

**Frankfort Planning Commission
Regular Meeting
January 9, 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, Nancy Marshall, Bruce Ogilvie, Doug Rath. Absent: Gaylord Jowett, JoAnne Strohmer. Also present: Josh Mills, City Superintendent; J. Douglas Holmes; Bonnie Warren; Suzanne Glynn; Jack Frost; Mary Ellen and Raymond Miller; Norma Elias; Sarah Ross of Practical Engineers, Inc.; and numerous members interested in the proposed Mitchell Marina project.

Approval of Minutes:

Minutes of the November 14, 2006 and December 12, 2006 meeting were approved with corrections.

Approval of Agenda:

Motion by Ogilvie, seconded by Machida to approve the agenda as presented. Ayes: All.

Public Input:

Bonnie Warren – 590 Corning Avenue: Read letter regarding Special Use Application for Mitchell Marina property (attached).

Suzanne Glynn - 105 Forest Avenue: Stated it is the duty of the Planning Commission to decide whether or not this proposal meets the criteria of the zoning ordinance in particular if this promotes diversity. Would like Planning Commission to go through criteria and tell public how they view it.

J. Douglas Holmes – 718 Forest Avenue: Stated that negotiating and bargaining should be a two-way street. If the developer wants variances, he should be willing to give some too. Once the buildings have been built, they cannot be changed at all. If the developer isn't required to construct buildings in a manner that would maximize view of the bay to the public, that view will be gone forever.

Mary Ellen Miller – 127 Coast Guard Road: Asked to her letter be made a part of the minutes (attached).

Jack Frost – Bridge Street: Asked for a show of hands of anyone in favor of the project. Michele Larson asked if there could be a show of hands from those in the audience who were in favor and also a resident of the City of Frankfort.

Chairman Rath stated the public hearing portion on the proposed project was held last month.

Norma Elias – 107 Park Avenue: Agree that there was no need to reiterate what was said at the previous meeting however felt concerned with losing view of the bay and creating some kind of compound in that area. Need to watch development to make sure we don't go beyond our means. Stated originally it was said nothing would be built that would visually or physically block the view of the bay, now the developer is talking 44' in the air and a bunch of condos. Stated she agreed with Suzanne Glynn, if the Planning Commission wants to approve this project, they should review all of the criteria and tell the public why they think the developer is abiding by the zoning. Stated that as far as she could tell, they were not. Stated this is the final vote, it does not come before Council, so she couldn't vote against it but she would.

Old Business:

1. ***Special Use/Site Plan Review for Paul & Rosie Dixon for Mitchell Marina property for the construction of 24 residential dwelling units and garages with site improvements.***
Mills suggested the Planning Commission go through the criteria in the Zoning Ordinance under Section 8115.06.

Motion by Ogilvie, seconded by Marshall to reconsider the Dixon Special Use proposal for Mitchell Marina property. Ayes: All Nays: None. Motion carried.

Ogilvie asked that City Superintendent Mills review with the Planning Commission Section 8115.06 and decide if all conditions have been met by the developer. Planning Commission discussed criteria from Section 8115.06 and voted on each item as follows:

- (a) Will be harmonious, and in accordance with objectives, intent, and purposes of this Ordinance?
Agreed with finding: 7-0 vote
- (b) Will be compatible with the natural environment and existing and future land uses in the vicinity?
Agreed with finding: 5-2 vote (Marshall, Ogilvie disagreed)
- (c) Will be compatible with the City Comprehensive Plan?
Agreed with finding: 7-0 vote
- (d) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service?
Agreed with finding: 7-0 vote
- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare?
Agreed with finding: 4-3 vote (Marshall, Ogilvie, Larson disagreed)
- (f) Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community?
Agreed with finding: 7-0 vote

Board discussed placement of structures on the property, garages, possible sidewalk along Second Street.

Motion by Ogilvie, seconded by Machida to approve the Special Use application with the following conditions:

- 1) Sidewalk to be placed along curb on Second Street conforming to ADA where feasible and to preserve existing trees.
- 2) Trees must be conserved to the last extent possible. A certified Arborist is to be on site to insure preservation of trees.
- 3) Maintain a maximum viewshed when viewed from Marquette Circle and Second Street intersections looking to the east toward Betsie Bay.

Ayes: All Nays: None Motion carried.

Motion by Ogilvie, seconded by Marshall to table the final site plan review until January 23, 2007 at 7:00 p.m. Ayes: All. Nays: None. Motion carried.

2. Master Plan Revisions

Nothing to report

No motion necessary.

3. Historic Preservation

Marshall stated the Historical District subcommittee met on December 19 with five individuals present. The group decided to review the Lansing plan for historical districts and will meet again in April.

No motion necessary.

New Business:

None

Public Input – Agenda Items Only

None

Motion by Ogilvie, seconded by Johnson to adjourn at 8:57 p.m. Ayes: All.

Respectfully submitted,

Joshua J. Mills
Recording Secretary

Douglas Rath, Chair

Joseph Hommel, Secretary