

**Minutes of the Area Plan Commission  
Regular Meeting  
March 4, 2025**

The Area Plan Commission met in a regular session on Tuesday March 4, 2025 at 6:00 p.m. in the Clinton County Courthouse, Commissioners Hearing Room, 125 Courthouse Square, Frankfort, IN, 46041

Dan Sheets called the meeting to order. Liz Stitzel took roll call. Jordan Brewer, Grant Mohler and Andy Bailey were noted as not present. Jay Moore was present via phone.

**MINUTES**

Jeff Chynoweth made a motion to approve the minutes from the February 4, 2025 regular meeting, as written. Chad Colby seconded and, by a unanimous voice vote, these minutes were approved.

**OLD BUSINESS**

No old business.

**PUBLIC HEARINGS**

**Application #CC-2025-00067. Docket #02-25-RZ** Petition of **United Way for Clinton County**, 1234 Rossville Avenue, Frankfort, IN is requesting approval of a **Rezoning** of land that will consist of five acres, on the South side of W. Mulberry Jefferson Road, between W. County Road 0 NS and W. County Road 100 N, in the A-1, Agricultural, Zoning District. The petition site is located in Section 2, Township 21 N, Range 2 W, commonly known as: **5641 W. Mulberry Jefferson Road, Frankfort, Indiana.**

Liz Stitzel presented the staff report findings and recommendations. Dan Sheets asked if the petitioner had anything further to add. Anita Stewart, on behalf of the petitioner, only mentioned that the staff report inaccurately noted that United Way is an organization that is for profit, but they are actually a non-for profit organization. Mary Kay Baker, with St. Matthews Preschool, informed the Board the process that has taken place thus far to get to this point and the category level of child care that the preschool is considered through the State. Walt Minnick made a motion to forward a favorable recommendation to the County Commissioners for this application, according to the findings of the staff report. Jeff Chynoweth seconded and, by a unanimous roll call vote, this application was given a favorable recommendation.

**Application #CC-2025-00079. Docket #03-25-SD**

Before presenting the next case on the agenda, Liz Stitzel informed the Board the reasons that staff recommends to continue the case: primarily that there were not covenants submitted in a form meeting filing requirements that Jay Moore could review effectively given the significant number of issues with the rough draft. Paul Edwards, the petitioner, noted that he has now contacted a professional to assist them to revise the covenants. Dan Sheets informed Mr. Edwards that the Drainage Board will not be responsible for any drain that is not a County legal drain. Jeff Chynoweth made a motion to continue this application. Chad Colby seconded and this application was continued.

**Filing waiver deadline 19 days, Application CC-2025-00079, Docket 03-25-SD**

Since this case was voted to be continued, the filing deadline waiver will be unnecessary as more that 20 days will have passed between filing and hearing.

**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.**

As this case was already continued due to issues with a complete filing, no hearing commenced.

**NEW BUSINESS**

No new business.

**NEXT MEETING DATE**

The next regular meeting is: April 1, 2025.

**ADJOURNMENT**

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

Accepted ☒ Rejected ☐

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Dan Sheets, Secretary