

AGENDA

AREA PLAN COMMISSION
301 EAST CLINTON STREET, SUITE 107, FRANKFORT, IN 46041-1900

TUESDAY MAY 7TH, 2024 AT 6:00 P.M.
OLD STONEY CITY BUILDING CITY COUNCIL CHAMBERS
301 E. CLINTON STREET, FRANKFORT, IN

- I. CALL MEETING TO ORDER**
- II. ROLL CALL OF MEMBERS**
- III. DISPOSITION OF MINUTES**
- IV. OLD BUSINESS**
- V. PUBLIC HEARINGS**

Application #CC-2024-00200. Docket #09-24-SD Petition of **Mulberry BTS Retail, LLC**, 14600 Detroit Avenue, Suite 1500, Lakewood, OH is requesting approval of a **Minor Subdivision** concerning 2.412 acres of land containing one lot, in the B-4, General Business, Zoning District. The petition site is located in Section 17, Township 22 N, Range 2 W, on the South side of W. Jackson Street/W. State Road 38, between N. County Road 950 W and West Street, in Madison Township, located in the: **500 Block of W. Jackson Street, Mulberry, Indiana**

Application #CC-2024-00201. Docket #10-24-DP Petition of **Mulberry BTS Retail, LLC**, 14600 Detroit Avenue, Suite 1500, Lakewood, OH is requesting approval of a **Development Plan** concerning 2.412 acres of land in order to construct a Dollar General Store. The petition site is located in Section 17, Township 22 N, Range 2 W, on the South side of W. Jackson Street/W. State Road 38 in Madison Township, located in the: **500 Block of W. Jackson Street, Mulberry, IN.**

Application #CC-2024-00262. Docket #11-24-SD Petition of **Lewis & Linda Flohr**, 629 E. State Road 26, Frankfort, IN is requesting approval of a **Minor Subdivision** concerning 1.599 acres of land containing one lot, in the A-1, Agricultural, Zoning District. The petition site is located in Section 23, Township 23 N, Range 1 W, on the North side of E. State Road 26, between N. County Road 30 W and N. County Road 100 E, in Owen Township, located in the: **700 Block of E. State Road 26, Frankfort, Indiana.**

Application #CC-2024-00276. Docket #12-24. Consideration of Unified Development Ordinance Text Amendments to make amendments regarding the following: Floodplain Overlay District (relevant sections of 203.13, 204.08, 401, 703.22, 1001.04, 1002, and Article 12), definition of disabled vehicles (Article 12), bufferyard credits (306.13), non-conforming porches (903.01 A), clarification of measurement point on Table I-1, modify curb return radius (308.07, Table G), East SR 28 Overlay façade (404.05B2), setback typo correction (509.02), larger lot divisions (513.02, Table I-2), permit requirements (1001.04), and corrections related to yard/setbacks (relevant sections of 304 (Table B),

306, 308, 503, 526, 902.01, 903.01B, Article 12), correction to airport wildlife attractant Zone B (402.05 B), accessory structures (503.01), and floodplain permits (1001.03).

- VI. NEW BUSINESS**
- VII. ANNOUNCE NEXT MEETING: JUNE 4, 2024**
- VIII. ADJOURNMENT**

**With a 48 hour notice, Clinton County will provide appropriate aids and services to allow for effective communications for qualified persons with disabilities so they can participate equally in programs and services.

PLEASE NOTE: The Board of Zoning Appeals Committee has determined that the CHAIR must reserve the right to limit the time of any discussion or debate and to terminate such whenever it is deemed to be impasse or takes an inflammatory or derogatory direction. Name-calling, profanity and/or boisterous language WILL NOT be tolerated. THE BOARD reserves the right to change any item on the AGENDA by order of priority or to discuss any item they deem to be of special interest to the participating audience.

SPECIAL NOTE: Any material, papers, or photos entered for evidence shall become part of the record and must remain in the files of the Area Plan Commission.