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**Minutes of the Area Plan Commission  
Regular Meeting  
May 6, 2025**

The Area Plan Commission met in a regular session on Tuesday May 6, 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. Jordan Brewer and Jeff Chynoweth were noted as not present.

**MINUTES**

Andy Bailey made a motion to approve the minutes from the April 1, 2025 regular meeting, as written. Chad Colby seconded and, by a unanimous roll call vote, these minutes were approved.

**OLD BUSINESS**

None

**PUBLIC HEARINGS**

**Application #CC-2025-00282. Docket #06-25-SD** Petition of **Caleb D. & Bethany L. Hufford**, 9761 N. County Road 680 W, Rossville, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 9.89 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 22, Township 23 N, Range 2 W, on the East side of N. County Road 680 W, between W. State Road 26 and the Carroll County Line, in Ross Township, located in the: **9800 Block of N. County Road 680 W, of Ross 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. Wyatt Johnson, with 40<sup>th</sup> Parallel Surveying and on behalf of the petitioner, stated he had nothing further to add. Jay Moore noted that the proposed plat does not show the proper building envelope and advised that a building should be required to be shown on the plat limiting structures to outside of the floodplain. Liz Stitzel pulled out the soil map and noted that the floodplain soils are to the North and permitted soils are to the South. Wyatt Johnson noted he can work with Liz and Jay to amend the plat to show the building envelope as out of the floodplain. Andy Bailey made a motion to approve this application, according to the findings of the staff report, with the conditions that the building envelope be shown to Jay and Liz's satisfaction and that the covenants meet Jay's satisfaction. Chad Colby seconded and, by a unanimous roll call vote, this application was approved.

**NEW BUSINESS**

Liz Stitzel updated the Board about the status for the new software and getting on board with it.

**NEXT MEETING DATE**

**The next regular meeting is: June 3, 2025.**

**ADJOURNMENT**

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

Accepted ☒ Rejected ☐



Dan Sheets, Secretary