notice has been received, the party whose ability to perform has not been affected may terminate this contract.

**7. INSOLVENCY.** The City may immediately terminate this contract without liability to Contractor and without prejudice to any right or cause of action the City may have against Contractor in the event of the happening of any of the following events or any other comparable event: (a) insolvency of Contractor; (b) filing of a voluntary petition in bankruptcy by Contractor; (c) filing of any involuntary petition in bankruptcy against Contractor; (d) appointment of a receiver or trustee for Contractor; or (e) execution of an assignment for the benefit of creditors by Contractor, provided that such petition, appointment or assignment is not vacated or nullified within fifteen (15) days of such occurrence.

**8. TERMINATION FOR DEFAULT.** The City may terminate all or any part of this contract without liability if Contractor: (a) repudiates or breaches any of the terms of this contract, including Contractor's warranties; (b) fails to perform services as specified; or (c) fails to make progress or provide approvals or acceptances so as to endanger timely and proper completion of services or delivery of goods and does not correct any such failure or breach within ten (10) working days after receipt of written notice from the City specifying such failure or breach.

**9. TERMINATION.** The City shall have the right to terminate this agreement in whole or in part for its convenience upon written notice to Contractor at any time during the course of performance. Upon receipt of any termination notice, the Contractor shall immediately discontinue the work on the date and to the extent

specified in the notice. The Contractor shall be paid the actual costs incurred during the performance hereunder to the time specified in said notice not previously reimbursed by the City to the extent such costs are actual, necessary, reasonable and verifiable costs and have been incurred by the Contractor prior to and in connection with discontinuing the work hereunder. In no event shall such costs include unabsorbed overhead or anticipatory profit.

**10. LIMITATION OF LIABILITY.** There shall be no liability on the part of the City except to the extent of available funds provided by statute and funds permitted to be paid from the City operational proceeds.

**11. REMEDIES FOR DEFAULT.** When the City determines that Contractor is in default and has failed to perform any contract provisions herein, the City may, notwithstanding any other provisions in this contract to the contrary, terminate the whole or any part of this contract after notice and this contract will be terminated effective on the date specified in the notice unless the default has been cured as specified in Paragraph 8. If this contract is terminated in part, Contractor shall continue performance of the part of the contract not terminated and will be compensated for performance pursuant to the rates set forth herein. In the event of a termination of all or part of this contract, the City may, in its sole discretion, obtain the services which were to be provided by Contractor under the terminated part of the contract upon such terms and in such manner as it deems appropriate. Contractor shall be liable to the City for any excess costs to the City in obtaining such similar services. The remedies provided in this paragraph do not apply to any default occasioned by any occurrence described in Paragraph 6 regarding force majeure. The rights and remedies reserved to the City in this contract shall be cumulative, and additional to all other or further remedies provided in law or equity. The Contractor shall be responsible for all costs incurred as a result of Contractor's breach, including reasonable attorney's fees.

If there is a dispute between the parties regarding Contractor's performance of services described herein, the City has the right to withhold payment from Contractor pending dispute resolution.

**12. TECHNICAL INFORMATION DISCLOSURE.** Contractor agrees not to assert any claim (other than a claim for patent infringement) with respect to any technical information which Contractor shall have disclosed or may hereafter disclose to the City in connection with the services covered by this contract. Contractor also agrees to maintain the confidentiality of all confidential or sensitive data and information provided to Contractor by the City and agrees that Contractor will not use any such data or information for any purposes other than its performance under this contract.

**13. NON-DISCLOSURE PROPRIETARY INFORMATION.** Contractor shall not disclose to any third party any information concerning the City or the work provided under this agreement without the prior consent of the City. Contractor shall consider all information provided by the City and all drawings, reports, studies, systems, designed calculations, plans, specifications and other documents resulting from Contractor's performance of the work to be proprietary. Contractor shall not publish or disclose proprietary information for any purpose other than performance of the work without the prior written consent of the City.

All drawings, specifications, analyses, computations, reports and other documentation produced by Contractor in the performance of the work shall be the sole property of the City and shall not be used by Contractor for any purpose other than the work nor given to any third party without the prior written consent of the City.

At the City's request, Contractor will return to the City all drawings and written materials furnished to Contractor by the City.

**14. INDEMNIFICATION.** If Contractor performs any work on City premises or utilizes the property of City, whether on or off City premises, Contractor shall indemnify and hold City harmless from and against any liability, claims, demands or expenses (including reasonable attorney fees) for damages to the property of or injuries (including death) to City, its employees or any other person arising from or in connection with Contractor's performance of work or use of City property, except for such liability, claim or demand arising out of the negligence of City. Contractor further agrees to indemnify, defend and hold harmless the City, its agents, directors and employees from all claims and suits of whatever type, including court costs, attorney fees and

other expenses, caused by any act or omission of the Contractor, its agents, officers, employees and subcontractors arising out of this Contract.

**15. RELATIONSHIP OF PARTIES.** Each party hereto, in the performance of this Contract, will be acting in an individual capacity and not as an agent, an employee, a partner, a joint venturer or an associate of the other. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever. Neither party has the authority to assume or to create any obligation on behalf of or in the name of the other nor will either assume any liability for injury (including death) to any person(s) or any damages to any property arising out of the acts or omissions of the agents, employees or subcontractors of the other party. Contractor shall be responsible for providing all necessary unemployment and workers compensation insurance for its employees.

**16. GOVERNMENT COMPLIANCE.** Contractor agrees to comply with all federal, state and local laws, rules, regulations, ordinances and executive and judicial orders which may be applicable to Contractor's performance of its obligations under this contract. All provisions required by the foregoing to be included herein are hereby incorporated by reference. Contractor agrees to indemnify and hold harmless the City from any loss damage or liability resulting from a violation by Contractor of such laws, rules, regulations, ordinances or orders. The enactment of any state or federal statute or the promulgation of regulations thereunder regarding matters in or relating to the subject of this contract after execution of this contract shall be reviewed by the City and Contractor to determine and take such action as may be necessary.

**17. PERSONNEL.** Contractor shall at all times employ sufficient labor for performing work to full completion in the manner and time prescribed by this agreement. Any person employed by Contractor shall, at the written request of the City, be removed forthwith by Contractor from work relating to this agreement provided that such removal is based on a documented problem for which a cure was not effected within a reasonable amount of time. If the person is not removed or if replacement personnel are deemed unsuitable for proper completion of the work, the work may be suspended by written notice until the requirements have been met or the contract may be terminated consistent with the provisions contained herein.

**18. NONDISCRIMINATION.** Contractor agrees to comply with all federal and state civil rights laws and further agrees that Contractor and its subcontractors, if any, shall not discriminate against any employee or applicant for employment with respect to hiring, dismissal, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin or ancestry. Breach of this covenant may be regarded as a material breach of this contract.

**19. NO IMPLIED WAIVER.** The failure of either party at any time to require performance by the other party of any provision of this contract shall in no way affect the right to require such performance at any time thereafter nor shall the waiver of either party of a breach of any provision of this contract constitute a waiver of any succeeding breach of the same or any other provision.

**20. NON-ASSIGNMENT.** Contractor may not sell, assign or pledge its rights and obligations under this contract or take any other action which may tend to encumber the direct contractual relationship between the City and the Contractor without the express prior written consent of the City, which the City may grant or withhold at its sole discretion. Any such consent granted by the City may be subject to any or all conditions as the City may require.

**21. NON-COLLUSION.** Contractor hereby warrants that neither Contractor nor any member, employee, agent, representative, officer, director or partner of the Contractor has directly or indirectly entered into or offered to enter into any combination, collusion or agreement to receive or pay, and has not received or paid, any money or other consideration for the execution of this contract other than what appears herein. Contractor also warrants that no person or organization has been employed or retained to solicit or secure this contract for payment of a commission, percentage, brokerage or contingent fee, except bona fide employees of Contractor or bona fide established commercial or selling agencies maintained by Contractor for the specific purpose of securing business. Breach of either of the above warranties will allow the City to terminate this contract and to recover the full amount of the commission, percentage, brokerage or contingent fee.

**22. TAX EXEMPTION.** Prices contained in this contract and invoices submitted by Contractor for payment are not to include any tax for which the City is exempt. The City will furnish an exemption certificate for tax from which the City is exempted if such is requested by Contractor.

**23. AUTHORITY.** Each party represents and warrants that it has the authority to enter into this contract and that the person executing this contract has the authority to enter into this contract on behalf of his/her respective party.

**24. SEVERABILITY.** If any term of this contract is invalid or unenforceable under any statute, regulation, ordinance, executive or judicial order or other rule of law, such term shall be deemed reformed or deleted, but only to the extent necessary to comply with such statute, regulation, ordinance, contract or rule, and the remaining provisions of this contract shall remain in full force and effect.

**25. NOTICE.** Any notice provided for in this contract will be sufficient if given by certified mail return receipt requested to the party to be notified at the address specified below.

**26. GENERAL.** In case of conflict between the terms contained herein and the terms contained in any attachment, the terms herein shall control.

**27. GOVERNING LAW.** This contract is to be construed in accordance with and governed by the laws of the State of Indiana. Any lawsuit arising out of this contract must be brought and maintained in Putnam County, Indiana, unless otherwise agreed to by the parties.

**28. PENALTIES/INTEREST/ATTORNEY'S FEES.** The City will in good faith, perform its required obligations hereunder and the parties agree that the City shall not pay any penalties, liquidated damages, interest or attorney's fees, except as required by law.

**29. ENTIRE AGREEMENT.** This contract constitutes the entire agreement by and between the parties with respect to the matters contained herein and supersedes all prior oral or written representations and agreements. This contract may only be modified by a contract amendment signed by both parties.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CONTRACTOR: Greencastle/Putnam County  
Development Center, Inc.**

**CITY OF GREENCASTLE**

By: \_\_\_\_\_  
Kristin Clary, Executive Director

\_\_\_\_\_  
Mayor

## **ATTACHMENT A**

### **ECONOMIC DEVELOPMENT SERVICES PROVIDED TO THE CITY OF GREENCASTLE BY THE GREENCASTLE/PUTNAM COUNTY DEVELOPMENT CENTER FOR CALENDAR YEAR 2026**

The Greencastle/Putnam County Development Center shall provide the following services to the City of Greencastle:

1. Maintain a staffed, not-for-profit, economic development organization.
2. Market the City of Greencastle to potential economic development prospects and projects. Work includes marketing the community, interaction with the Indiana Economic Development Corporation, site selection consultants, and others.
3. Work with local industries to support their retention and expansion through support of requests for tax abatement, assistance with the state, training grants, etc.
4. Manage the annual review process for all abatements granted by the City Council.
5. Prepare applications for any industry seeking tax abatement from the City Council.
6. Support and manage projects for the Greencastle Redevelopment Commission as outlined in the economic development plan for the city's tax increment financing area. Assist the Commission in financial reporting, preparation of budgets, and other administrative work.
7. Support the work of the Citizens Advisory Commission for Industrial Development. Assist CACFID in long range planning, implementation of projects, and marketing.
8. Assist city departments with projects to improve the quality of life of the community. Such projects include but are not limited to People Pathways and improvements to Big Walnut Sports Park.
9. Bring to the attention of city departments any special utility needs or services required by local business and industry.
10. Other projects as may be assigned by the Mayor, City Council, the Redevelopment Commission, CACFID, Board of Works, Plan Commission, and/or Board of Zoning Appeals.



# City of Greencastle Plan Commission

Docket No. P25-04

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## AMENDMENT TO THE CITY OF GREENCASTLE ZONING ORDINANCE AND ZONING MAP

**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 way of amending the zoning map; and

WHEREAS, the City of Greencastle Plan Commission has reported that it held a public hearing concerning this ordinance on November 24<sup>th</sup>, 2025 after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on or before November 14<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.

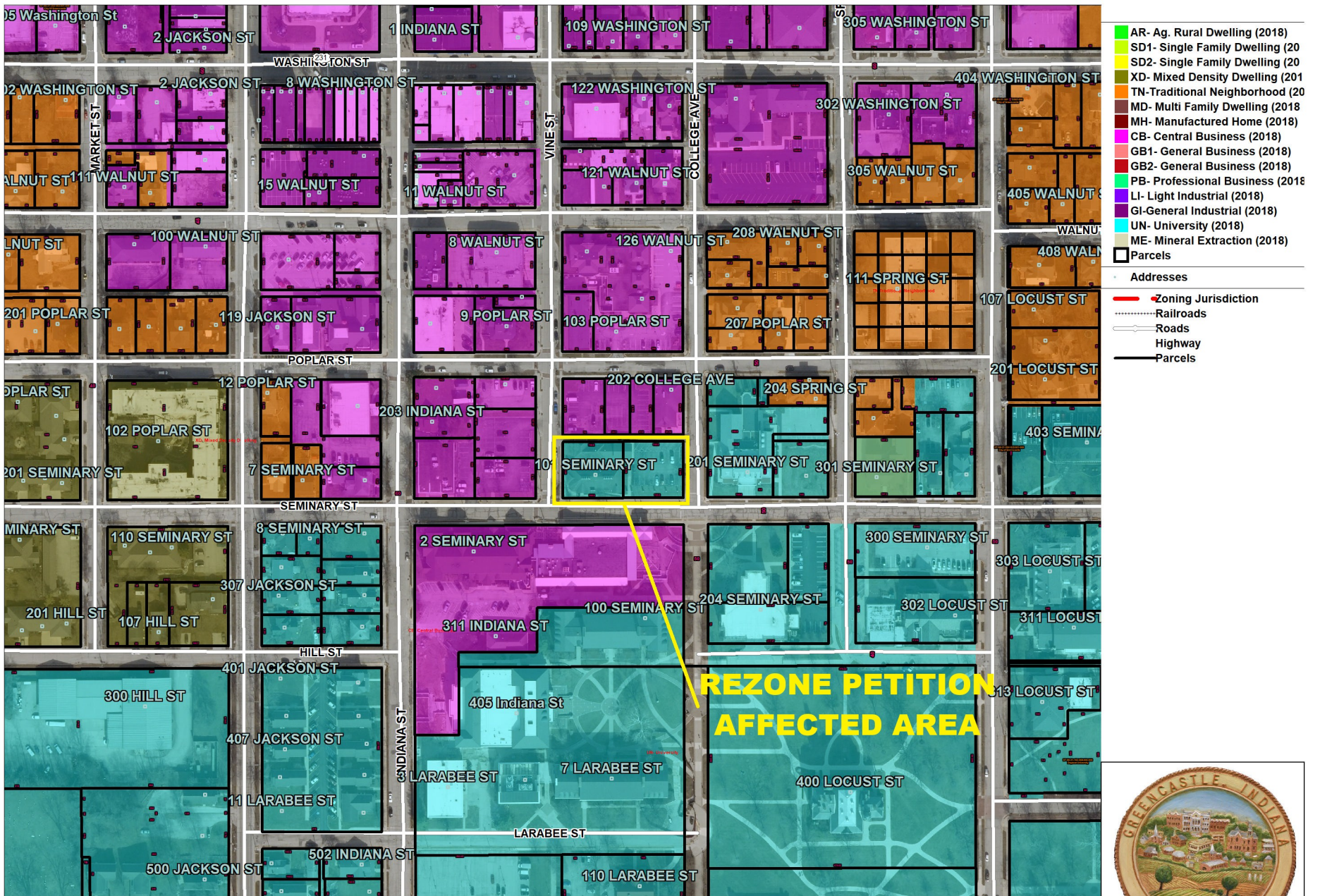
Dated this 24<sup>th</sup> day of November, 2025.

GREENCASTLE CITY PLAN COMMISSION

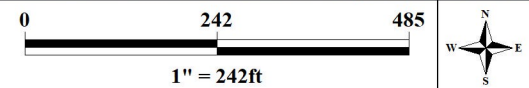
BY: David Masten  
David Masten, President

ATTEST:

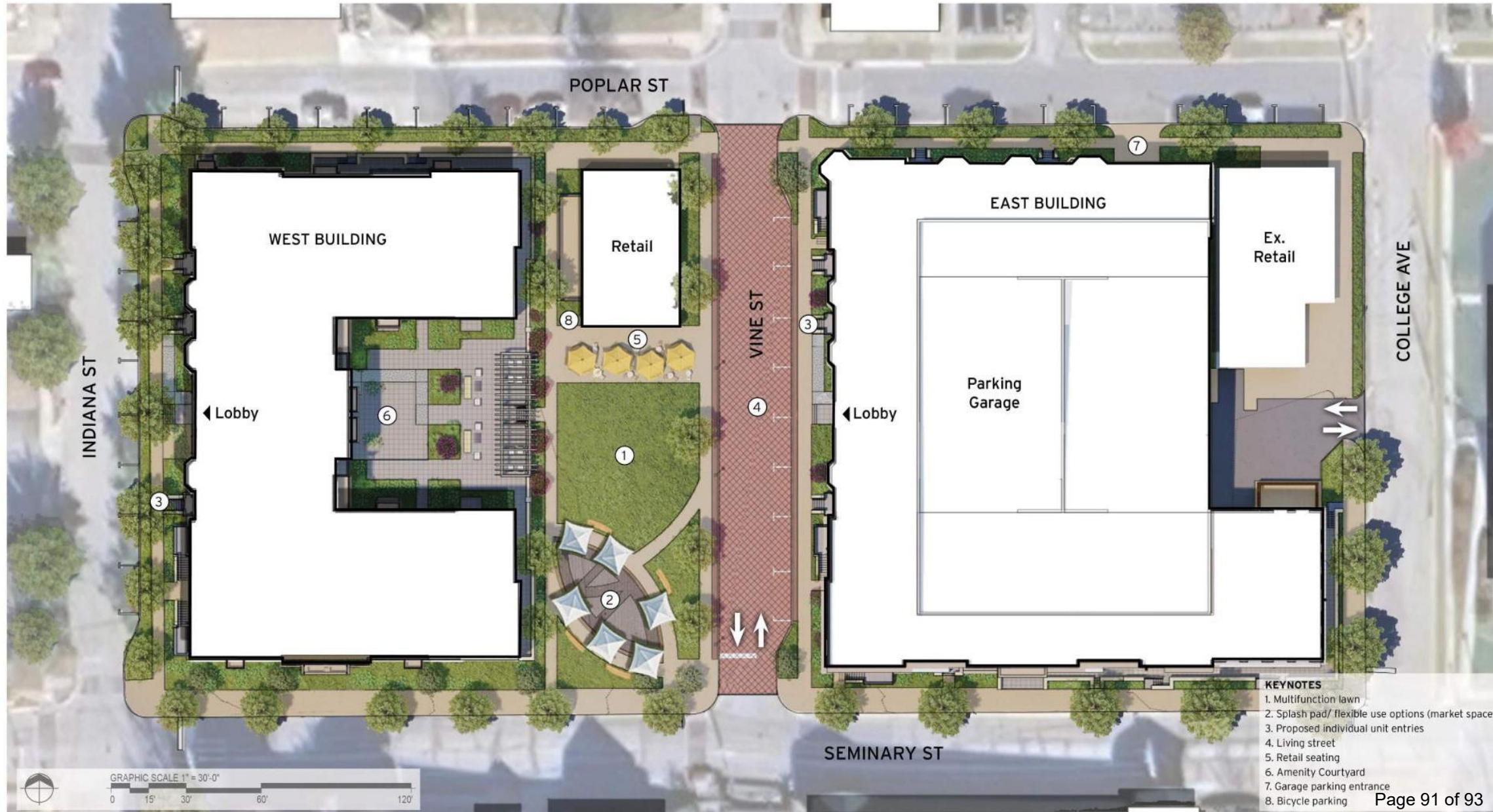
Blaine Rout  
Blaine Rout, City Planner



# P25-04 Rezoning from UN to CB



# SITE PLAN – PREFERRED APPROACH



- KEYNOTES**
- 1. Multifunction lawn
  - 2. Splash pad/ flexible use options (market space)
  - 3. Proposed individual unit entries
  - 4. Living street
  - 5. Retail seating
  - 6. Amenity Courtyard
  - 7. Garage parking entrance
  - 8. Bicycle parking

**ORDINANCE NO. 2025- 14**

**AN ORDINANCE AMENDING THE TEXT OF  
THE CITY OF GREENCASTLE, INDIANA  
ZONING ORDINANCE  
BY AMENDING THE ZONING MAP**

Petitioner: City of Greencastle Plan Commission

WHEREAS, the Plan Commission of the City of Greencastle has prepared this Ordinance to amend the Greencastle Planning and Zoning Ordinance by amending the zoning map; and

WHEREAS, the Greencastle Plan Commission has reported that it held a public hearing concerning this ordinance on November 24<sup>th</sup>, 2025, after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana on or before November 14<sup>th</sup>, 2025;

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; and

WHEREAS, the Greencastle Plan Commission has certified this Ordinance to the Common Council with a recommendation by a majority vote in favor of adoption; and

WHEREAS, the Common Council has considered the recommendation of the Greencastle Plan Commission and has paid reasonable regard to the factors enumerated in I.C. 36-7-4-603 before acting on this Ordinance; and

WHEREAS, the Common Council has determined that this Ordinance should be adopted without amendment as certified by the Greencastle Plan Commission.

NOW THEREFORE be it ordained and adopted by the Common Council of the City of Greencastle, Indiana, that:

The City of Greencastle Zoning Map of the City of Greencastle Code, is hereby amended by changing the zoning classification for the following described real estate from University (UN) District to Central Business (CB) District in accordance with I.C. 36-7-4-608:

*Lot Number 152 in the Original Plat of the Town, now City of Greencastle, as the same appears of record in Plat Book 1, page 6, in the Office of the Recorder of Putnam County, Indiana.*

*Lot Number 153 in the Original Plat of the Town, now City, of Greencastle, Indiana.*

This ordinance shall have full force and effect upon passage. The Clerk-Treasurer of the City of Greencastle shall have this Ordinance published by inserting a copy of the Ordinance in each of the two (2) sets of the City of Greencastle Code maintained on file for public inspection in the office of the Clerk-Treasurer.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 8th day of January, 2026.

\_\_\_\_\_  
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