

Minutes of the Area Plan Commission Regular Meeting September 2, 2025

The Area Plan Commission met in a regular session on Tuesday September 2, 2025 at 6:00 p.m. The meeting was held in the Clinton County Courthouse Circuit Courtroom, 355 Courthouse Square, Frankfort, IN, 46041

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

MINUTES

Jeff Chynoweth made a motion to approve the minutes from the August 5, 2025 regular meeting as written. Kevin Myers seconded and, by a unanimous roll call vote, these minutes were approved.

Jeff Chynoweth made a motion to approve the minutes from the August 19, 2025 special meeting as written. Walt Minnick seconded and, by a unanimous roll call vote, these minutes were approved.

OLD BUSINESS

None

PUBLIC HEARINGS

Application #CC-2025-00778. Docket #13-25-SD Petition of **Mark Meador**, 8180 N. County Road 200 W, Rossville, Indiana, is requesting approval of a **Two Lot Minor Subdivision** concerning 21.66 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 29, Township 23 N, Range 1 W, on the West side of N. County Road 200 W, between W. County Road 800 N and W. State Road 26, in Owen Township, located at commonly known as: **8180 N. County Road 200 W, Rossville, IN.**

Liz Stitzel presented the staff report findings and recommendations. Grant Mohler asked if the petitioner had anything further to add. Seth Johnson, with 40th Parallel Surveying and on behalf of the petitioner, noted he had nothing new to add that the staff report hadn't already noted. Dan Sheets made a motion to approve this application, according to the findings of the staff report. Kevin Myers seconded and, by a unanimous roll call vote, this application was approved.

Application #CC-2025-00781. Docket #14-25-SD Petition of **Janet S. Beumel**, PO Box 309, Mulberry, Indiana, is requesting approval of a **Two Lot Minor Subdivision** concerning 19.79 acres of land, in the A-1, Agricultural, Zoning District. The petition site is located in Section 8, Township 22 N, Range 2 W, on the East side of N. County Road 900 W, between W. County Road 550 N and W. County Road 700 N, in Madison Township, located at commonly known as: **5771 N. County Road 900 W, Mulberry, IN.**

Liz Stitzel presented the staff report findings and recommendations. Grant Mohler asked if the petitioner had anything further to add. Seth Johnson, with 40th Parallel Surveying and on behalf of the petitioner, noted he had nothing new to add that the staff report hadn't already noted. Dan Sheets made a motion to approve this application, according to the findings of the staff report. Grant Mohler seconded and, by a unanimous roll call vote, this application was approved.

Grant Mohler announced that he has a personal conflict of interest with the next case therefore he would be recusing himself and would be exiting the meeting. Prior to Grant exiting the meeting, he passed control of the meeting from this point on over to Board Vice President, Dan Sheets.

Application #CC-2025-00787. Docket #15-25-RZ Petition of **Logix Realty, LLC**, c/o John J. Moore, Attorney, Tuohy Bailey & Moore LLP, 9294 N. Meridian Street, Indianapolis, IN is requesting approval of a **Rezoning**, from A-1, Agricultural zoning to I-1, Light Industrial zoning, of land that will consist of 152.92 acres, on the West side of N. County Road 300 W, between W. County Road 100 N and W. County Road 0 NS; **and**, on the South Side of W. County Road 100 N, between N. County Road 300 W and N. County Road 450 W, in the A-1, Agricultural, Zoning District. The petition site is located in Section 6, Township 21 N, Range 1 W, **in Washington Township, of Clinton County, Frankfort, Indiana.**

Liz Stitzel informed the Board and the citizens in attendance of the proper procedure for rezoning application requests. Liz also informed the Board that the petitioner had forwarded to her in writing a request for a 60 day continuance for this application request. Because there were only four Board members present at this point, the Board was advised by Liz Stitzel that the best the Board can do is to only continue for 30 days due to there were not a majority of total board members present. As this is a seven member board there would need to be at least five members voting and all five would need to vote together in favor of the requested continuance in order to waive the rules the way the petitioner is requesting. Dan Sheets noted to the other board members that he was not in favor of any continuance and wishes to move forward with hearing the case and to vote on a recommendation at this meeting to be forwarded to the Commissioners. Upon a unanimous roll call vote, a continuance of any length of timeline was denied.

Liz Stitzel presented the staff report findings and recommendations. Dan Sheets asked if the petitioner had anything further to add. John Moore, attorney with Tuohy, Bailey & Moore LLP and on behalf of the petitioner, first addressed the continuance request. Mr. Moore noted this development will require more planning and he is willing to work on putting together commitments that could be presented at a later meeting. Dan Sheets replied and noted his reasons for not being in favor of a continuance. Jeff Chynoweth noted that Mr. Swain, with Logix Realty, has been present in numerous public meetings and when asked if there is any further information available on this proposed project, there has not been enough information provided upon request. Kevin Myers noted there has not been enough information provided to the community and this type of development requires transparency. Walt Minnick noted he feels that without enough information that there needs to be more knowledge before moving forward with this type of development. Dan Sheets then reiterated that the Board will not allow a continuance and asked the petitioner to present their plan to the Board. Doug Swain, with Logix Realty LLC, provided details of the project and offered to bring in several people in from different areas of expertise for this type of development to explain positive attributes this type of development can provide for Clinton County development.

Liz Stitzel presented two objection emails that the Area Plan staff received. The first one Liz summarized was from Steve Alford and the Board noted they did receive it and had read it. The second one Liz summarized was from Zach Northrop and the Board noted they did receive it and had read it.

Dan Sheets asked for those who are in favor of the proposal to please come to the mic and speak if they wish. Rhonda Light noted she has some experience with Data Centers with her current employment. Ms. Light briefly expressed her reasons for supporting it and her reasons mostly pertained to the lack of growth in Clinton County that has not been seen in over 30-40 years. Ms. Light noted in her opinion Data Centers could change that stagnation.

Katelynn Greeno from Mulberry was given time from six other attendees that allotted for Ms. Greeno to have a total of 21 minutes instead of the granted three minutes to each separate person wishing to speak publicly. Ms. Greeno read into record her affidavit of cease and desist use of public money for economic development.

John Warren, N. Harrison Street, Frankfort is opposed and noted his concern of the negative effects the proposed Data Centers will have on the County's function of water and electric utilities.

Russ Kaspar, Little Lakes, stated that he was not here on behalf of Kaspar Broadcasting or any of its affiliates. Mr. Kaspar noted he is not for the development or against it, but that he feels more information is needed in order to make a solid decision.

Brenda Tolson, Wilshire Drive, Frankfort, opposes the proposal and rebutted the information the petitioner gave earlier in regards to the water usage and the amount of jobs that will be created to be filled by local applicants for this development. Ms. Tolson also noted that there are other establishments needed in Frankfort, such as for recreational use, for people to want to move here to work.

Chris Pippenger, 705 W. Barner Street, Frankfort asked about tax abatements that will be offered to this development. He suggested that a monitor needs to be added to the water usage and that an oversight committee from the community should be formed for this development.

Matt Stidham, neighboring resident of the proposed development, is against this proposal and noted that the residents around the immediate development have been overlooked by the developers.

Kelly Stuff noted that she resides in Whitestown and although that she is not a resident of Clinton County she is a resident of the State of Indiana. Ms. Stuff read into record an affidavit of cease and desist to use public money for economic development. Once her five minutes had come to an end, Katelynn Greeno announced that she gave the rest of her unused time to Ms. Stuff. Dan Sheets then informed her she had ten more minutes and she finished reading her affidavit to the board within that time.

Susan Gates, Burlington Avenue, Frankfort, stated she has huge concerns with what is going on and how it affects the environment. Ms. Gates then proceeded to read into record an affidavit of cease and desist to use public money for economic development.

Doug Swaine responded to the comments made and questions asked during the public comments timeline. Mr. Swaine noted the developer does regret not having approached the homeowners sooner around the petition site. Mr. Swaine noted he was part of the Conagra development and that the 20 year abatement was not asked for, but rather was offered and initiated by the community. The developer for that project had only asked for a ten year abatement.

Discussion amongst the Board ensued since there was no one else expressing on the list to publicly speak any further. Dan Sheets noted that there are still many questions and there has been a lack of public input for this project and thus he is not sure in moving forward in rezoning to Industrial right now is a positive thing. Kevin Myers stated that everything that was discussed tonight should have been discussed three months ago. Jeff Chynoweth noted that he had heard more during this meeting, was interested in giving the developer time to gather more information to further answer questions, and would support a continuance. Walt Minnick noted that there is still not enough information and that he feels there is more time needed to work through this request. Jeff Chynoweth made a motion to allow a 30 day continuance, which did not receive a second and therefore the motion died. Dan Sheets made a motion to send a negative recommendation for this request to the Commissioners. Kevin Myers seconded and, by a roll call vote, there was not a majority (at least 4 members of the 7 voting together) vote. As there were only three "yes" votes and one "no" vote, this motion also failed to carry. The Board had more discussion amongst them in order to attempt to come to a decision that all four could be in favor of. Dan Sheets made a motion to send a "no recommendation" for this request to the Commissioners. Walt Minnick second and, by a unanimous roll call vote, a "no recommendation" was approved to be sent forward to the Commissioners.

NEW BUSINESS

None

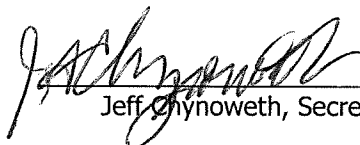
NEXT MEETING DATE

The next regular meeting is: **October 7, 2025.**

ADJOURNMENT

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

Accepted ☒ Rejected ☐


Jeff Chynoweth, Secretary