

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

The Area Plan Commission met in a regular session on Tuesday November 4, 2025 at 6:00 p.m. in the Clinton County Annex Building County Meeting Room, 2 E. Washington Street, Suite 105, Frankfort, IN, 46041

Dan Sheets called the meeting to order. Liz Stitzel took roll call. Grant Mohler and Andy Bailey were noted as not present.

MINUTES

Jeff Chynoweth made a motion to approve the minutes from the September 2, 2025 regular meeting as written. Kevin Myers seconded and, by a unanimous roll call vote, these minutes were approved.

OLD BUSINESS

None

PUBLIC HEARINGS

Application #CC-2025-00955. Docket #16-25-SD Petition of **Superior Capital Investments, LLC**, 7066 E. 750 S, Frankfort, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 2.76 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 36, Township 23 N, Range 2 W, on the North side of W. County Road 700 N, between N. County Road 500 W and N. State Road 39, in Ross Township, located in the: **4800 Block of W. County Road 700 N, of Ross Township, in Clinton County, IN.**

Liz Stitzel presented the staff report findings and recommendations. Dan Sheets asked if the petitioner had anything further to add. Steven Thompson, the petitioner, noted he had nothing new to add, but did inform the Board of the type of proposed structure that will be constructed and the type of business that will be operated on the lot. Mr. Thompson also told the Board about the variances he was granted on the landscaping. Robert Metzger, the neighbor to the East of the petition site, stated that he has concerns about the trees that will line the East property line of the petition site as part of the required landscaping for the contractors business that he feels will create snow to drift in his driveway. Mr. Metzger asked if it is required that Mr. Thompson install the trees. Liz Stitzel responded that according to his variance approval he is required to install the trees and will be in violation if he does not install them. Mr. Metzger noted that he will find ways to clear his driveway if such a snow event causes drifting in his driveway. 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.

Application #CC-2025-01017. Docket #17-25-SD Petition of **Don L. Jr. & Angela M. Allen**, 5040 Gentle Way, Lafayette, Indiana, is requesting approval of a **Two Lot Minor Subdivision** concerning 18.408 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 7, Township 22 N, Range 1 W, on the East side of N. State Road 39, between W. County Road 500 N and W. County Road 550 N, in Ross Township, located at commonly known as: **5181 N. State Road 39 and 3548 W. County Road 500 N, Ross Township, in Clinton County, IN.**

Liz Stitzel presented the staff report findings and recommendations. Dan Sheets asked if the petitioner had anything further to add. Angela Allen, the petitioner, noted she had nothing new to add, but explained to the Board that they are just wanting to split the lot in order to sell the two uses separately. Kevin Myers made a motion to approve this application, according to the findings of the staff report. Walt Minnick seconded and, by a unanimous roll call vote, this application was approved.

Application #CC-2025-01018. Docket #18-25-SD Petition of **Rex Rawlings**, 6562 W. County Road 300 S, Frankfort, Indiana, is requesting approval of a **One Lot Minor Subdivision** concerning 3.64 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 27, Township 21 N, Range 2 W, on the South side of W. County Road 300 S, between S. County Road 700 W and S. County Road 600 W, in Perry Township, located in the: **6500 Block of W. County Road 300 S, Frankfort, IN.**

Liz Stitzel presented the staff report findings and recommendations. Dan Sheets asked if the petitioner had anything further to add. Ron Wharry, with Moses Surveyor and on behalf of the petitioner, noted he had nothing new to add, but could answer any questions if the Board had any. 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

None.

NEXT MEETING DATE

The next regular meeting is: **December 2, 2025.**

ADJOURNMENT

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

Accepted ☒ Rejected ☐


Jeff Chynoweth, Secretary