

**Frankfort Planning Commission
Regular Meeting
February 13, 2007**

Meeting called to order at 7:03 p.m. by Chairman Doug Rath

Roll Call: Present: Joe Hommel, Robert Johnson, Michele Larson, Akihiko Machida, Bruce Ogilvie, Doug Rath, JoAnne Strohmer. Absent: Gaylord Jowett, Nancy Marshall. Also present: Josh Mills, City Superintendent; J. Douglas Holmes, Myra Elias, Mike Elwell, Charlie Bennett, Jay White, Larry & Julie Clingman, Willard Wolfe, Scot Burke.

Approval of Minutes:

Approval of minutes from January 9, 2007 and January 23, 2007 was tabled until the March meeting.

Approval of Agenda:

Motion by Hommel, seconded by Johnson to approve agenda as presented.

Public Input:

J. Douglas Holmes – Stated the Industrial Park was needed for future expansion.

Rath – Stated Planning Commission would discuss Industrial Park when they got to that part of the agenda.

Opened Public Hearing - Michael Elwell, 1000 Main St., Frankfort

Mills gave a brief presentation of the request from Michael Elwell to convert the former D&R Automotive building into a smokehouse/deli with retail space. Mills stated the proposed use was comparable with future rezoning of this area.

Michael Elwell – Stated he would like to strip the interior as well as complete a face lift of the outside of the building. Would process fish, would be a good service to the charter boat captains; have retail space, deli with seating and possibly sell beer & wine. Was considering future expansion of catalog business with smoked meats and other products.

Rath stated there was no correspondence for or against the proposed project.

Myra Elias, 110 George St. – Said proposed project was a great idea, neat concept.

Julie Clingman, 595 Cherry Grove Lane – Asked if there would be drinks and snacks available for trail walkers as well as restroom facility.

Elwell stated there would be drinks and snacks and a public restroom was available at the launch ramp.

Charlie Bennett, Bridge St. – Good idea, clean up that end of town. Asked if there would be smoked jerky, venison?

Elwell stated he would like to expand into different directions.

No one spoke in opposition to the request.

Machida questioned if there was adequate parking. Elwell stated the property consisted of 3 lots, overflow could park in the launch ramp parking area. Ogilvie asked if the parking area would be blacktopped pursuant to Section 8113.4 of the ordinance.

Closed Public Hearing

Rath stated under Section 8115.06, there are required standards and findings for Special Use request. The Planning Commission voted as follows:

- (a) Will be harmonious, and in accordance with objectives, intent, and purposes of this Ordinance; **Agreed: 7-0**
- (b) Will be compatible with the natural environment and existing and future land uses in the vicinity; **Agreed: 7-0**
- (c) Will be compatible with the City Comprehensive Plan; **Agreed: 7-0**
- (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: 7-0**
- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare; and **Agreed: 7-0**
- (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: 7-0**

Motion by Hommel, seconded by Machida to approve the Special Use application for Michael Elwell. Ayes: All. Nays: None. Motion carried.

Opened Public Hearing – Application for Amendment Request for Jay White/H.W. Jencks

Mills – Stated Mr. White, in conjunction with H.W. Jencks, is requesting rezoning for the northerly portion of Lot 2 with dimensions of 225x330.35 rezoned R-1 from light industrial. In regards to Mr. Holmes' concerns, the parcel is landlocked and there are grade concerns. Felt property wouldn't be adequate for industrial growth.

There was no correspondence for or against the proposed requested.

Jay White – The acquisition would be an extension of his back yard, joining under one tax number. Stated he does not have any access from Bridge St., it is not his intention to build on the property.

Willard Wolfe – Strongly supported the rezone. Possible step toward becoming a nice residential area on Bridge Street.

Charlie Bennett, Bridge St. – Great thing, need a place for our deer. The parcel is land locked.

Scot Burke – purchaser of the property to the north of Mr. White. In favor of the rezone because he would like to see the parcel remain vacant.

J. Douglas Holmes, 718 Forest Ave. – Not for or against the rezone just hoping Planning Commission could look into finding other places for industry to be located. Mills stated there are other vacant areas available for industrial growth within the City which are currently under private ownership.

Closed Public Hearing

Rath stated he had a conflict of interest and would not vote, cannot discuss

Motion by Ogilvie, seconded by Hommel to recommend to City Council the approval for amendment to change zoning of the H.W. Jencks/Jay White property from light industrial to R-1. Ayes: All. Nays: None. Abstained: Rath. Motion carried.

Old Business:

1. Master Plan Revisions

Mills stated a subcommittee should meet to do initial brainstorming of Master Plan revisions to bring information back to the Planning Commission. Bruce Ogilvie, Michelle Larson and Bob Johnson volunteered to assist Mills in the brainstorming sessions. No motion necessary

2. Historical District

Would meet in April. No motion necessary

New Business

None

Public Input – Agenda Items Only

Ogilvie spoke of a walkabout community. After lengthy discussion, Rath suggested that due to the topic not being on the agenda, the item be included on next month's agenda.

Motion by Larson, seconded by Hommel to adjourn at 8:12 p.m. Ayes: All.

Respectfully submitted,

Joshua J. Mills
Recording Secretary

Douglas Rath, Chair

Joseph Hommel, Secretary