

AGENDA

**AREA BOARD OF ZONING APPEALS
301 EAST CLINTON STREET, SUITE 107, FRANKFORT, IN 46041-1900**

**TUESDAY, AUGUST 26, 2025 AT 6:00 P.M.
CLINTON COUNTY COMMISSIONER'S HEARING ROOM
125 COURTHOUSE SQUARE, FRANKFORT, IN**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL OF MEMBERS**
- III. DISPOSITION OF MINUTES**
- IV. OLD BUSINESS: NO OLD BUSINESS**
- V. PUBLIC HEARINGS**

Application #CC-2025-00670. Docket #21-25-SE Petition of **St. Matthews Preschool West Campus**, 5641 W. Mulberry Jefferson Road, Frankfort, IN is requesting a **Special Exception** to allow a second freestanding advertisement sign on one parcel that is for a secondary use, (the preschool), in accordance to UDO Standard 529.05 D-3, in the B-1, Neighborhood Business, Zoning District. The petition site is located in Section 2, Township 21 N, Range 2 W, on the South side of W. Mulberry Jefferson Road, between W. County Road 0 NS and W. County Road 200 N, in Washington Township, located at commonly known as: **5641 W. Mulberry Jefferson Road, Frankfort, IN.**

Application #CC-2025-00680. Docket #22-25-SE Petition of **Michael Hawthorne**, 200 N Oakland Street, Colfax, IN is requesting a **Special Exception** to allow a two family dwelling, (Duplex, Use 3.03 on Table A), in the R-3, Medium Density Residential, Zoning District. The petition site is located in Section 8, Township 20 N, Range 2 W, on the North side of W. Jefferson Street, between N. Meridian Street and N. Oakland Street, in the Town of Colfax, located at commonly known as: **204 W. Jefferson Street, Colfax, IN.**

Application #CC-2025-00714. Docket #23-25-SE Petition of **Silver Star Companies, LLC**, 1403 N. County Road 700 W, Frankfort, Indiana is requesting approval of a **SPECIAL EXCEPTION** to allow a wheat seed agribusiness with offices for the proposed use, (Use 8.04 on Table A), in the A-1, Agricultural, Zoning District. The petition site is located in Section 34, Township 22 N, Range 2 W, on the East side of N. County Road 700 W, between W. Mulberry Jefferson Road and W. County Road 0 NS, in Madison Township, located at commonly known as: **1403 N. County Road 700 W, Frankfort, IN**

Application #CC-2025-00720. Docket #24-25-VA Petition of **Rich Maxwell**, 10505 E. 1050 N, Colfax, IN is requesting a **VARIANCE** to allow an off-site advertisement sign for the Colfax Christian Church to be 160 square feet instead of the required six square feet according to UDO Standard 529.02 F, in the A-1, Agricultural, Zoning District. The petition site is located in Section 9, Township 20 N, Range 2 W, on the East side of S. US Highway 52, between W. Manson Colfax Road and W. Hickory Road, in Perry Township, located in the: **6000 Block of S. US Highway 52, Colfax, IN.**

Application #CC-2025-00747. Docket #25-25-SE Petition of **Michael & Doris Jackson**, 290 E. County Road 180 N, Frankfort, IN is requesting a **Special Exception** to allow an Accessory Apartment in an Accessory Structure (Use 3.10 on Table A), in the A-1, Agricultural, Zoning District. The petition site is located in Section 35, Township 22 N, Range 1 W, on the North side of E. County Road 180 N, between N. County Road 0 EW and N. County Road 130 E, in Union Township, located at commonly known as: **290 E. County Road 180 N, Frankfort, IN.**

Application #CC-2025-00748. Docket #26-25-SE Petition of **Maicom, LLC**, 687 E. County Road 300 N, Frankfort, IN is requesting a **Special Exception** to allow to expand to an existing special exception use a Communication Hub for fiber, (Use 13.08 on Table A), in the A-1, Agricultural, Zoning District. The petition site is located in Section 26, Township 22 N, Range 1 W, on the South side of E. County Road 300 N, between N. County Road 0 EW and N. County Road 130 E, in Union Township, located at commonly known as: **687 E. County Road 300 N, Frankfort, IN.**

Application #CC-2025-00753. Docket #27-25-VA Petition of **krM Architects, on behalf of Clinton Central Schools**, 1020 Jackson Street, Anderson, IN is requesting two **VARIANCES as follows:** 1.) to allow new parking lot lighting to be 4000k that exceeds the minimum allowed of 3000k; and 2.) to allow entrance directional signs to exceed the minimum size of five square feet according to the UDO Standard 529.02 J, in the R-1, Rural Residential, Zoning District. The petition site is located in Section 2, Township 21 N, Range 1 E, on the East side of N. State Road 29, between E. County Road 50 S and E. County Road 100 N, in Michigan Township, located at commonly known as: **815 N. State Road 29, Michigantown, IN.**

- VI. NEW BUSINESS**
- VII. ANNOUNCE NEXT MEETING: SEPTEMBER 23, 2025**
- VIII. ADJOURNMENT**

**With a 48 hour notice, Clinton County will provide appropriate aids and services to allow for effective communications for qualified persons with disabilities so they can participate equally in programs and services.

PLEASE NOTE: The Board of Zoning Appeals Committee has determined that the CHAIR must reserve the right to limit the time of any discussion or debate and to terminate such whenever it is deemed to be impasse or takes an inflammatory or derogatory direction. Name-calling, profanity and/or boisterous language WILL NOT be tolerated. THE BOARD reserves the right to change any item on the AGENDA by order of priority or to discuss any item they deem to be of special interest to the participating audience.

SPECIAL NOTE: Any material, papers, or photos entered for evidence shall become part of the record and must remain in the files of the Area Plan Commission.