

**Planning Commission
City of Frankfort
Draft Minutes
November 9, 2011
Regular Meeting**

Call to Order: 7pm

Roll Call and Recognition of Visitors: Bissell, Campbell, Fairchild, Ogilvie, Penne, Storrer (*1 vacancy*)

Public: Arlene Olsen, Alma P. House, Norma Elias, pim Dodge, Bob Dittrich, Suz McLaughlin, Bob Johnson, Sam Barresi, Carol Stack, Bill Beck, Ted Curran, Marcia Curran, Steve Campbell, Bonnie Warren, Peggy Hawley, Jon Hawley, Roland Halliday, Emil Dehnke, Sue Dehnke, Sharron May, City Superintendent, Josh Mills.

Quorum Present

Chair Ogilvie introduced and welcomed Cory Bissell to the Planning Commission. He is a graduate of GVSU and owner of Kilwin's.

Motion to approve Minutes of Special Meeting September 15, 2011 moved by Fairchild; seconded by Storrer; all ayes; motion passed.

Motion to approve minutes of Regular Meeting of October 11, 2011 recessed and continued on October 14, 2011 moved Storrer, seconded Fairchild, all ayes, motion passed.

Approval of Agenda moved Ogilvie, seconded Storrer, all ayes, motion passed.

Public Comments & Correspondence Concerning Items not on Agenda (*See Public Procedure on back of this Agenda*)

A Letter of October 18th to Commissioners was received from a group of Michigan Avenue neighbors and from Norma Elias applying for membership on the Planning Commission.

Request to Appear: Bill Beck, for Michigan Avenue neighbors regarding the proposed sanitary facility on beach. Beck's presentation included a comparison of three locations using various criteria such as cost, odor, view, land use, security, access, etc. The presentation concluded with a recommendation to consider a rarely used area in Cannon Park as a viable alternative.

Public Comments

Sam Barresi, 105 2nd Street, expressed appreciation for the work that was done, but felt that it may not totally reflect the original committee's reasons for the move, referencing the polypropylene tanks that he asserted will eventually leak and contaminate the beach.

Norma Elias, 107 Park Ave, is mainly concerned that it has to be on the Beach side of the turnaround; if it isn't, it is a danger. She would like to see the city get a grant for a sewer line. Fishermen should be ticketed. She thinks the bathhouse should stay where it is. The city has spent a lot of money moving and tearing down facilities.

Bob Dittrich, 455 Park Ave liked the presentation as a model and the kind of discussion and tack taken by Mr. Beck.

Suz McLaughlin, recognized Ogilvie for initiating public input and discussion and encouraged him to keep it open. The community is very interested in this discussion. She related an experience on the last 4th of July at the former

bathhouse as “ the most disgusting display of human vandalism that one can imagine”. This is the unfortunate aspect of public bathrooms; so besides the location, there is a need to deal with what happens to it after it’s built.

Fairchild agreed, noting his experiences as a seasonal employee at the Marina responsible for the public bathrooms.

Ogilvie, responding - we are taking this very seriously and to watch for announcements, as there are going to be public meetings and discuss this very thoroughly. Some will not be happy, but we will do our best to solve this problem. Every city, village, township, country has this problem.

Storrer congratulated Chair **Bruce Ogilvie** for receiving the **2011 Outstanding Commissioner Award** by the Michigan Association of Planners. On behalf of the entire Planning Commission and former Vice-Chair Andrew Martin, Storrer honored Ogilvie with a plaque from the Planning Commission in grateful admiration for his exemplary leadership.

Ogilvie expressed his gratitude, wishing his father could have lived long enough to see this happen, citing his father’s unrecognized efforts as an urban geographer and former Planning Commissioner for the state of California. Ogilvie told the “Frankfort is the kind of place where you can put your arms around the entire community and touch everybody in it and be part of that community, and be conscious of the fact that this is **your** community not just a community. He said he has taken his job very seriously and tried to make sure the commission listened to what people had to say, develop the kind of plan that the city could be proud of; and do it in a manner that would allow it to be recognizable in 50 years.”

Reports to the Commission:

- 1) Chair: **Complete Streets and Safe Routes to School Access Project** for 2012: a report from **Abon Marche** was received with a summation; at an upcoming meeting this week the grant application will be reviewed and a proposal to grantors initiated to allow implementation of the project. They will be looking at Main Street from Ninth Street to Michigan Avenue for parking and curb issues, congestion at choke points such as the Post Officer, EZ Mart. Ogilvie thanked State Savings Bank for their efforts to be implement more sidewalk and other aspects of the Complete Streets project.) **Medical Marijuana update**: Ogilvie had hoped to have a complete ordinance available today but it was not ready. It will be primarily a license act; not a dispensary or other land uses. **Alternative energy** is a bigger project than imagined. Will probably have to reinstate the moratorium. **Ogilvie** stated was brought to task for **making motions at a meeting as Chair of the Planning Commission**. After consulting with Robert’s Rules of Order, Ogilvie clarified that he has the right and privilege of making motions as a member of the Planning Commission first, and a chair, second.
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- 2) Subcommittee Reports: Public Forums Committee, Patricia Storrer has received detailed answers from Glenn Puitt. That document is almost complete. Two panelists have not replied, one is MDOT due to lack of staffing. They will go ahead and publish that document with 40 out 64 questions answered.
- 3) City Superintendent Report: Josh Mills – The **Heniser Development on Main Street** is underway, they will be constructing the framing. State Savings Bank goal is to pave the parking area this year. Phase II will commence next year. There was a **Safe Access to Schools** meeting today. The priorities for the grant application include extending sidewalks to James Street; continuing to 11th Street to tie-in the two schools; enhance drop off and pick up. There might be a need for a community discussion about changing direction of one way on Leelanau. Regarding the **Lake Michigan Beach Restroom**, Mills stated that no tax money

would be spent to build the structure. It's been a good mature dialogue. **4G Wireless Broadband** – Agrivalley, a rural provider has been contacted. **Zoning Corrections and Amendments** – Mills requested that the public take note of corrections needed and bring them to successive meetings. **Capital Improvements** need to be developed and updated. From a water and sanitary sewer standpoint the city is doing well. Only 20K is available for street maintenance with many areas needing attention. **Ogilvie** said they would be reinstating the Capital Improvements committee. **Mills** announced the **Benzie Transportation Authority** open house tomorrow (If you need a ride, call the bus!) and the **Art Center Opening Reception** with local Native American art.

- 4) **Zoning Board of Appeals** – Bruce Ogilvie and Josh Mills – no meetings and no applications before the ZBA but two properties were targeted for dangerous building codes.

Unfinished Business

- 1) **The Bayview Grille** consideration is being deferred to a Public Hearing scheduled and advertised for 11/16/2011 at 6pm. Having voted that they have violated the terms of their site plan and special use permit, there will be a Hearing to rescind the site plan and special use permit.

New Business: NONE

Public Input – Agenda Items Only

Dittrich- we had a great start on a process. What is the process going forward? It would be good to have that explained to the public.

Mills responded that there would be public meetings

Elias-all of these are open to the public?

Ogilvie- Yes

McLaughlin – In order to be a true public decision, narrow it down to two options and stick it on the ballot. We have Crystal Lake Township to use as an example. The voters when they are well informed are the best deciders.

Motion to adjourn moved by Fairchild; seconded by Campbell; all ayes; motion passed.

Meeting adjourned at 8:06 pm

Next Meeting(s):

- 1) Public Hearing, topic BayView Grille, Wednesday Nov. 16, 2011, the Haugen Room, City Hall, 6pm.
- 2) Regular Meeting: Tuesday, December 13, 2011, the Haugen Room, City Hall, 7pm

Commissioner Hand-outs: Draft Minutes: Special Meeting 9/15/2011; Regular Meeting of 10/11/2011 and its continuation on 10/14/2011