

Minutes of the Area Plan Commission Regular Meeting August 5, 2025

The Area Plan Commission met in a regular session on Tuesday August 5, 2025 at 6:00 p.m. in the Clinton County Courthouse, Commissioners Hearing Room, 125 Courthouse Square, Frankfort, IN, 46041

Grant Mohler called the meeting to order. Liz Stitzel took roll call. Andy Bailey was noted as not present.

ELECTION OF OFFICERS

Dan Sheets made a motion to nominate Grant Mohler as president. Jeff Chynoweth seconded and, by a unanimous roll call vote, Grant Mohler was approved as APC president.

Grant Mohler made a motion to nominate Dan Sheets as vice-president. Chad Colby seconded and, by a unanimous roll call vote, Dan Sheets was approved as APC vice-president.

Dan Sheets made a motion to nominate Jeff Chynoweth as secretary. Kevin Myers seconded and, by a unanimous roll call vote, Jeff Chynoweth was approved as APC secretary.

MINUTES

Dan Sheets made a motion to approve the minutes from the May 6, 2025 as written. Grant Mohler seconded and, by a unanimous roll call vote, these minutes were approved.

Dan Sheets made a motion to approve the minutes from the July 1, 2025 as written. Walt Minnick seconded and, by a unanimous roll call vote, these minutes were approved.

OLD BUSINESS

None

PUBLIC HEARINGS

Application #CC-2025-00648. Docket #10-25-SD Petition of **Randall A. Nick**, 2544 Copper Tree Way, Carmel, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning ten acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 22, Township 22 N, Range 2 W, on the North side of W. Gas Line Road, between N. County Road 700 W and N. Hamilton Road, in Madison Township, located in the: **6500 Block of W. Gas Line Road, Mulberry, IN.**

Liz Stitzel presented the staff report findings and recommendations. Grant Mohler asked if the petitioner had anything further to add. Randall Nick, on behalf of the petitioner, noted that another name for the subdivision has been possibly selected, (Neal-George Subdivision), and that any changes needed in the covenants will be completed before the secondary is signed. One neighbor down the road asked if there will still only be one house on the proposed new lot. Mr. Nick responded that, yes, there will only be one house. Dan Sheets made a motion to approve this application, according to the findings of the staff report, with the conditions that the name is changed to something that is not a duplicate of anything already recorded and that the covenants meet Jay Moore's satisfaction. Walt Minnick seconded and, by a unanimous roll call vote, this application was approved.

Application #CC-2025-00666. Docket #11-25-SD Petition of **Michael & Angela Dickey**, 5039 S. County Road 600 W, Montezuma, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 1.75 acres of land, in the R-1, Rural Residential, Zoning District. The petition site is located in Section 2, Township 21 N, Range 1 E, on the South side of E. County Road 100 N, between N. State Road 29 and N. County Road 730 E, in Michigan Township, located in the: **6400 Block of E. County Road 100 N, of Michigan Township, in Clinton County, IN.**

Liz Stitzel presented the staff report findings and recommendations. Grant Mohler asked if the petitioner had anything further to add. Michael Dickey, the petitioner, stated he did not understand the issue with Clause #1 that was mentioned in the staff report. Liz Stitzel explained that the issue is that the clause is restricting from there being any Home Occupation that would otherwise be approvable through the Unified Development Ordinance. Liz Stitzel asked if all Board members received the email sent to them from an objector to this application. All Board members present affirmed they had received it; therefore, Liz just summarized the email. Dan Sheets noted he checked the area again and there is floodplain behind the objector's house, but that the Drainage Board did not find that a new house on the petition site will cause flooding to the objector's property. Jeff Chynoweth made a motion to approve this application, according to the findings of the staff report, with the conditions to change Clause #1 and that the rest of the covenants meets Jay Moore's satisfaction. Chad Colby seconded and, by a unanimous roll call vote, this application was approved.

NEW BUSINESS

NONE

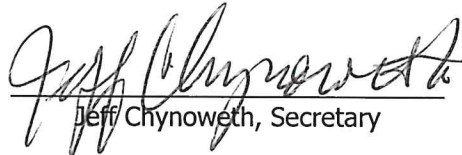
NEXT MEETING DATE

The next regular meeting is: September 2, 2025.

ADJOURNMENT

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

Accepted ☒ Rejected ☐


Jeff Chynoweth, Secretary