

BE IT REMEMBERED THAT THE CLINTON COUNTY DRAINAGE BOARD
MET IN REGULAR SESSION ON JUNE 3, 2025
AT 10:15A.M.

PRESENT:
Clarence Warthan
Liz Stitzel
Jeff Chynoweth
Eric Davis
Judy Sheets

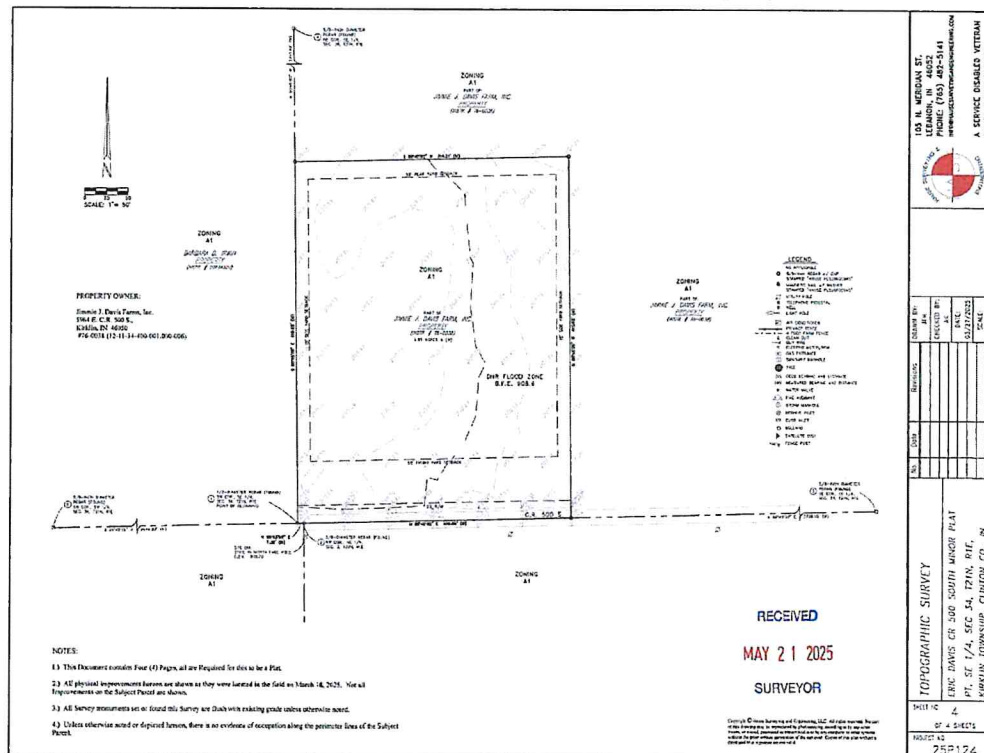
PRESENT:
Jordan Brewer, President
Bert Weaver, Vice President
Kevin Myers, Member
Thomas F. Little, Attorney
Daniel D. Sheets, Surveyor
Zachary J. Light, Secretary

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

APPROVE MINUTES: Mr. Weaver made a motion approve the minutes from the May 20, 2025 Drainage Board meeting, seconded by Mr. Myers. Motion carried 3-0.

WEST PLAIN MINOR PLAT – PROPOSED 1-LOT SUBDIVISION – DRAINAGE REVIEW:

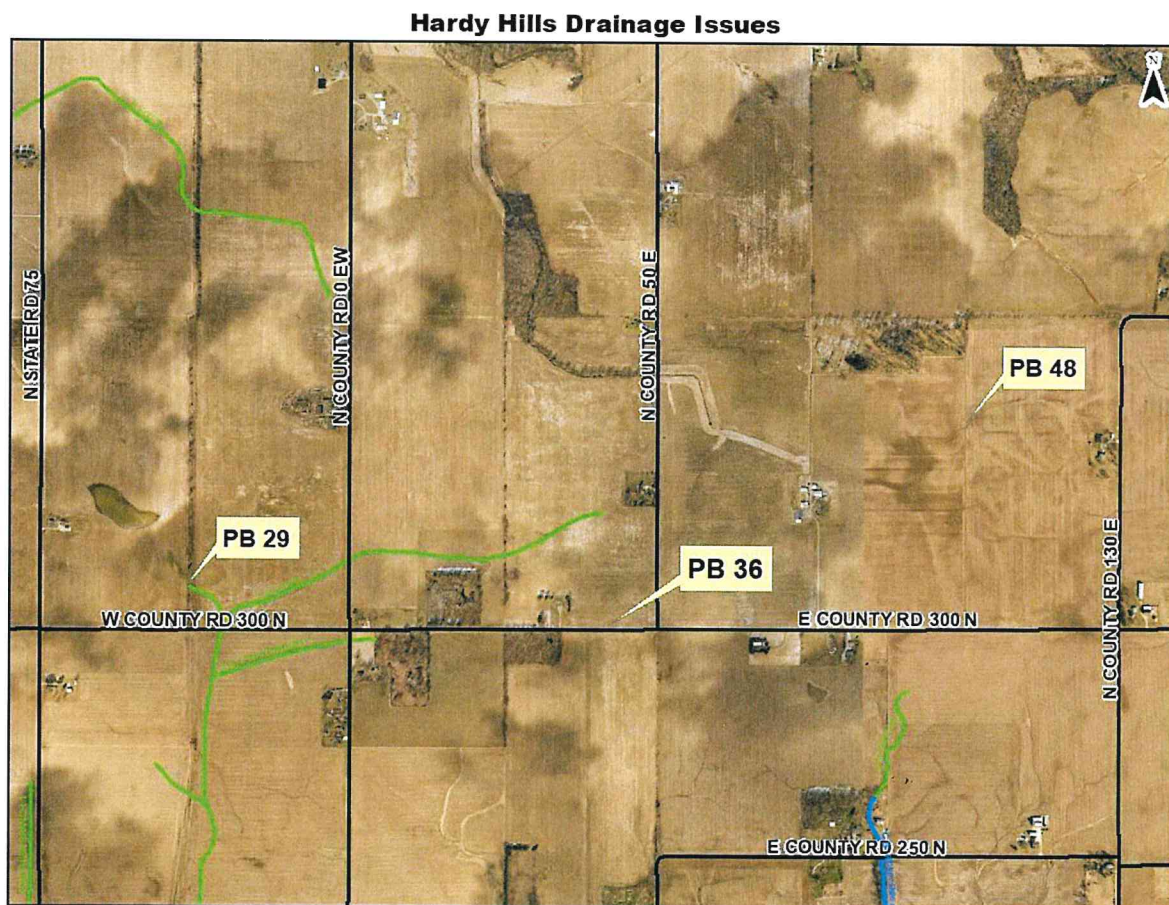
Mr. Light informed the Board that the primary plat for West Plain Minor Plat has been submitted for drainage review. Mr. Light stated that it is a proposed 1-lot subdivision on County Road 500 South in Kirklin Township. He further stated that the proposed lot is within the James Wynkoop Watershed. Mr. Light then informed the Board that the eastern approximate one third of the proposed lot is within a DNR flood zone, so the building site will be on the western portion of the property.



Mr. Light then shared some photos of the site that showed that the western side is in-fact higher ground, and that there is a natural swale running through the eastern third of the property. Mr. Light stated that according to the USDA Web Soil Survey the depth to the water table on the building site is 15 cm. Mr. Light then stated that conditions for dwellings with basements and crawlspaces are both very limited, but that either could be built using proper construction methods. Mr. Light further stated that there are no

flooding concerns on the proposed lot, but the eastern third is subject to frequent ponding. Mr. Sheets stated that as long as the home is built on the west side of the property he does not foresee any issues. Mr. Brewer asked if the finished floor elevation should be set at one foot above the elevation of County Road 500 South in front of the lot. Mr. Sheets stated that he would recommend that. The current landowner of the farm ground, Eric Davis came before the Board and stated that he plans to section off the corner of the field and sell it to his daughter and son-in-law to build a house. He then stated that there is some debate as to whether the eastern portion of the lot is really in a flood zone. Mr. Davis further stated that he is waiting to hear back from the DNR on a determination. After a brief discussion Mr. Weaver made a motion to grant drainage approval to West Plain Minor Plat with the requirement that the finished floor elevation be set at least one foot above the elevation of County Road 500 South in front of the property, seconded by Mr. Myers. Motion carried 3-0.

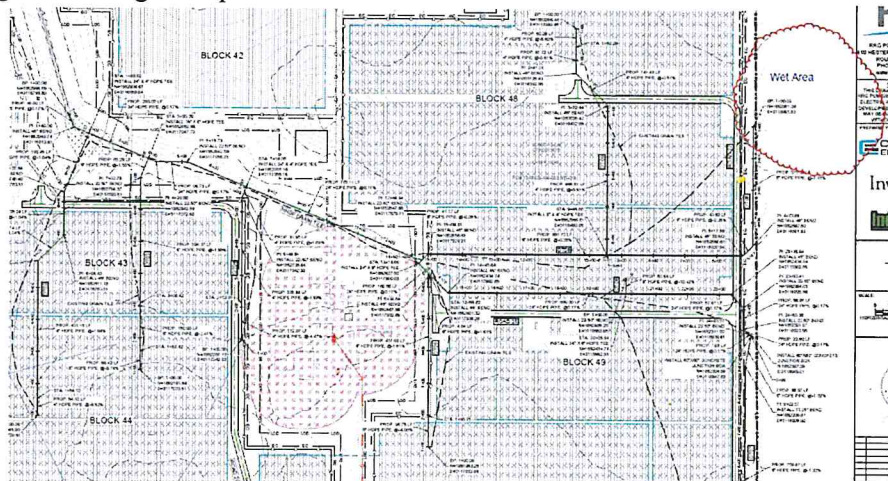
HARDY HILLS SOLAR FARM – DRAINAGE ISSUES: Mr. Sheets informed the Board that he has been working with a representative for Hardy Hills to resolve some drainage issues in and around the solar farm. Mr. Sheets stated that they have proposed solutions to the drainage issues in power blocks 29 and 36.



Mr. Sheets stated that the proposed solution to the drainage issue in power block 29 includes installing a six-inch perforated single wall drain tile with filter sock and three six-inch laterals with hickenbottom risers at the end of each. He then stated that the tile will connect to Branch #3 of the Elmer Slipher regulated drain. Mr. Sheets informed the Board that he does not object to the proposal.

Mr. Sheets stated that the proposed solution to the drainage issue in power block 36 includes installing a riser to an existing private tile on the north side of County Road 300 North, west of County Road 50 East.

Mr. Sheets informed the Board that he has received a drainage complaint from a landowner in power block 48. Mr. Sheets stated that Mike Beard is convinced that a wet area has developed since the solar farm was built. Mr. Sheets then stated that he has studied historical aerial photographs, and the area seems to have been wet for some time. Mr. Sheets further stated that during construction new drainage pipes were installed in the area adjacent to the Beard property. Mr. Sheets informed the Board that Hardy Hills is investigating the drainage complaint.



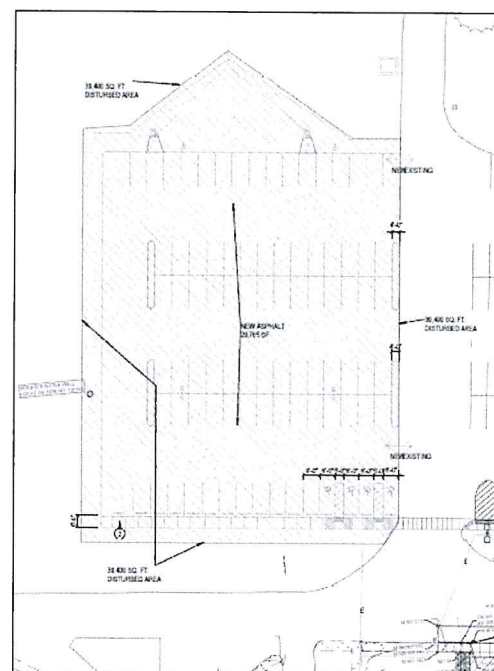
Mr. Sheets recommended approving the proposed solutions to power blocks 29 and 36. Mr. Myers made a motion to approve the solutions, seconded by Mr. Weaver. Motion carried 3-0.

BRANT-TALBERT-WALKER WATERSHED – CLINTON CENTRAL HIGH SCHOOL – NEW PARKING LOT – DRAINAGE REVIEW: Mr. Sheets informed the Board that a drainage plan for the Clinton Central High School parking lot expansion has been submitted for review by krM Architecture. Mr. Sheets stated that the new parking lot will be located northwest of the high school.

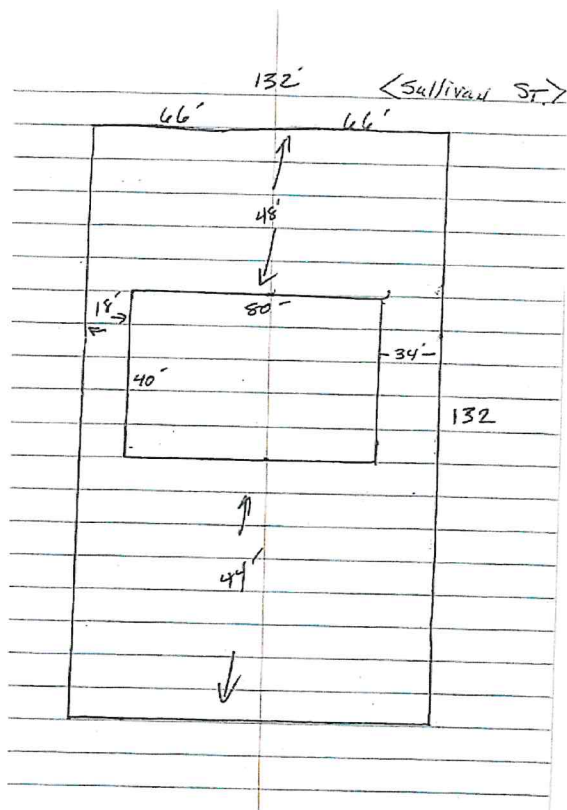


Mr. Sheets stated that the new lot will surface drain to the northwest corner of the property to a 15" RCP that runs under County Road 100 North and outlets into the D. Power Open Ditch within the Brant-Talbert-Walker Watershed. Mr. Sheets stated that the runoff will travel through an existing swale in the yard that will slow it down and mitigate any flooding in the area. Mr. Sheets then stated that this is a relatively small parking area and he recommends granting drainage approval. Mr. Myers made a motion to grant drainage approval to the Clinton Central High School parking lot expansion, seconded by Mr. Weaver. Motion carried 3-0.

HANNAH KESSLER WATERSHED – SWIHART PROPERTY: Mr. Sheets informed the Board that Marci Risse will do the appraisal for the County and Kristin Beardsley has been chosen by Mrs. Swihart.



③ SITE PLAN DISTURBED SOIL AREA
SCALE: 1" = 30'

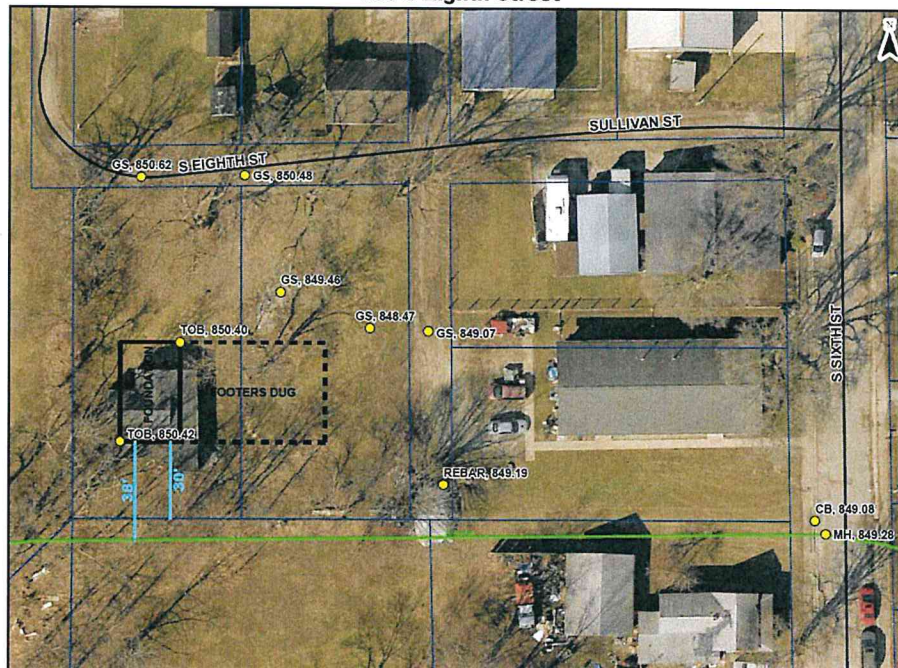


PRAIRIE CREEK WATERSHED – 700

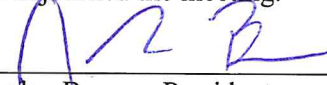
SOUTH EIGHTH STREET: Mr. Sheets informed the Board that several weeks ago the owner of the property at the intersection of Eighth Street and Sullivan Street was granted a variance to build on their site. Mr. Sheets stated that according to the site plan submitted the structure would be forty-four feet from the south property line. Mr. Sheets then stated that the Aughe drain is located just south of the south property. Mr. Sheets further stated that a portion of the foundation has been installed, and it is only 30-feet from the south property line and 38-feet from the Aughe drain. Mr. Sheets then stated that he is willing to issue another variance if the Board agrees since there is still plenty of room to maintain the tile, and the new structure is still farther away than the old house was. Mr. Weaver made a motion to grant a variance reducing the Aughe legal drain right-of-way to 38-feet at 700 S Eighth Street, seconded by Mr. Myers. Motion carried 3-0. Mr. Sheets then informed the Board that the foundation has been installed too low to

meet the building code for drainage away from the building. Mr. Sheets stated that typically even though it is the City's jurisdiction the Surveyor's Office will check finished floor elevations within the City of Frankfort, however, we were not contacted to check the elevation on this home before construction began. Mr. Sheets then stated that he will be meeting with the City building inspector later today to discuss the issue.

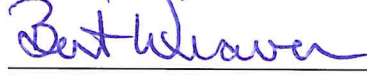
700 S Eighth Street



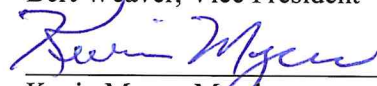
Clinton County Drainage Board President Jordan Brewer adjourned the meeting.



Jordan Brewer, President



Bert Weaver, Vice President

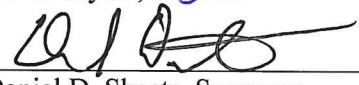


Kevin Myers, Member



Zachary J. Light, Secretary

Attest:



Daniel D. Sheets, Surveyor