

**Frankfort Planning Commission
Special Meeting
January 23, 2007**

Meeting called to order at 7:00 p.m. by Chairman Doug Rath

Roll Call: Present: Joe Hommel, Robert Johnson, Michele Larson, Akihiko Machida, Bruce Ogilvie, Doug Rath. Absent: Gaylord Jowett, Nancy Marshall, JoAnne Strohmer. Also present: Josh Mills, City Superintendent; Sarah Ross of Practical Engineers, Inc.; Paul & Rosie Dixon; Dave Hayne; Don Mills; Ron Beyette; John Dancer; Brad Warren; Steve Steimel; Suz McLaughlin; Bonnie Warren; Dennis Campbell; Steve Campbell; Eric Luxford; and others interested in the proposed Mitchell Marina project.

Approval of Minutes:

No minutes were available for approval.

Public Input:

Suz McLaughlin – 670 Crystal Avenue: Spoke about letter she presented to City Council regarding extra training for Planning Commission members including list of offerings from MSU Extension and MML regarding zoning and planning. Would like to encourage Planning Commission members to have a discussion at next meeting about direction they should take in regards to tasks they are faced with.

Site Plan Review for Paul & Rosie Dixon for Mitchell Marina property

Motion by Ogilvie, seconded by Machida to approve final site development plan per Section 8116.08 of the City of Frankfort Zoning Ordinance.

Chairman Rath asked for further discussion on the matter.

Hommel questioned the large number of slips and had parking been matched with number of slips. Mills stated newest drawing illustrates marina slip layout with 50 proposed slips; currently there are 53 slips. Site plan illustrated 87 parking spaces. If one considers two (2) spaces per each dwelling unit and one (1) space for each seasonal slip, a total of 74 spaces would be required.

Ogilvie questioned the purpose of the extra parking area. Ross stated the City does not have an ordinance regarding marina parking but did her calculations based on 1.5 spaces per slip. Mills stated he spoke with City Planner Larry Nix and he stated 1.5 parking spaces per slip is standard.

The Commission discussed slope of entrance off Waterfront Drive, turning radius onto Waterfront Drive, retaining wall, easement for utilities, which were all adequate as well as trees. Ross stated the developer would be working with a landscaper to make sure which trees will survive best in that area as well as looking at other trees that will be saved.

Mills stated that there would be some conditions with the final site development plan including an outside inspector being brought in when the public infrastructure is extended into the project; scheduling maintenance for all storm structures including catch basins, sumps and cyclone chambers; a detailed schedule of construction for all phases; a cash, irrevocable letter of credit or certified check in an amount equal to the estimated cost of road, lighting, utility, sidewalk, landscaping, and drainage improvements associated with the project would have to be deposited with the City Clerk prior to the issuance of the permits; all other local, state and federal permits must be retained as well as lighting in accordance with the City of Frankfort ordinance requirements.

Commission asked for clarification on future building shown on site plan. Ross & Mills stated the developer would need to come before the Planning Commission again for final architectural approval on the future building; however, the future building on the site plan would be approved at this point for location, size of building, where parking areas and driveway would be. Developer would also have to come before the Planning Commission for approval of future bathhouse.

Motion by Ogilvie, seconded by Machida to approve final site development plan review for Dixon Investments per Section 8116.08 of the City of Frankfort Zoning Ordinance regarding submitted site plan dated January 15, 2007 and mandate the following conditions per section 8116.12:

- Escrow fee established for inspection of utilities
- Scheduled maintenance to be made part of the condo documents for the storm drain structures
- Submittal of detailed schedule of construction per phases
- Posting the financial guarantee per Section 8116.11 in the form of cash, irrevocable letter of credit or certified check in an amount equal to the estimated cost of road, lighting, utility, sidewalk, landscaping, and drainage improvements associated with the project. The performance guarantee shall be deposited with the City Clerk prior to the issuance of a permit. That guarantee shall be reduced upon progress
- All other local, state and federal permits shall be retain
- Site lighting shall conform to the ordinance with light emitting downward

Ayes: All Nays: None Motion carried.

Public Input – Agenda Items Only

Myra Elias – 116 George Street: Questioned when construction will begin. Ross stated that would depend on obtaining permits from the Corps of Engineers and the DEQ. Developer was hoping for early summer.

Motion by Ogilvie, seconded by Machida to adjourn at 7:37 p.m. Ayes: All.

Respectfully submitted,

Joshua J. Mills
Recording Secretary

Douglas Rath, Chair

Joseph Hommel, Secretary