

BE IT REMEMBERED THAT THE CLINTON COUNTY DRAINAGE BOARD  
MET IN REGULAR SESSION ON APRIL 15, 2025  
AT 10:15A.M.

PRESENT:  
Wyatt Johnson  
Liz Stitzel  
Paul Edwards  
Celeste Edwards  
Aaron Davey

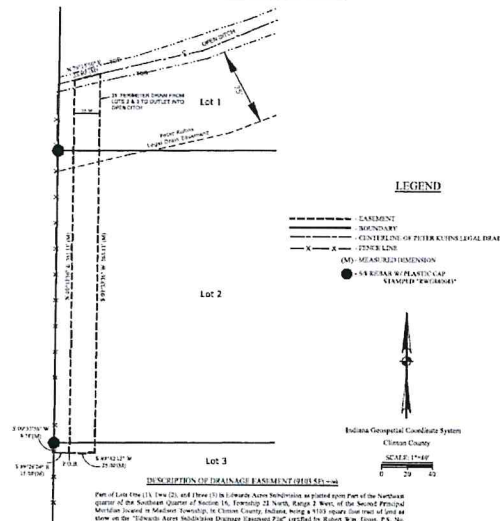
PRESENT:  
Jordan Brewer, President  
Bert Weaver, Vice President  
Kevin Myers, Member  
Thomas F. Little, Attorney  
Daniel D. Sheets, Surveyor  
Zachary J. Light, Secretary

Clinton County Drainage Board President Jordan Brewer called the meeting to order.

**APPROVE MINUTES:** Mr. Myers made a motion approve the minutes from the April 1, 2025 Drainage Board meeting, seconded by Mr. Weaver. Motion carried 3-0.

**EDWARDS ACRES SUBDIVISION DRAINAGE RIGHT-OF-WAY:** Mr. Sheets informed the Board that at the January 21st Drainage Board meeting this subdivision was granted drainage approval under the name Paul & Celeste Edwards Rural Subdivision. Mr. Sheets stated that he has requested that the 10' easement for perimeter tile drainage be increased to at least twenty-five-feet so it and the tile can be adopted as a legal drain and legal drain right-of-way. Mr. Sheets then presented the revised perimeter drain easement for the subdivision submitted by Mr. & Mrs. Edwards. Mr. Sheets stated that the minimum required width for legal drain right-of-way is twenty-five feet. He then stated that Mr. and Mrs. Edwards have also submitted a variance application asking that the Board reduce the right-of-way to twenty-five-feet if the drain is adopted as a legal drain. Mr. Sheets stated that he believes that the County taking over maintenance of drains within multi-lot subdivisions is the best way to avoid drainage related neighbor disputes in the future. Mr. Sheets then recommended adopting the perimeter drain tile and its easement as a legal drain and right-of-way, and further recommended approving the variance reducing the right-of-way to twenty-five-feet. Mr. Myers made a motion to adopt the tile and right-of-way and approve the variance, seconded by Mr. Weaver. Motion carried 3-0.

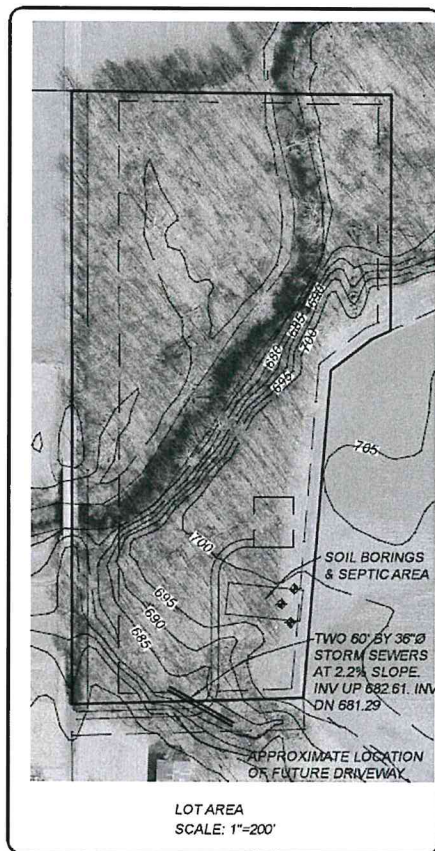
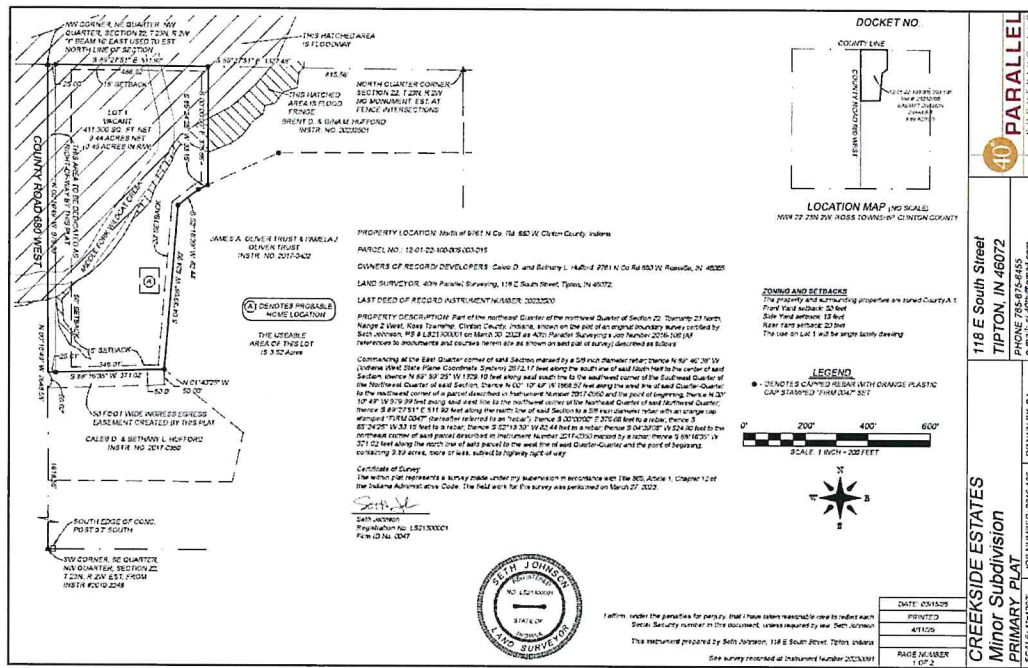
**EDWARDS ACRES SUBDIVISION  
DRAINAGE EASEMENT**



**CREEKSIDE ESTATE MINOR SUBDIVISION – PROPOSED 1-LOT SUBDIVISION –**

**DRAINAGE REVIEW:** Mr. Wyatt Johnson of 40<sup>th</sup> Parallel Surveying came before the Board and stated Caleb and Bethany Hufford would like to plat a 9.44 acre parcel they own in Section 22, T23N, R2W, in Ross Township. Mr. Johnson further stated that the Hufford's also own the parcel directly to the south, which will include the driveway easement for the new 1-lot subdivision. Mr. Johnson then stated that the

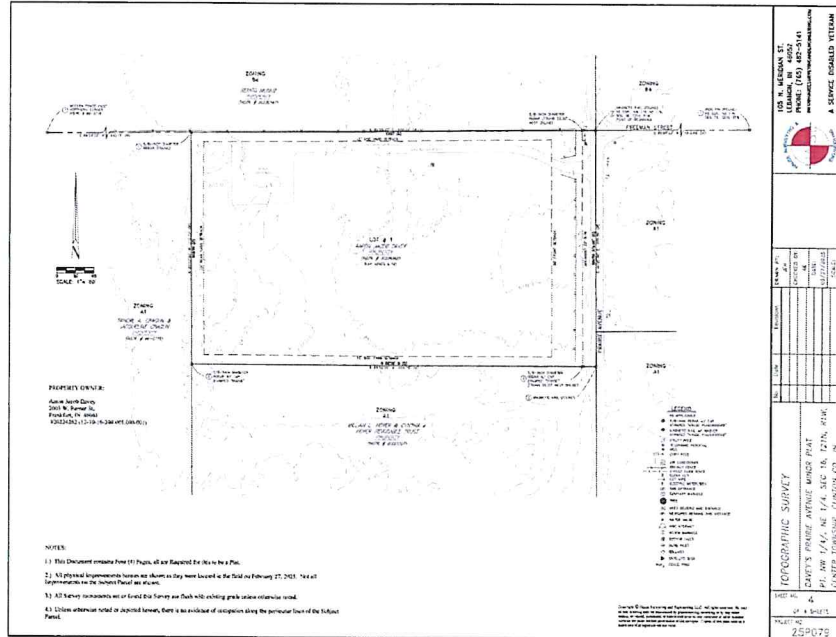
Middle Fork of the Wildcat Creek runs through the property, and that the home and septic will be located at the southeast corner of the lot. He further stated that the perimeter drain for the septic will outlet to the creek.



Mr. Sheets stated that the proposed lot is located on the north county line on CR 680 West. Mr. Sheets then shared some photos of the site. He stated that there is a significant amount of elevation change from the creek up to the home site. Mr. Sheets informed the Board that according to the USDA Web Soil Survey the depth to the water table at the home site is greater than 200 cm. Mr. Sheets stated that conditions for dwellings with basements are not limited at the home site, which is rare for Clinton County. He further stated that conditions for dwellings without basements are somewhat limited. Mr. Sheets admitted that he doesn't understand how conditions could be somewhat limited from dwellings with basements, but that is what the soil data returned. Mr. Sheets then stated that there are no flooding or ponding concerns at the home site. He stated that this is a great place to build a house. Mr. Sheets recommended granting drainage approval to Creekside Estates Minor Subdivision. Mr. Weaver made a motion to grant drainage approval to Creekside Estates Minor Subdivision, seconded by Mr. Myers. Motion carried 3-0.

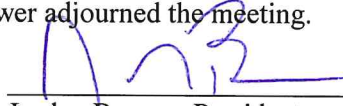
**DAVEY'S PRAIRIE AVENUE MINOR PLAT – PROPOSED 1-LOT SUBDIVISION –**

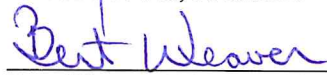
**DRAINAGE REVIEW:** Mr. Sheets informed the Board that Hause Surveying & Engineering has submitted a primary plat for Davey's Prairie Avenue Minor Plat, a proposed 1-lot subdivision in Section 16, T21N, R1W, in Center Township.

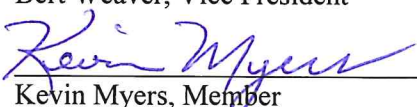


Mr. Sheets shared some photos of the site and pointed out a small area of standing water that he had observed on the site previously. Mr. Sheets stated that according to the USDA Web Soil Survey the depth to the water table at the home site is 15 cm, which is typical for the area. Mr. Sheets then stated that conditions for dwellings both with and without basements are very limited, but that either could be possible using proper construction practices. Mr. Sheets further stated that there are no flooding concerns on the site, but the majority of the site is subject to frequent ponding. Mr. Sheets stated that with enough fill it is certainly possible to mitigate the ponding issues. After some discussion Mr. Sheets recommended granting drainage approval with the requirement that the finished floor elevation be set at least one foot above the elevation of the Prairie Avenue in front of the lot. Mr. Weaver made a motion to grant drainage approval to Davey's Prairie Avenue Minor Plat with the requirement that the finished floor elevation be at least one foot higher than the elevation of Prairie Avenue in front of the lot, seconded by Mr. Myers. Motion carried 3-0.

Clinton County Drainage Board President Jordan Brewer adjourned the meeting.

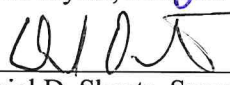
  
Jordan Brewer, President

  
Bert Weaver, Vice President

  
Kevin Myers, Member

  
Zachary J. Light, Secretary

Attest:

  
Daniel D. Sheets, Surveyor