

## Minutes of the Area Plan Commission Regular Meeting July 1, 2025

The Area Plan Commission met in a regular session on Tuesday July 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. Grant Mohler and Andy Bailey were noted as not present.

### MINUTES

Chad Colby made a motion to continue the minutes from the May 6, 2025 regular meeting as the majority of members present abstained from voting because they were not present at the last meeting. The voice vote of 5-0 was to approve continuing these minutes until the next regular meeting.

### OLD BUSINESS

None

### PUBLIC HEARINGS

**Application #CC-2025-00449. Docket #07-25-SD** Petition of **Taylor Ferrel**, 3728 E. Teepee Trail, Frankfort, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning two acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 1, Township 21 N, Range 1 E, on the West side of N. County Road 730 E, between E. County Road 0 NS and E. County Road 100 N, in Michigan Township, located in the: **200 Block of N. County Road 730 E, of Michigan Township, in Clinton County, IN.**

Liz Stitzel presented the staff report findings and recommendations. Jordan Brewer asked if the petitioner had anything further to add. Taylor Ferrel, the petitioner, had nothing further to add, but noted that he does agree that the restrictive clause in the covenants in regards to home occupations does need to be amended to be in line with Clinton County's UDO. Dan Sheets made a motion to approve this application, according to the findings of the staff report, with the condition that the covenants be amended in regards to the home occupations restrictive clause. Walt Minnick seconded and, by a unanimous roll call vote, this application was approved.

**Application #CC-2025-00494. Docket #08-25-RZ** Petition of **Patricia Isenhour**, 0 N. Main Street, Kirklin, IN is requesting approval of a **Rezoning** of land that will consist of three parcels in common ownership, on the West side of N. Main Street/S. US Highway 421, between W. Jefferson Street and W. Clay Street, in the R-3, Medium Density Residential, Zoning District. The petition site is located in Section 12, Township 20 N, Range 1 E, in the Town of Kirklin, located in the: **200 Block of N. Main Street, Kirklin, Indiana.**

Liz Stitzel presented the staff report findings and recommendations. Jordan Brewer asked if the petitioner had anything further to add. Abbie Stancato, on behalf of the petitioner, noted there are three parcels and the staff report notes two lots. Liz Stitzel responded that they were two platted lots and at some point an illegal split was attempted on one of the lots, but that all three tax parcels (making up 2 platted lots) are in common ownership and are together. Mr. Stancato asked if a curb cut could be off of 421 rather than off of W. Jefferson Street/E. State Road 38. Liz referred him to INDOT, because access from either will have to be approved by INDOT. Kat Bell noted that this application request was forwarded to INDOT, but as of the date of this meeting there had been no response from them. Patricia Isenhour, the petitioner, agreed to the three commitments recommended by the Board. Dan Sheets made a motion to forward a favorable recommendation to the Kirklin Town Council, according to the findings of the staff report, with the following commitments:

- 1) Development must be compatible with Kirklin's existing downtown, including downtown streetscape and sidewalks on both frontages.
- 2) This parcel will be subject to a Development Plan review process with a hearing to verify a design that not only meets the Unified Development Ordinance requirements, but also is aesthetically and functionally compatible with Kirklin's existing downtown to the Town Board and APC's satisfaction.
- 3) All structures must sit at or behind the average setback of the structures on the adjacent properties.

Chad Colby seconded and, by a unanimous roll call vote, it was approved to send a favorable recommendation to the Kirklin Town Council.

#### **Filing deadline waiver 19 days, Application CC-2025-00526, Docket 09-25-SD**

Dan Sheets made a motion to waive the filing deadline for this application to 19 days. Jeff Chynoweth seconded it and, by a unanimous voice vote the filing deadline was waived.

**Application #CC-2025-00526. Docket #09-25-SD** Petition of **Sharon Ping**, 811 E. Washington Street, Frankfort, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 2.8170 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 14, Township 22 N, Range 1 E, on the East side of N. State Road 29, between E. County Road 400 N and E. County Road 500 N, in Michigan Township, located in the: **4500 Block of N. State Road 29, of Michigan Township, in Clinton County, IN.**

Liz Stitzel presented the staff report findings and recommendations. Jordan Brewer asked if the petitioner had anything further to add. Ron Wharry, with Moses Surveying and on behalf of the petitioner, noted he had nothing further to add. Jeff Chynoweth made a motion to approve this application, according to the findings of the staff report. Chad Colby seconded and, by a unanimous roll call vote, this application was approved.

#### **NEW BUSINESS**

#### **Inter-Local Agreement:**

Liz Stitzel informed the Board in detail what the inter-local agreement was in regards to. Dan Sheets made a motion to adopt the inter-local agreement as presented. Walt Minnick seconded and, by a unanimous roll call vote, the agreement was approved and was signed by the members.

#### **Member Resignation:**

Jordan Brewer announced that he is resigning from the Area Plan Commission effective immediately and tonight will be his last meeting. Jordan noted that the Commissioners will appoint someone in his place at their next meeting on July 15th, 2025.


#### **NEXT MEETING DATE**

**The next regular meeting is: August 5, 2025.**

#### **ADJOURNMENT**

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

Accepted ☒ Rejected ☐

  
Dan Sheets, Secretary  
