



**Putnam County
Building & Planning Department**

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Report from May 17, 2022 - Zoning Violation Investigation
William Morris Property - 2741 E SR 42 Cloverdale, IN 46120

Present at inspection: Lisa Zeiner, Plan Director; Tom Helmer, County Commissioner; Don Richardson, complainant; Mr. Neese, Richardson's Attorney; William Morrison, Property Owner; Sonya Morrison, Property Owner; and two unidentified witnesses, one was a videographer.

Picture 1 – Grain dryer with Grain bin and mower
Grain dryers are on many farms. They are used to remove moisture from grain. This is not a zoning violation and does not fit the definition of "Junk Yard" per 155.005 as it is part of normal farming activities.



Picture 2 – Water tank, quail pin, chicken coop.
Water tank for storing water, quail pin for raising quail, chicken coop for housing chickens. These items are not zoning violations and does not fit the definition of "Junk Yard" per 155.005 as it is part of normal poultry farming activities.

Picture 3 – Metal trusses, wood pallet.

Metal trusses for repair of storage building roof and/or shelters for farm animals.

Wood pallet used for foundation and/or walkway over wet areas.



Picture 4 – Building, lawn mower, metal feed trough, and 5-gallon oil containers

Building is not a zoning violation as accessory structures are allowed in an Agricultural zoned district (while the building appears to need repaired – this is a building issue not a zoning issue); the lawnmower is not a zoning violation as it is needed to mow the yard; metal feed trough not a zoning violation as feed troughs are needed on livestock farms for feeding animals (while this is not in an animal pin area all farms have extra feed troughs for expansion and/or backups); 5-gallon oil containers most homeowners and/or farmers who do their own vehicle/equipment maintenance have oil stored on their property as long as the used oil is disposed of properly having oil containers on the property is not a zoning violation.

Picture 5 – Bulldozer, beehive, metal trusses

Bulldozers are part of farming when farmers need to clear land for crop fields, livestock areas, or to move dirt to fill in depression areas; beehives are allowed in agricultural districts; the metal trusses are the same trusses as as shown in picture 3. While the bulldozer is not being used for the purpose in which it is intended at this time it was in the process of being maintained when wild honey bees moved in, the PVC pipe shown in the picture is a way to safely move the bees from the dozer to the hive box (sitting on top of the cinder blocks); cinder blocks are used as foundations of livestock pins and are found on most active farms in Putnam County.





Picture 6 – Barn; owner, farm worker/videographer, complainant, complainant attorney

The barn seen in this photo and the items stored in the barn are not zoning violations as a barn is an allowed accessory structure in an agricultural district and the items stored in the barn are not in violation of the zoning ordinance as they are not “stored in front yard” (§155.022(D)(4))

Picture 7 – covered building material; property owner
This building material will be used to construct a door for the barn shown in picture 6. This material is covered to protect it from weather damage and is not a zoning violation as it is not “building debris” and not “stored in front yards” (§155.022(D)(4))



Picture 8 – Farm vehicle, hay baler; 3-point forklift
The farm vehicle is used to move various items around the farm and is not a zoning violation as it is not “abandoned, junked, inoperable or derelict vehicle” (§155.022(D)(4)); the hay baler is used to bale hay and is found on many hay farms in Putnam County and is farm equipment allowed under the A1 zoning ordinance; 3-point forklift is used on farms to move items that are too heavy to move by hand and is allowable farm equipment under the A1 zoning ordinance

Picture 9 – back of farm vehicle as shown in picture 10; well drilling machinery; stock trailer; wood pallets

Well drilling machinery is used to drill wells on while this is not found on a lot of farms, it is not a violation of the zoning ordinance as it is equipment related to this farm; stock trailer is used to move livestock (i.e. pigs, emus) on to or off of the farm and is allowed per the zoning ordinance in an agricultural district; wood pallets are used for foundation for livestock hutches, and/or walkway over wet areas.



Picture 10 – back side of grain augers
Grain augers are used on farms to move grain into or out of storage bins and are allowed as farm equipment in an agricultural district.



Picture 11 – rock, cement/asphalt
These items are considered clean fill per IDEM for filling in depression areas

Picture 12 – semi-trailor on blocks;
gates/fence material
The zoning ordinance does not specify that semi-trailors can or cannot be used as storage structures, nor does the Indiana building code or Putnam County Building Ordinance. Therefore, the use of semi-trailors as storage structures does not appear to be a violation of the zoning ordinance; gate/fencing material is used for mending or making fence to contain livestock (this type of material is found on all livestock farms in Putnam County)



Picture 13 – Coal being stored in metal bin
Coal is used for heating purposes and is no different than storing wood for heating that is found on a lot of farms/residential properties that have wood burning stoves/fireplaces.

Picture 14 – Old Tractor with plow
This old tractor and plow is located in a flower bed and is considered “yard art” by the owner. Lots of properties within Putnam County and the State of Indiana have items such as this in their front yards. This flower bed cannot be seen from the road or any surrounding property



Picture 15 – Old tractor and attached farm implement
This old tractor is not far from the one in picture 14 and is located within a flower bed that can not be seen from the road or any surrounding property, it is being used as “yard-scape” as see in other properties in Putnam County and the State of Indiana.

Picture 16 – Small wheel disc; fencing material

Small wheel disc used for gardening these discs are used approximately two times per year for gardening and is allowed in an agricultural zoned district; fencing materials are used for mending or making fence to contain livestock (this type of material is found on all livestock farms in Putnam County)





Picture 17 – Pull behind sprayer

This sprayer is used to spray weeds, and/or water plants. Most farms have such equipment. Sprayers are not used in the winter months.

Picture 18 – Disc and harrow (seen on top of disc)

The disc shown in this picture is larger than the disc in picture 16 but is used for the same purpose. The harrow is used to rip soil either prior to planting (if a new field) or to make furrows for planting. Both the disc and harrow is used on many small farms.





Picture 19 – Pile of cut trees

This pile of wood is being stockpiled to use for heating and/or fence posts. Wood piles are found at many properties within Putnam County (agricultural zoned and residential zoned) especially if heating with wood burning stove or fireplace.

Picture 20 – camper shell and wagon/trailer

The wagon/trailer is holding wood logs. Wagons/trailers are used on many farms for moving items and various other uses. The camper shell is being used as a makeshift weather protectant covering the wood. The camper shell should be either repaired and better anchored to the trailer or removed.



Picture 21 – Storage container

The zoning ordinance does not describe the material and/or type of structures that can be used as storage, nor does the building code. This trailer is being used to store hay/straw for livestock.



Picture 22 – rear of trailer seen in picture 21
This picture shows the hay/straw bales being stored inside.

Picture 23 – Metal bin used to store various scraped parts. While the storage bin is a good idea to contain the scraped items, the items inside this bin should be removed periodically.



Picture 24 – Tractor blade (rear of picture) and aluminum vehicle part.

The tractor blade is used on farms for various reasons, including but not limited pushing snow, leveling an area, and/or push fallen trees or other brush out of established path. The aluminum vehicle part should be recycled/removed.



Picture 25 – Metal grain bin attachments; farm machinery item; and various unidentified parts

The metal grain bin attachments can be repurposed for use as feeders or used on a grain bin, these are not seen from the front yard or any adjoining property line (§155.022(D)(4)). The farm machinery (rear of picture) was not identified as to the use or purpose. The various unidentified parts should be stored inside a structure or removed unless they are being used for farming activities.



Picture 26 – Hoop structure
This structure is not a violation of the zoning ordinance as it can be used as storage and/or a greenhouse.

Picture 27 – same hoop structure as seen in picture 26 and red grain hopper.
Neither of these items are a violation of the zoning ordinance.



Picture 28 – Metal fence stakes; Metal box
The metal fence stakes are for building fences and are on many livestock farms in Putnam County. The metal box is what the hooped structure seen in pictures 26 and 27 came in. This box is being kept for either storage of the hooped structure or will be used as storage for grain, or for feed troughs. This metal box should be moved into a storage building/structure if not in use.



Picture 29 – Old truck
§155-022(D)(4) “No abandoned, junked, inoperable or derelict vehicles, machinery, farm machinery, equipment or miscellaneous scrap or building debris may **be stored in front yard**” (emphasis added). This old truck is not stored in the front yard, nor can it be seen from any adjoining property owner. Based on the tree growth it appears this vehicle has been in this location for at least thirty (30) years and has now, most more than likely, become a habitat for wildlife.

Picture 30 – Old Vehicle
§155-022(D)(4) “No abandoned, junked, inoperable or derelict vehicles, machinery, farm machinery, equipment or miscellaneous scrap or building debris may **be stored in front yard**” (emphasis added). This old car is not stored in the front yard, nor can it be seen from any adjoining property owner.



Picture 31 – Chain link fence
This fence material is for repairing broken fences and/or constructing new fencing for livestock. Most livestock farmers in Putnam County have extra fencing material stored on the farm for repair purposes. This is not a violation of the zoning ordinance.



Picture 32 – Wood stockpiled
This wood is in a different area than previous pictures. Wood is used for heating and fence posts. This is not a zoning violation.

Picture 32 – Manure Spreader
Manure spreaders are used on many farms to spread manure on gardens and/or fields. Manure spreaders are not used daily, but are used as needed.



Picture 33 – Storage shed
This shed is not a zoning violation as sheds are allowed in agricultural zoned districts for storage of various items.



Picture 34 – various piles of lumber
Lumber is used to repair existing structures and/or livestock shelters.

Picture 35 – Roof of shed seen in picture 33



Picture 36 – Roof shingles
The shingles are to repair the of the shed seen in pictures 33 and 35



Picture 37 – Tarp covering building material for shed/structure repairs

Picture 38 – Wood deck with red tarp
Decks are allowed on all properties within Putnam County. This deck is not attached to a structure nor is it required to be attached to a structure. The red tarp was placed on the deck to dry it out. The leaves will be swept off of the tarp so that the tarp can be used.



Picture 39 – Camper
This is a personal use camper that is being stored on the property and used periodically by the owner's and/or their relatives. The zoning ordinance does not say camping is not allowed on personal property. The zoning ordinance does state that "camps and campgrounds are permitted in A1 districts with a special exception". However, one camper does not make this property a campground. Therefore, this is not a zoning violation.



Picture 40 – Flower bed with farm implements
Another flower bed area with farm implements being used as yard-scape

Picture 41 – Same flower bed as in picture 40, just different angle.



Picture 42 – Old tractor placed in small flower bed as yard-scape



Picture 43 – Port-a-pot

The zoning ordinance does not state port-a-pots are not allowed. This farm has no running water or wastewater disposal at the back of the farm. This port-a-pot is in the northwestern portion of the farm. There is adequate access for a pumper truck to get to it for proper routine waste removal.

Picture 44 -storage/livestock shelter
While at this time this shelter is not being used for livestock, it is being used as a playhouse for the owner's family (grandkids). This structure is allowed in an agricultural district and is not a zoning violation.





Picture 45 – Corrugated Metal sheets
Corrugated metal sheets are used on farms as livestock shelter roofs. Most farmers have extra sheets for repairs and/or additional shelters as needed.

Picture 46 – PVC Pipe
This PVC pipe is being used as drainage tiles
(see picture 47)



Picture 47 – Backhoe and farm truck
The backhoe is being used to clear a waterway area that the PVC pipe in picture 46 will be used to divert water.





Picture 48 – long hoop storage/greenhouse; Storage shed; mulch pile; large log
The long hoop building, storage shed, and log are not zoning violations. Mulch is used for flower beds, around trees, in gardens, etc. Nursery and greenhouses are allowed in an agricultural district, mulch is used in many nursery/greenhouses.

Picture 49 – Same mulch pile, hoop structure, and shed as in picture 48. Also shown is hog feed storage, grain auger parts, and two 5-gallon buckets
The hog feed storage bin, grain auger parts, and buckets are not violations of the zoning ordinance. The bucket that is turned upside down is used as a step to get the hog feed out of the bin, the other bucket is used to carry the feed to the pigs.



Picture 50 – grain bin and parts for installation of grain bin
Grain bins are allowed in agricultural districts. They are used for storing grain that is fed to livestock.



Picture 51 – front side of hoop structure as shown in pictures 48 and 49; plastic pallets, semi-tow bar
The plastic pallets are used for borders/temporary fencing for smaller livestock (chicken, ducks, etc.) The semi tow bar is used for towing and moving various large items around the farm.

Picture 52 – dirt/rock pile, fencing material, hay bales
Dirt/rock piles are not zoning violations.
The fencing material is for repairing and/or building fencing. Hay bales are used to livestock and can be sold to other livestock farmers as part of the agricultural farming operation.



Picture 53 – Same hoop structure as seen in pictures 48, 49 and 51; Plastic pallets and semi-tow bar as seen in picture 51



Picture 54 – hog pin with hog shelter; wood pallets; 5-gallon bucket; metal fence posts
Hog pin and shelter inside hog pin is allowed in agricultural zoning; wood pallets are used as foundation bases and/or walking paths over washed-out areas; 5-gallon bucket used for feeding and/or watering livestock; metal fence posts used for building fencing.

Picture 55 – Hooped structure (same as seen in previous pictures); concrete barriers; and fuel tanks

Concrete barriers used for washouts or other various barriers; fuel tanks used for storing fuel. However, they can also be cleaned and sanitized and turned into hog troughs.



Picture 56 – Roughage drying
This picture shows roughage (discarded food scraps) being dried to process into food for the emus and/or hogs. This is part of this farms normal operating procedure and is not a zoning violation.



Picture 57 – Cardboard recycling bin
 Several citizens within Putnam County recycle. This is not a zoning violation. Recycling is encouraged in most communities including Putnam County.

Picture 58 – Hoop structure as seen in previous pictures; wooden barrel; wheel rim; farm implement; galvanized metal fence posts
 Wooden barrel for storing grain and/or various small part/tools; wheel rim (sometimes used for salt/mineral blocks to keep them off the ground); galvanized metal fence posts used for building fences. Also shown is an example of how the mulch could be used in wet areas.



Picture 59 – fence material; covered storage structure; portable water tanks; storage structures; chicken coops/hutches
 These items are not zoning violations



Picture 60 – Mulch stockpile; water storage tank
Mulch for use in wet areas and other various locations around the farm.

Picture 61 – Recycling bin (empty);
Rabbit and chicken shelter;
additional cages for rabbits/chickens
These items are not zoning violations



Picture 62 – Building being constructed for
storage/livestock; plastic bin for storage; building material;
tractor and semi- trailer storage structure
Building material and tools showing that work is being
done on a new storage shed/livestock shelter.



Picture 63 – Close up of the additional rabbit/chicken cages shown in picture 61

Picture 64 – semi-trailer storage shed (as seen in picture 62); 2-wheel dolly; torch welder; table saw; small propane tank; bulldozer (same dozer as seen in picture 5); and a jack
These items are on lots of farms in Putnam County and the State of Indiana. They are used for various repairs around the farm and for making various useful items. Not a zoning violation.



Picture 65 – stock trailer (same trailer as shown in picture 9); grain auger (same augers as seen in picture 10)
These items are not zoning violations



Picture 66 – Grain augers (same augers as shown in picture 10)

Picture 67 – Scoop for backhoe
This scoop is used on the backhoe for various farm related uses and is not a zoning violation



Picture 68 – Feeder; concrete slabs; storage container
The feeder is used for feeding chickens/birds; concrete slabs are considered by IDEM to be clean fill and can be used to fill in depression areas; storage bin used for storage various small items



Picture 69 – Yellow storage shed, and various miscellaneous items

The various miscellaneous items should be gathered and sorted to determine if any of the items needs to be removed

Picture 70 – Case tractor with 3-point hitch
This is not a zoning violation as tractors are used on all farms





Picture 71 – Truck with flatbed trailer
While the fiberglass on this truck is damaged, the truck is operable and is used often. Not a zoning violation

Picture 72 – American Flag display
It is hard to tell, but it appears that there is a tree growing between the hitch and the farm implement in this photo. If that is the case, it would be difficult to remove the implement.



Picture 73 – Farm truck; semi-storage trailers; wood pile
These items are not a violation of the zoning ordinance



Picture 74 – Sickle bar cutter

This is used for cutting hay/straw or other stalk type vegetation. This farm implement is not used daily, only as needed.

Picture 75 – Sawmill Base

This base is for a sawmill that is currently not of the farm as it is being repaired off site. Sawmilling on a commercial level is allowed with a special exception in an agricultural district. Sawmilling for personal use is not mentioned in the zoning ordinance.



Picture 76 – Log wagon; large section of log; logs and boards

These items are not zoning violations



Picture 77 – sawmill axel; cabinet; and various other items
The cabinet and various other items should be sorted to remove unusable items.

Picture 78 – Various metal items; metal storage container; various other items (as seen in picture 77)
The metal and other various items need to be sorted for removal of unusable items.



Picture 79 – Metal hoop structure; semi-trailer; shipping container; comforter; various other unidentified items
The hoop structure, semi-trailer and shipping container are not zoning violation as they are being used as storage sheds and or hauling. The comforter can be used in a similar fashion as a tarp, though it will not keep items dry. The various unidentified items need to be sorted and unusable items should be discarded.



Picture 80 – Same hoop structure and semi-trailer as in picture79; orange shipping container; farm implement
These items are not zoning violations.

Picture 81 – Telephone poles/logs; combine; and disc
The telephone poles/logs are for fence posts and/or livestock shelters; combine and disc are farm related equipment and not zoning violations



Picture 82 – Tractor that the disc in picture 81 is attached to
This is not a zoning violation



Picture 83 – Better picture of the disc from picture 81; semi-trailer
Semi-trailers used for hauling neither of these items are zoning violations

Picture 84 – Same semi-trailer as in picture 83



Picture 85 – Semi-trailer; wood pallets
Semi-trailer used for storage/hauling; wood pallets for storing items off the ground and/or walking paths across wet area



Picture 86 – Telephone poles; wood floor; pallets
Poles used for making/repairing fence and/or livestock structures; wood floor and pallets are used for walking paths across wet areas and/or flooring for storage structures

Picture 87 – wood pallets and flooring as seen in picture 86



Picture 88 – silos/grain bins
The usable metal should be removed and discarded. The rest of the bins can be used has hog houses/shelters



Picture 89 – containers of rock/crushed asphalt for drive areas.

Picture 90 – Containers of crushed asphalt/rock and sand stockpiles For drive maintenance and filling in wet areas



Not seen in pictures are various tires without rims. These tires need to be stored inside and/or covered or removed so that mosquitoes cannot breed in them. This is a working livestock farm and ninety percent (90%) of the items on this farm are on every farm in Putnam County.

Per the Putnam County Code of Ordinance §155.005 the following definitions do not apply to this property:

“Contractor Equipment Storage Yard - For storage of equipment, vehicles or other materials commonly used in the contractor’s type of business. Excludes private landowners and their personal equipment solely engaged in forestry or agricultural activities on their own personal property.” **This is personal property that has equipment solely engaged in agricultural activities on their own personal property.**

“Junkyard – A place, usually outdoors, where waste or discarded used property other than organic matter, including but not limited to, automobiles, farm implements and trucks, is accumulated and is mor may be salvaged for reuse or resale; this shall not include any industrial scrap metal yard or normal farming activities”. **This is a working livestock farm, most of the items on this farm are used for**

farming purposes. Just because something is rusted or old does not mean it does not still run/work. Also, the items are not being resold.

“Salvage or Scrap Metal Yard – (1) A general industrial use established independent or ancillary to and connected with another general industrial use, which is concerned exclusively in new and salvaged metal pipes, wire, beams, angles, rods, machinery, parts, filings, clippings and all other metal items of every type, and which acquires such items incidental to its connection with the other general industrial use or by purchase, consignment or bailment, which stores, grades, processes, melts, cuts, dismantles, compresses, cleans, or in any way prepares said items for reuse by the connected other general industrial use or for sale and shipment and use in other industries or businesses including open hearth, electric furnaces, and foundry operations; such an establishment shall not include junk yards, dumps, or automobile graveyards. **This is an agricultural use not industrial use as defined.** (2) The storage, dealing in or the permitting of the accumulation of significant quantities of combustible, organic or non-metal scrap materials such as wood, paper, rags, garbage, bones, and shattered glass on the premises of such an establishment will disqualify it from being classified as a scrap metal yard, and the same will be classified as either a junk yard, a sanitary fill or refuse dump depending on the content of the accumulated matter”. **While there is an accumulation of wood (used for various farming purposes), and other materials (also used for various farming purposes) this property is not a salvage or scrap metal yard as defined.**

Based on observations of this property and other farms, and other than the items mentioned herein that need to be stored inside and/or removed from the property (as described in the pictures), this is a working livestock and hay field farm. This use is allowed in an Agricultural Protection District (A1).

Lisa Zeiner
Plan Director/Zoning Administrator