

Minutes of the Area Plan Commission Regular Meeting April 1, 2025

The Area Plan Commission met in a regular session on Tuesday April 1, 2025 at 6:00 p.m. in the Clinton County Courthouse, Commissioners Hearing Room, 125 Courthouse Square, Frankfort, IN, 46041

Jordan Brewer called the meeting to order. Liz Stitzel took roll call. Walt Minnick was noted as not present.

MINUTES

Grant Mohler made a motion to approve the minutes from the March 4, 2025 regular meeting, as written. Jeff Chynoweth seconded and, by a voice vote of 5-0, these minutes were approved. Jordan Brewer abstained from the voting.

OLD BUSINESS

Application #CC-2025-00079. Docket #03-25-SD Petition of **Paul & Celeste Edwards**, 2111 Union Street, Lafayette, Indiana, is requesting approval of a **Three Lot Minor Subdivision** concerning 23.5 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 16, Township 22 N, Range 2 W, on the West side of N. County Road 700 W, between W. State Road 38 and W. County Road 500 N, in Madison Township, located in the: **4400 Block of N. County Road 700 W, Mulberry, IN.**

Liz Stitzel presented the staff report findings and recommendations. Jay Moore wanted to point out that if the Plan Commission wanted to make more intense development, they could make a condition that the lots have to be built upon that will allow for room for future splits if sewage disposal can be extended to this area from Mulberry. Jordan Brewer asked if the petitioner had anything further to add. Bob Gross, with RW Gross and surveyor on behalf of the petitioner, stated he was available to answer any questions, but feels the petition site will be too tight for more intense development given the floodplain that runs across the site. Dan Sheets noted his concerns about not dedicating the drainage easement to the County for permanent maintenance. Paul Edwards, one of the petitioners, noted it was made private and it is in the covenants who will be responsible for the maintenance of said drain easement. Dan Sheets responded having it in the covenants is not easily enforceable and generally involves filing a suit in court, therefore it is best to dedicate it to the Drainage Board. Dan Sheets made a motion to approve this application, according to the findings of the staff report subject to conveying the drainage easement to the Clinton County Drainage Board before the secondary is signed. Grant Mohler seconded and, by a unanimous roll call vote, this application was approved with Dan Sheets' condition.

PUBLIC HEARINGS

Application #CC-2025-00141. Docket #04-25-RZ Petition of **Jeff Clark**, 2403 S. Park Avenue, Alexandria, IN is requesting approval of a **Rezoning** of land that will consist of 3.74 acres, on the South side of E. State Road 26, between N. State Road 29 and N. County Road 700 E, in the R-1, Rural Residential, Zoning District. The petition site is located in Section 26, Township 23 N, Range 1 E, commonly known as: **6111 E. State Road 26, Frankfort, Indiana.**

Liz Stitzel presented the staff report findings and recommendations. Jordan Brewer asked if the petitioner had anything further to add. Greg Clark, on behalf of the petitioner and also one of the owners, informed the Board the plan for the petition site will be to consolidate two nearby offices, one in Rossville and one in Michigantown, due to those sites being very small. Some discussion occurred amongst the Board and the consensus was favorable to the request. Dan Sheets noted he at first had concerns of spot zoning, but once he looked more at this area he would recommend the Commissioners to look rezoning to more business use in the area in the future. Dan Sheets made a motion to forward a favorable recommendation to the County Commissioners for this rezoning request, according to the findings of the staff report. Grant Mohler seconded and, by a unanimous roll call vote, this application was given a favorable recommendation.

Application #CC-2025-00149. Docket #05-25-SD Petition of **Envoy Companies**, 8890 E. 116th Street, Suite 250, Fishers, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 5.54 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 14, Township 21 N, Range 2 W, on the East side of S. County Road 600 W, between W. State Road 28 and W. County Road 200 S, in Washington Township, located in the: **1100 Block of S. County Road 600 W, Frankfort, IN.**

Liz Stitzel presented the staff report findings and recommendations. Jordan Brewer asked if the petitioner had anything further to add. Brittany Douglas, on behalf of the petitioner, noted what all has been changed to get this approved. Discussion amongst the Board ensued. Dan Sheets made a motion to approve the primary plat for this subdivision application, according to the findings of the staff report, with subdivision with the condition that the "Rural Development" clause is added to the covenants before the secondary can be signed. Andy Bailey seconded and, by a unanimous roll call vote, this application was approved.

NEW BUSINESS

New Computer Software:

Liz Stitzel described to the Board the current software system the Area Plan office is using, the issues that are endured with that program, and a new system called IWorq that has made an offer that seems will better serve the office and address some of the challenges with the older program. Jordan Brewer pointed out a concern in the contract regarding disputes being addressed in Utah that he wanted Liz Stitzel to look into more. Dan Sheets made a motion to approve, with the changes noted, and for Jordan Brewer to be authorized to negotiate and sign the contract with IWorq on behalf of the Board. Andy Bailey seconded and, by unanimous roll call vote, this motion was approved.

NEXT MEETING DATE

The next regular meeting is: May 6, 2025.

ADJOURNMENT

As there was no further business, Grant Mohler made a motion to adjourn. Andy Bailey seconded, and the meeting was adjourned.

Accepted ☒ Rejected ☐



Dan Sheets, Secretary