

Mayor Judy Sheets shares thoughts about growth and development for the City of Frankfort

Frankfort, IN – Due to the recent news regarding the proposed “Banderas Point” development near the I-65 Interchange, I would like to thank Good Oil Company and their CEO, Don Good, for their investment and partnership with Frankfort and Clinton County. This investment will bring new opportunities and high-quality development to our community. Good Oil has shown great commitment to the goals in the State Road 28 Overlay District that guard the gateway to the City of Frankfort both inside and outside the City Corporate limits. They have worked through many challenges and are bringing a proposal that is mindful of the Comprehensive Plan and will have unique amenities that we are very excited about.

I have had my team involved in the planning process to make sure that as this development takes shape, the transition is smooth, and the high standards for development in Frankfort’s gateway are maintained. Don Stock, Director of Planning & Housing Initiatives, attends zoning meetings and has reported back to me to resolve any issues that may arise in the future. A considerable challenge for this project is merging two different zoning districts. The new enterprise designed by Prince Alexander Architecture with Crystal Kent, the main project architect, will have its own Planned United Development (PUD) district which our current ordinance doesn’t support. PUD districts allow for creative combinations of uses, such as outdoor shopping malls, entertainment venues, recreational facilities, agri-tourism, parks, and more, in a single high-end custom district that allows for stronger design control and a consistent look and feel. My hope is that the Council will look at passing the 2023 Unified Development Ordinance (UDO) updating the cities aging 1967 zoning ordinance. The new UDO will allow Frankfort to use all the tools enacted by State Law for encouraging high-quality mixed-use development. It’s modern, easy-to-navigate land use ordinances will also allow Frankfort to successfully partner in helping this project go off without hesitation before and after partial annexation of the site. Frankfort will benefit from annexation with the increased commercial tax revenue created by the structures once they are completed, and from the economic development effects of the entertainment venue that will draw visitors to spend money in our community. This proposed development will help place Frankfort on the map as a destination. Visitors will be excited to spend time in our community as well as add multiple new entertainment and recreational amenities that we, as residents, can enjoy close to home.

I am honored and privileged to be able to lead our community with updated ordinances and collaborate with developers and Clinton County to further position the City of Frankfort to attract investments while maintaining a high quality of life that will draw increasing interest in Clinton County and the City of Frankfort.

For additional questions please reach out to Mayor Judy Sheets at 765.654.7332, jsheets@frankfort-in.gov